

# KIMMERLE GROUP

KIMMERLE **NEWMAN** Architects

KIMMERLE **Workspace**

KIMMERLE **Urban Studio**

KIMMERLE **Project Management**

KIMMERLE **Real Estate Services**

KIMMERLE **Branding Studio**

LOGISTICS | INDUSTRIAL | WAREHOUSING | WAREHOUSE CONVERSIONS

# KIMMERLE GROUP

Kimmerle Group is a multifaceted firm addressing all aspects of the built environment, from project conception, planning and design, through to furnishings, project completion and closeout. Our organization consists of six affiliated divisions with complementary specialties.

Our footprint is local, but our workload is national – we consistently deliver the same commitment to projects of all scales, and we are experts in managing expectations and at meeting budgets and timelines.

Our headquarters are based in Harding Township, NJ, with offices in New York & Connecticut.

Our component areas of expertise address a broad range of service offerings:

## KIMMERLE **NEWMAN Architects**

Thirty-year, award-winning architecture & interior architecture practice

## KIMMERLE **Workspace**

Twenty-seven-year product & equipment purchasing agency

## KIMMERLE **Urban Studio**

Research-based real estate, planning & urban design services

## KIMMERLE **Project Management**

Full-project oversight from commencement to closeout

## KIMMERLE **Real Estate Services**

Real estate development & management services with a specialized focus on the healthcare sector

## KIMMERLE **Branding Studio**

Branding & image integration to carry an organizations message throughout its physical space

**30** YEAR PROVEN  
TRACK RECORD

**30+** MEMBER STAFF &  
SUPPORT TEAM

ONGOING ASSIGNMENTS AZ CA CT GA FL MN NJ NY TX

INTERNATIONAL ASSIGNMENTS Canada India Egypt Dubai Iran Iraq China



# KIMMERLE NEWMAN Architects

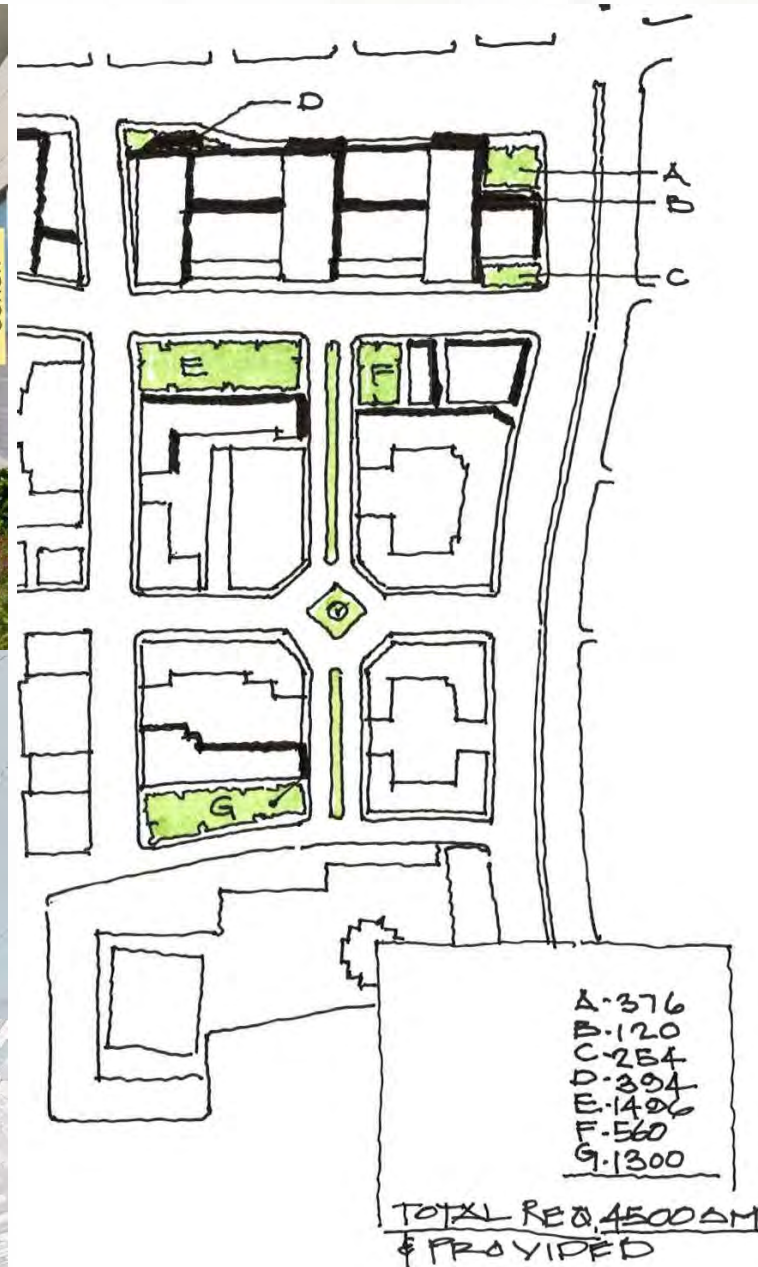
For over thirty years, Kimmerle Newman Architects has planned and executed a broad range of private, corporate, medical and institutional facilities. The studio's projects span all sectors, including office buildings, multi-use corporate campuses and town centers, hospitals, medical centers, industrial facilities, schools, and single/multi-family homes.

