



Broker: Michael Fox [mikfox@covad.net](mailto:mikfox@covad.net)  
M. S. Fox Real Estate Group  
215-568-8000  
215-568-8011 Fax  
[www.msfoxrealestate.com](http://www.msfoxrealestate.com)

**M. S. FOX REAL ESTATE GROUP**  
Announces 2 Recent Office Lease Transactions at the  
Land Title Building, 100 S. Broad St, Philadelphia, PA  
Totaling over 26,000 SQUARE FEET  
with an aggregate rental over \$4.5 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 **10-year** Lease transaction comprising of **6,500** square feet with **The Center for Advocacy for the Rights and Interests of the Elderly (CARIE) at The Land Title Building, 100 S. Broad Street**. The Center for Advocacy for the Rights and Interests of the Elderly (CARIE) is a non-profit organization, based in Philadelphia, dedicated to improving the quality of life for vulnerable older people. CARIE's programs and services include community education, professional training, and individual counseling and problem solving. A leader in the field of aging for more than 25 years, CARIE is recognized as a vital resource for a wide range of audiences, including older adults, family members and other caregivers, aging and other social service providers, policy makers, and academicians. Its services are provided locally, throughout the Commonwealth of Pennsylvania and in some cases nationally. **The aggregate rent was over \$1.3 Million for 10-year lease term**. Michael Fox of M.S. Fox represented the Landlord and Noah Nazzaro of Studley represented the Tenant.

In a renewal lease transaction, Mike Fox represented LTB Partnership, in a **10-year lease renewal** comprising of 20,000 square feet with **First Judicial District of the Commonwealth of Pennsylvania: Court Reporter & Interpreter Administration**. Court Reporter and Interpreter Services contracts with independent interpreting agencies to provide Court Interpreters for all languages other than Spanish, and for sign language interpreters. The Official Court Reporter is accountable for maintaining the accuracy and integrity of the record. But it is the attorneys, the judges, the court officers and the reporters working as a team that develop, organize and create the record at the time of the hearing. Court Interpreters have an ethical duty to interpret for the client within the courtroom setting: what the judge, the attorneys and witnesses say and questions asked. The Interpreter is hired by the Court as an impartial party to provide language interpretation for the client; not to be their advocate or advisor. **Michael Fox was the sole broker on this lease transaction.**