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**M. S. FOX REAL ESTATE GROUP, INC.**  
**Announces 4 Recent Office Lease Transactions at the**  
**8 Penn Center, 1628 JFK Blvd, Philadelphia, PA**  
**Totaling over 20,000 SQUARE FEET**  
**with an aggregate rental over \$2.3 million**

**M.S. Fox Real Estate Group, Inc.**, a Commercial Office Leasing Firm, located at 8 Penn Center, Suite 1410, in Philadelphia, PA, is pleased to announce the consummation of a **4** Lease transactions comprising of **over 20,000** square feet.

*First Transaction*, the Tenant, **Tarsa Therapeutics, Inc.**, leased **5,290 square feet** at 1628 JFK Boulevard. **Tarsa Therapeutics, Inc.** burst onto the Philadelphia region's biotech with a \$24 million venture capital funding deal, a licensing agreement for an osteoporosis treatment. The Philadelphia company licensed an experimental tablet version of the osteoporosis drug, Calcitonin. Tarsa also announced that David Brand has joined the company as President & CEO, the former GlaxoSmithKline executive. **Tarsa signed a 3-year lease. Michael Fox of M. S. Fox Real Estate Group represented the Landlord and Matthew Sall of Studley represented the Tenant on this lease transaction.**

*Second Transaction*, the Tenant, **Post University**, leased **2,870 square feet** at 1628 JFK Boulevard. **Post University** became the first college in Connecticut and New England to offer certified and accredited accelerated degree programs fully online. They are now the largest provider of online education in Connecticut. In 1976, Post University initiated a division of accelerated degree programs aimed at helping Vietnam veterans return to a productive working life. **Post University signed a 5-year lease. Dan Gummel of M. S. Fox Real Estate Group represented the Landlord and Jack Meyers of Cushman & Wakefield represented the Tenant on this lease transaction.**

*Third Transaction*, the Tenant, **Springhouse Educational & Consulting Services**, leased **2,215 square feet** at 1628 JFK Boulevard. **Springhouse** uses its Innovation Learning Model to select and deliver the right blend of educational and consulting methods to your specific business needs, providing a full-service solution. Their success in designing world-class training and consulting solutions in technology, project management, professional development and custom curriculum has been unmatched. **Springhouse Educational signed a 5-year lease. Michael Fox of M. S. Fox Real Estate Group represented the Landlord and James Leanos of Jackson Cross Partners represented the Tenant on this lease transaction**

*Fourth Transaction,* In a renewal lease transaction on the concourse of 8 Penn Center, Mike Fox represented 8 Penn Center, LP, in a 9-year lease renewal comprising of 9,736 square feet with Philadelphia Municipal Authority/ City of Philadelphia Mail Center, used for general office and mailroom operations for the United States Postal Service. Michael Fox was the sole broker on this lease transaction.