Kimmerle Newman Architects operates at the bleeding edge of design, and additionally serves beyond traditional architecture services: KNA is known for its unparalleled expertise in the leasing process. Providing a level of sophistication without equal in support of real estate transactions, KNA advances clients' interests by focusing on turnkey packages for these transactions.



# KIMMERLE Urban Studio

Providing urban design, site planning and architectural services with an urban focus. Kimmerle Urban Studio combines ongoing research, teaching at major universities, and insight drawn from 30 years of practice to inform its work. Our team implements theory through an expanded platform of urban planning and master planning services for universities, private and public institutions, healthcare systems (often working closely with our affiliate, MedDev), non-profit organizations, REITs, community organizations and municipalities. Because of our expertise and insights, Kimmerle Urban Studio provides thoughtful leadership in all engagements related to urban and institutional planning, city design, and public policy.



# KIMMERLE Workspace

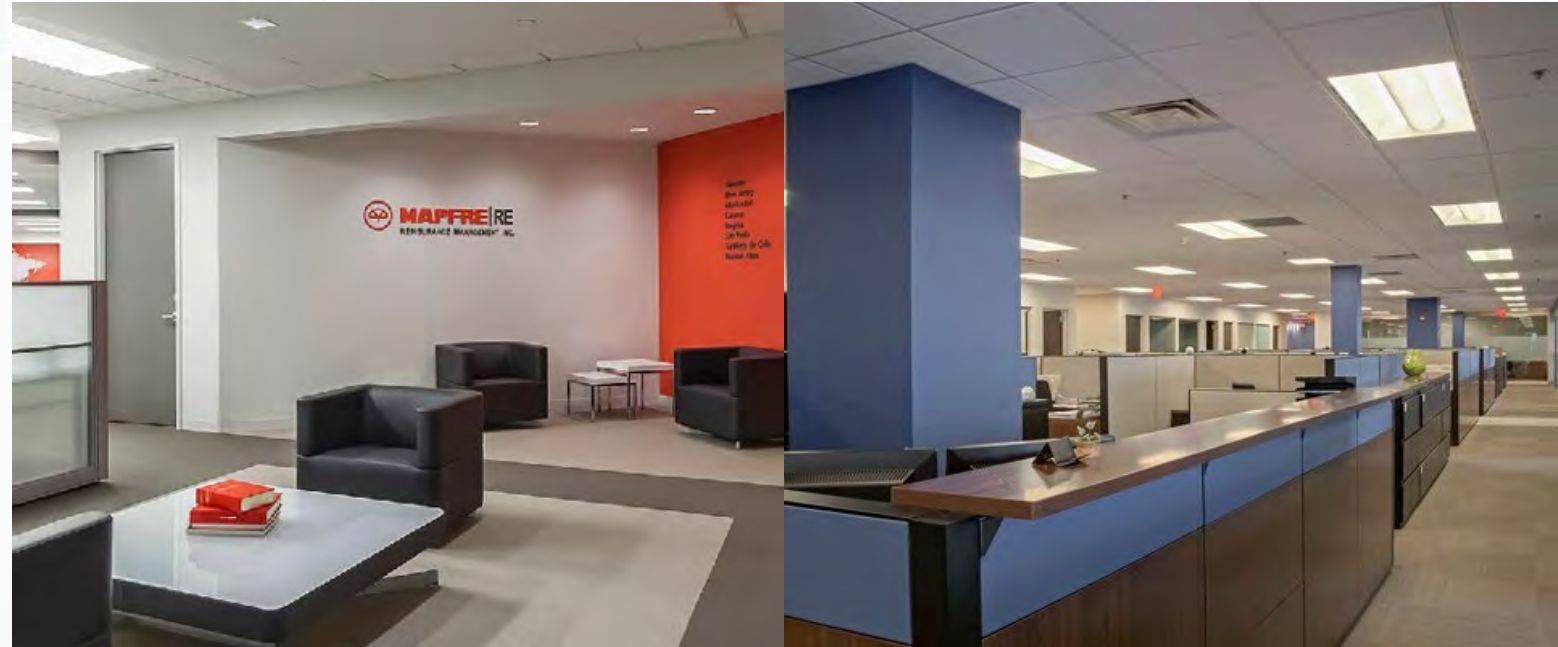
Kimmerle Workspace is the firm's furniture and equipment procurement division, ensuring that client needs, and project vision are reflected at every level. As an integral part of Kimmerle Group's turnkey platform, Kimmerle Workspace works alongside KNA, Kimmerle Branding and Kimmerle Project Management to procure carefully selected furniture and equipment to Kimmerle Group's family of corporate clients for build-to-suits-, renovations or corporate relocations. Workspace's unique model provides competitive solicitation services involving manufacturer-direct pricing, resulting in national contract-level discounts from the largest furniture manufacturers. In the last five years, Workspace has delivered nearly \$30-million dollars in product representing over \$7.5 million in savings to the firm's clients.



# KIMMERLE Project Management

Owner Representation and Project Management Services

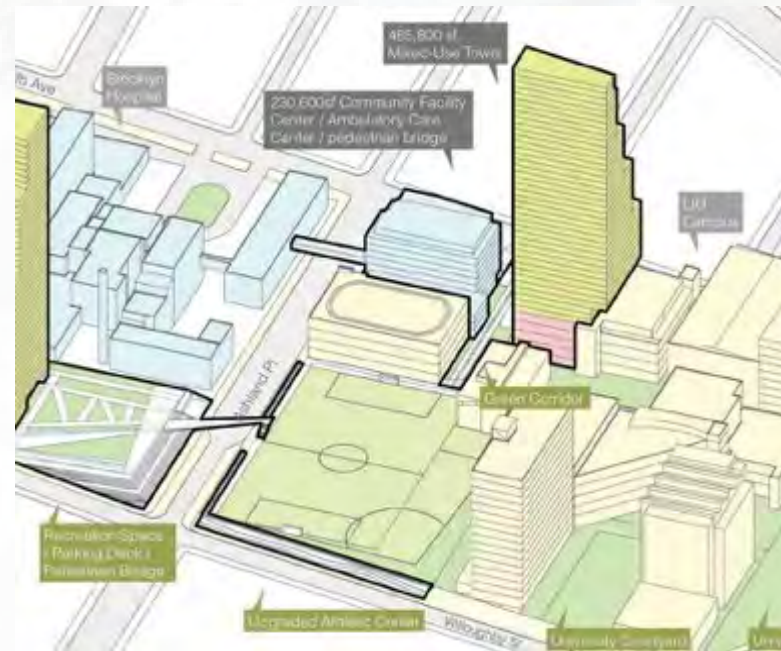
Working with KNA and Kimmerle Real Estate Services, the Project Management group provides a full menu of owners' representation and project management services. This valuable service saves clients the stress, strain and staff associated with managing and monitoring the planning, design and construction processes, allowing a tenant or property owner to maintain focus on their day-to-day responsibilities and a building's daily operations.



# KIMMERLE Real Estate Services

Active in select sub-markets throughout the tri-state region. The firm provides overall management control and strategic thinking in the recasting of real estate leases and holdings for its investment affiliates and joint venture partners.

With a focus on medical acquisition and development opportunities, Kimmerle Real Estate Services targets quality properties and provides adjunct services, skills and systems needed to maintain each asset to the highest standards of quality, achieve the greatest operating efficiencies and, ultimately, realize the highest profit performance.



# KIMMERLE Branding Studio

Corporate Branding and Interior Design that Bring Your Identity to Life

By integrating corporate branding themes into architectural and interior design expression, Kimmerle Branding Studio assists corporations, small businesses and institutions in creating an environment that is an organic extension of their branded images. Examples of brand identity work includes graphic and video tools that convey an organization's mission and objectives to prospects; these may be 3D imagery and renderings, and branded interiors including signage, color schemes, fixtures and furnishing that align with a client's corporate identity.







# LEADERSHIP



**George J. Kimmerle, AIA, PP, NCARB, PhD**  
Founding President / Partner

George Kimmerle has more than 40 years of diverse industry experience. A registered architect and professional planner, George is also an adjunct at both NYU's Schack Institute of Real Estate and Rutgers University's Edward J. Bloustein School of Urban Planning and Public Policy. At the latter, he is completing his PhD, focusing his dissertation on urban redevelopment practice and policy, with a special concentration on community building, branding and institutional realignment for economic development. He is a member of the American Institute of Architects, the Urban Land Institute, Morris County Chamber of Commerce, and Society for College and University Planning. George earned his bachelor's degree in architecture from Washington University School of Architecture and his master's degree in architecture from the University of Michigan School of Architecture.



**Paul S. Newman, AIA, CID**  
Vice President / Partner

From the inception of the firm, Newman has led the Kimmerle Newman Architects (KNA) team in all aspects of architectural and interior planning assignments and has been pivotal in establishing the firm's reputation as a full-service source for clients' needs. A registered architect and certified interior designer, Paul has extensive experience in corporate office, interior planning and medical work. He also has implemented countless green and LEED-certified projects. Paul has taught at NYU Schack Real Estate Institute and at the BOMA/BOMI Institute. He is a member of the AIA, the National Trust for Historic Preservation, New Jersey Superior Officers Association and the Morris County Chamber of Commerce. Paul is a graduate of NJIT with a bachelor's degree in architecture and has pursued continuing education courses at Harvard University.



# LEADERSHIP



**William J. Kimmerle, AIA, NCARB**  
Partner

William has been with Kimmerle Group for more than a decade in varying capacities ranging from senior designer to senior project manager, and most recently Partner. Within Kimmerle Group, he contributes a leading voice to the firm's development, and corporate and institutional practices; leads the firm's New York City Urban Studio offering; and has led the expansion of the firm's procurement practice, Workspace, since 2011. He earned a bachelor's degree in international studies with a minor in architecture from Washington University in St. Louis and a master's degree in architecture as a graduate fellow at the Rhode Island School of Design. He has experience with traveling studios in India and Turkey, and assistantships in historic property analysis and non-profit organization operations.



**X. "Cindy" Cui, AIA, LEED AP BD+C**  
Partner

Cindy is a LEED-accredited professional who specializes in new construction, major renovations and has led the firm in finishing several LEED buildings.

Her work experience spans planning, architectural, urban design and interior design. She has worked in Europe, Asia and the United States on diverse projects ranging from hospital campus planning to small town redevelopment planning, office building design and construction management to high rise, mixed-use office towers. Cindy is a graduate of the HeBei Institute of Technology in mainland China with a bachelor's degree in architecture, and Kent State University with both bachelor's and master's degrees in architecture.



# LEADERSHIP



## **Patrick Luzzi**

### **Managing Director of KG Real Estate**

Patrick is a practiced real estate professional who serves as the leader of strategic real estate assignments for the firm's corporate and health clients. He applies his than 20+ years of diverse expertise in overseeing Kimmerle Group's daily business operations, by driving business development and strategic growth efforts for the firm's healthcare clients. Prior to joining KG, he was broker of record and director of operations for CBRE's Northern New Jersey office, with previous experience in leasing and property management in office, industrial and commercial real estate areas. He is a graduate of Montclair State University with a bachelor's degree in political science.



## **Meghan Richard**

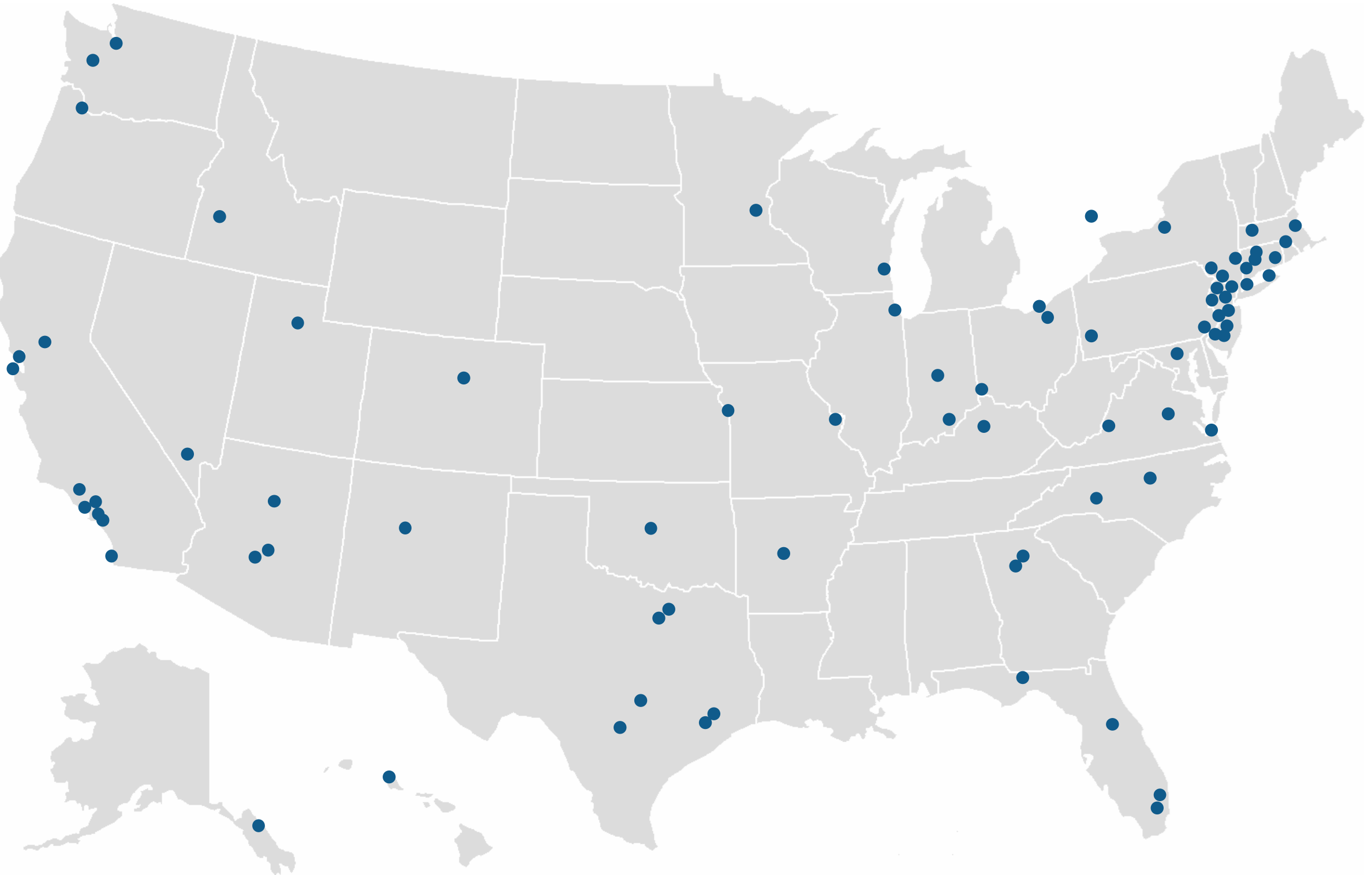
### **Managing Director of KG Workspace**

With more than 15 years of project management experience, Meghan plays a lead role in Workspace's solicitation, purchasing and project management services.

She oversees all aspects required to deliver outstanding outcomes for clients in complex projects from inception through final close out. Meghan has delivered success in projects ranging from national corporate furniture and fixtures implementations to single-location refits. Meghan brings the same commitment to client needs to undertakings of all scales, and always delivers. Meghan earned a bachelor's degree in philosophy from the University of Scranton.

# OUR PROJECT FOOTPRINT

<b>AK</b>	Juneau	<b>NC</b>	Charlotte
<b>AZ</b>	Avondale Flagstaff Phoenix Scottsdale	<b>NJ</b>	Burlington County Essex County Hudson County Hunterdon County Mercer County Monmouth County Morris County Ocean County Passaic County Somerset County Sussex County Union County Warren County
<b>AR</b>	Conway	<b>NM</b>	Albuquerque
<b>CA</b>	Century City Costa Mesa Irvine Los Angeles Newport Beach Oakland Orange Sacramento San Diego San Francisco	<b>NY</b>	Manhattan Brooklyn Queens Staten Island Orange County Rockland County Westchester County Lake Success Mineola Pearl River Syosset Syracuse
<b>CO</b>	Denver	<b>NC</b>	Charlotte Raleigh
<b>CT</b>	Danbury Glastonbury Hartford North Haven Rocky Hill Stamford Stonington	<b>NV</b>	Las Vegas
<b>DC</b>	Washington, DC	<b>OH</b>	Akron Cincinnati Cleveland
<b>FL</b>	Fort Lauderdale Fort Meyers Lake Mary Miami North Miami Orlando Sarasota Tallahassee West Palm Beach	<b>OK</b>	Oklahoma City
<b>GA</b>	Alpharetta Atlanta Roswell	<b>OR</b>	Portland
<b>HI</b>	Honolulu	<b>PA</b>	Allentown Bucks County Philadelphia Pittsburgh
<b>ID</b>	Boise	<b>RI</b>	Providence
<b>IL</b>	Chicago	<b>TX</b>	Austin Dallas Fort Worth Houston Richardson San Antonio
<b>IN</b>	Indianapolis	<b>UT</b>	Salt Lake City
<b>KY</b>	Louisville	<b>VA</b>	Richmond Roanoke Virginia Beach
<b>MD</b>	Baltimore Gaithersburg	<b>WA</b>	Olympia Seattle
<b>MA</b>	Boston Springfield	<b>WI</b>	Milwaukee
<b>MI</b>	Southfield		
<b>MN</b>	Bloomington Minneapolis		
<b>MO</b>	Kansas City St. Louis		



<b>Canada</b>	Calgary Montreal Ottawa Toronto
<b>Costa Rica</b>	San Jose
<b>Egypt</b>	Cairo
<b>India</b>	Mumbai

# WAREHOUSING/INDUSTRIAL PROJECT EXPERIENCE

The Real Real Offices and Warehouse Perth Amboy, NJ	490,000 SF	NJ Landscape Supply Flanders, NJ Warehouse supply, retail and office.	7,000 SF	Granite Management Industrial/Modular Warehouse Belleville, NJ	\$1.0 million 30,000 SF
The Real Real Offices and Warehouse Phoenix, AZ	650,000 SF	Printing and Publishing Plant Pinebrook, NJ Electrical and vibration equipment requirements.	12,000 SF	URS Totowa, NJ Geotech/Waste Water Analysis/Laboratory	\$1.25 million 15,000 SF
Panalpina Logistics-Production Areas and Offices Secaucus, NJ	210,000 SF	Maersk Container Yard Joliet, IL Truck distribution center.	15 Acres	Peerless Beverage Distribution Union, NJ Reconfiguration/Alteration	15,000 SF
Toshiba Office & Warehouse Wayne, NJ	150,000 SF	Implex Manufacturing Cedar Knolls, NJ Building upgrade and exterior. Refinish highly complex fabrication lab for bone replacement facility.	23,000 SF	Johnson Controls Edison, NJ Automotive Division	\$3.6 million 100,000 SF
Fairington Logistics Office and Warehouse Core Cranbury, NJ	45,000 SF	Real-In Trucking Whippany, NJ Postal Service Trucking Company New Construction	\$0.5 million 12,000 SF	Roseangela Development Corp Cliffwood Beach, NJ Industrial development.	\$2.2 million 55,000 SF
Vitakraft Pet Food Boundbrook, NJ	28,000 SF	BEM Engineering Services Div. of Lewis Berger Assoc. Florham Park, NJ Conversion of industrial warehouse to office building.	\$0.5 million 20,000 SF	Patwin Plastics Linden, NJ Manufacturing/office building renovation and addition.	\$1.2 million 18,000 SF
Bridgewater Acura Boundbrook, NJ Garage Facility	16,000 SF	William Grant & Sons Edison, NJ Bottling and distribution warehouse.	\$0.75 million 18,000 SF	Raritan Exhibition Center Edison, NJ	\$15 Million 500,000 SF
South Jersey Central Pool Supply Boundbrook, NJ Exterior storage, dock reconfiguration & exterior renovations.		J&R Tobacco Hanover, NJ National order center, shop and warehouse facility. Exterior building alteration/interior fit-out.	\$1.5 million 32,000 SF	Summit Associates, Inc. Edison, NJ Office Warehouse, Development Phases 1-3	\$16.5 million 350,000 SF
Prologis Cranbury, NJ Miscellaneous interior fit-outs.	4,000 SF	URS Geotech/Wastewater Analysis Laboratory Bluebell, PA	\$0.25 million 5,000 SF	Spectra Gases, Inc. Alpha, NJ Gas bottling, distribution and research facility. Conversion of existing industrial facility to corporate headquarters.	\$2.0 million 30,000 SF
Prologis 10 Kilmer Road, Edison, NJ Interior reconfigurations.	91,200 SF	Jackson Warehouse Hi-tech warehouse, office and distribution.	\$3.5 million 50,000 SF	Hellman Worldwide Logistics Offices and Warehouse Edison, NJ	90,000 SF
Summit Associates 117 Sunfield Road, Edison, NJ Warehouse Center	97,000 SF	7 Eastman Road, NJ Electrical Manufacturing/Warehouse Due diligence review.			
Troy Hills Manufacturing Totowa, NJ					
Lake Hopatcong Commission Weed Harvesting Equipment Storage Pre-fabricated building in state park.	12,000 SF				
Clover Enterprises Warehouse Pinebrook, NJ Miscellaneous modifications for multi-tenancy and loading docks.	60,000 SF				



## PROJECT EXAMPLES

WAREHOUSE DESIGN



ON THE BOARDS, SOUTH PLAINFIELD, NJ, 60,000 SF

REDEVELOPMENT DESIGN & HISTORIC WAREHOUSE CONVERSION



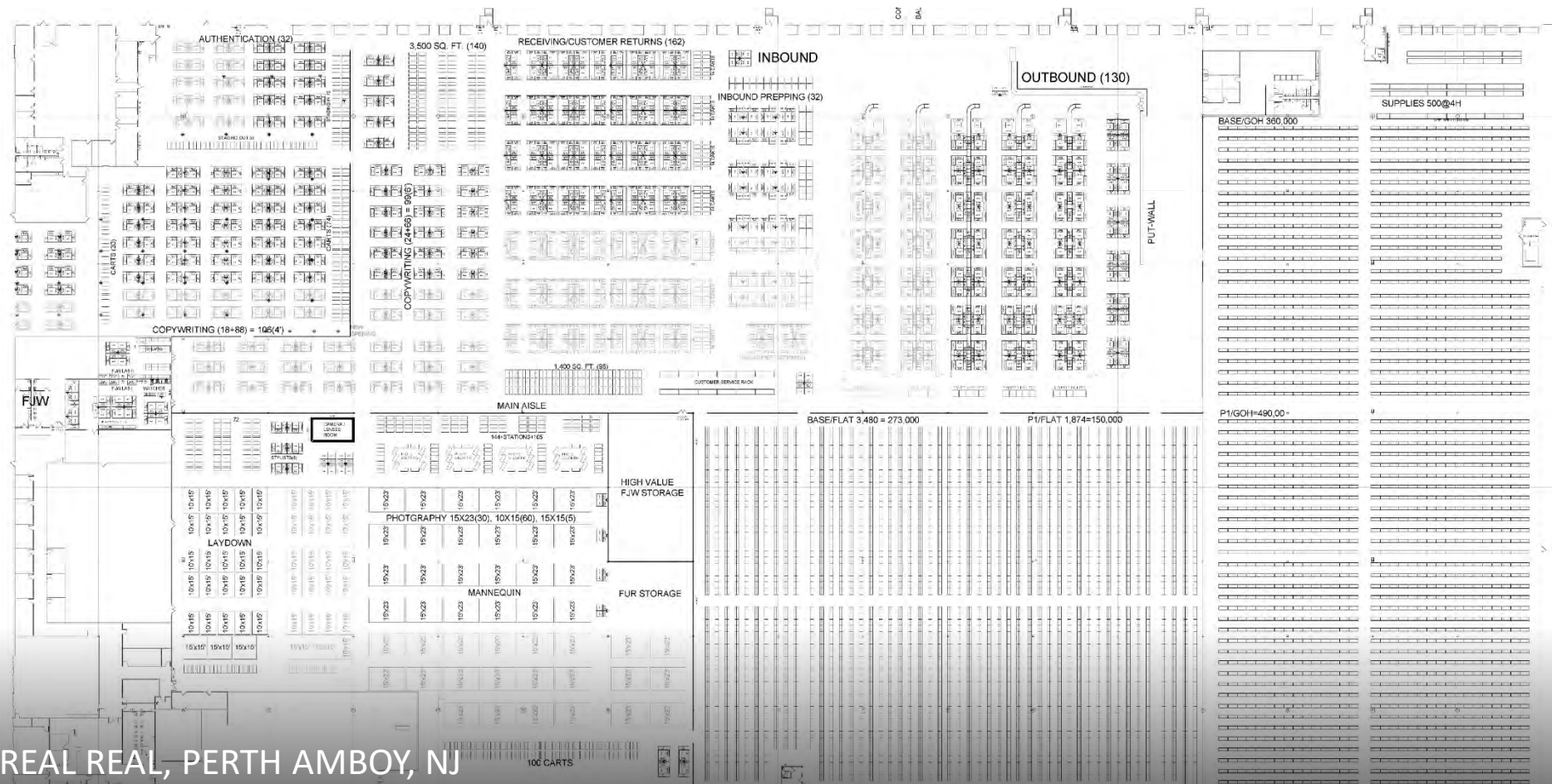
47-11 AUSTELL PLACE, LONG ISLAND CITY



REDEVELOPMENT DESIGN & HISTORIC WAREHOUSE CONVERSION



# WAREHOUSE DESIGN



THE REAL REAL, PERTH AMBOY, NJ

WAREHOUSE DESIGN



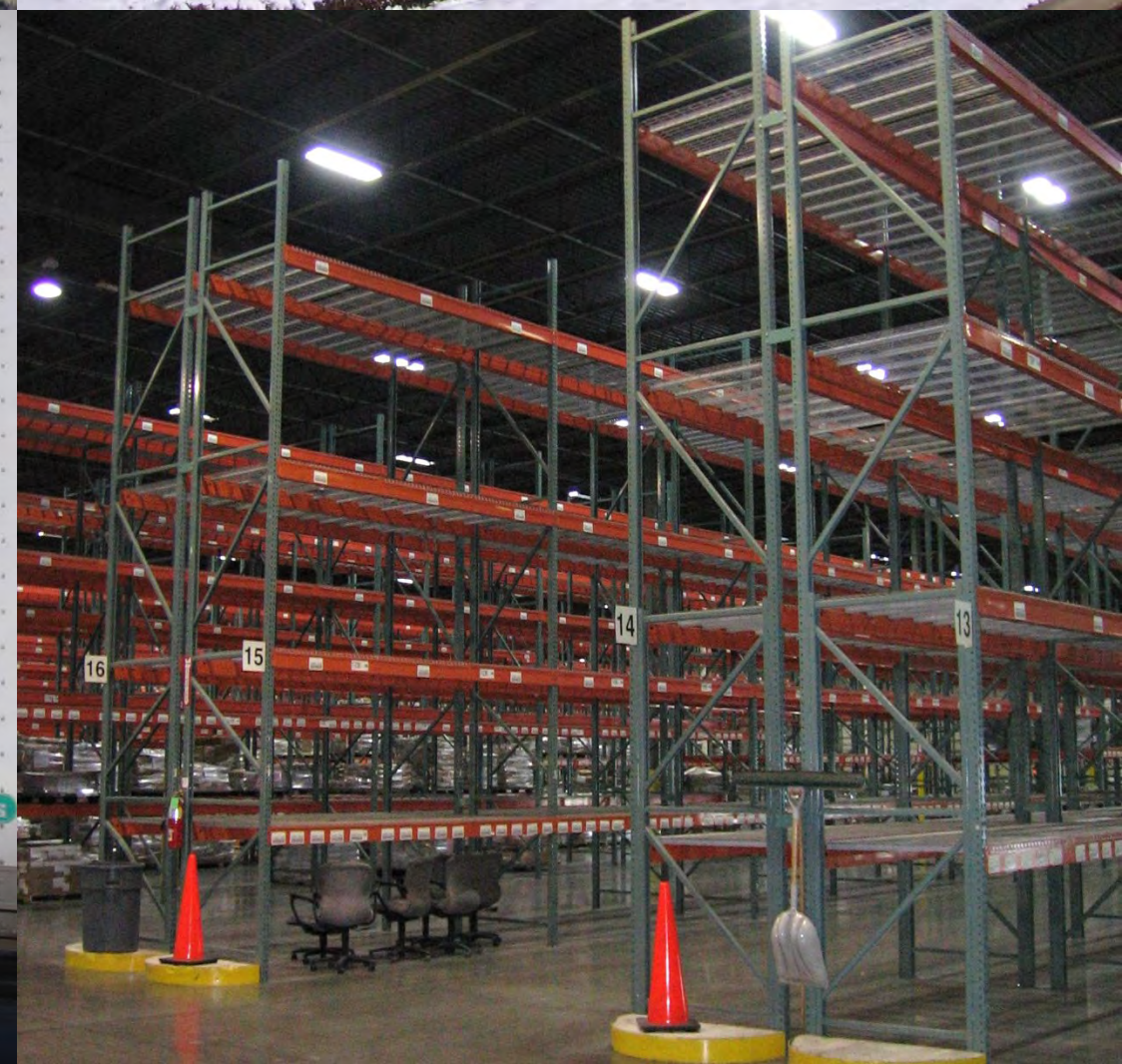
THE REAL REAL, PHOENIX, AZ

WAREHOUSE DESIGN



HELLMAN WORLDWIDE LOGISTICS REGIONAL OFFICE, EDISON, NJ

WAREHOUSE DESIGN



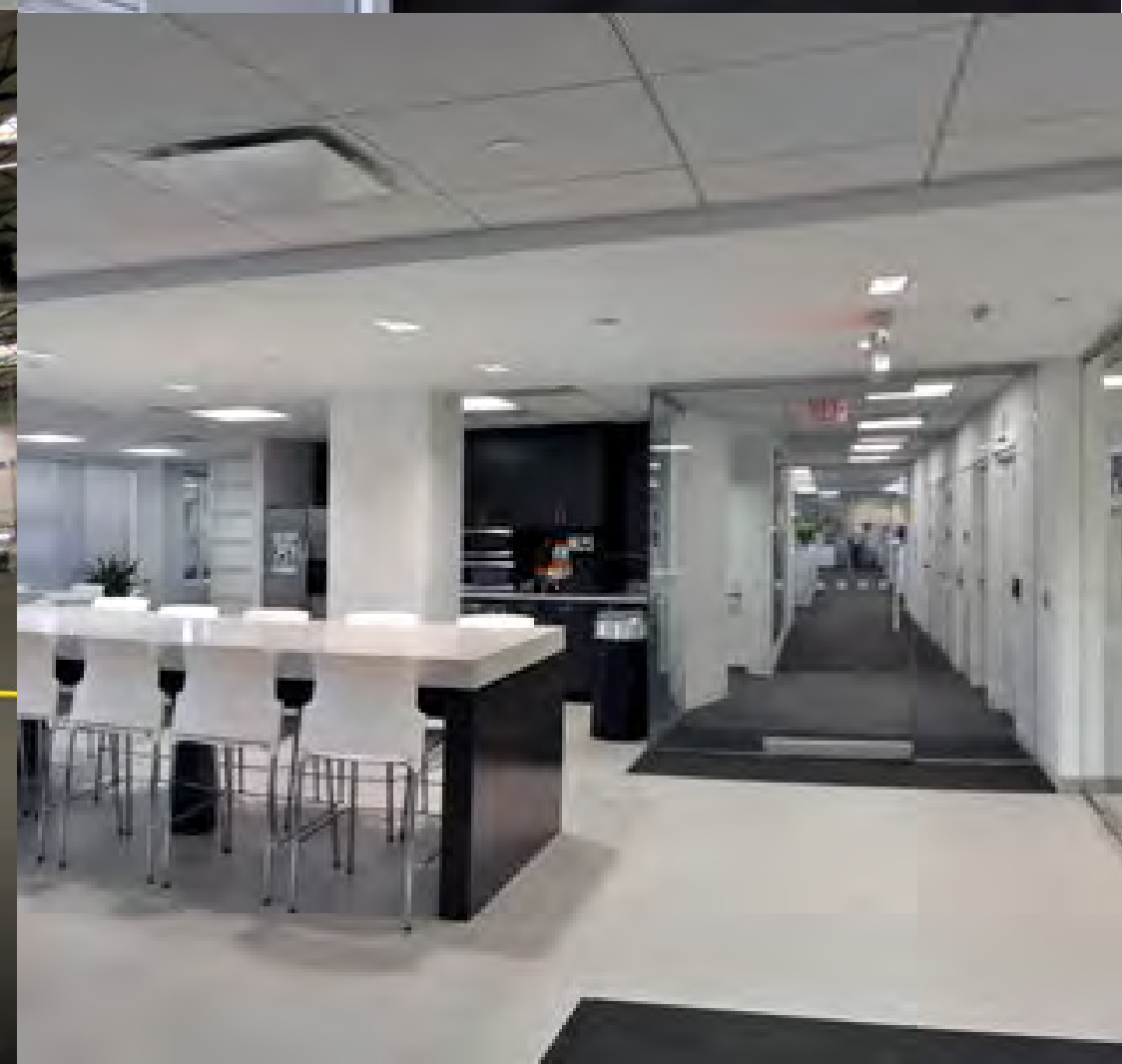
FAIRINGTON LOGISTICS WAREHOUSE, CRANBURY, NJ

WAREHOUSE DESIGN



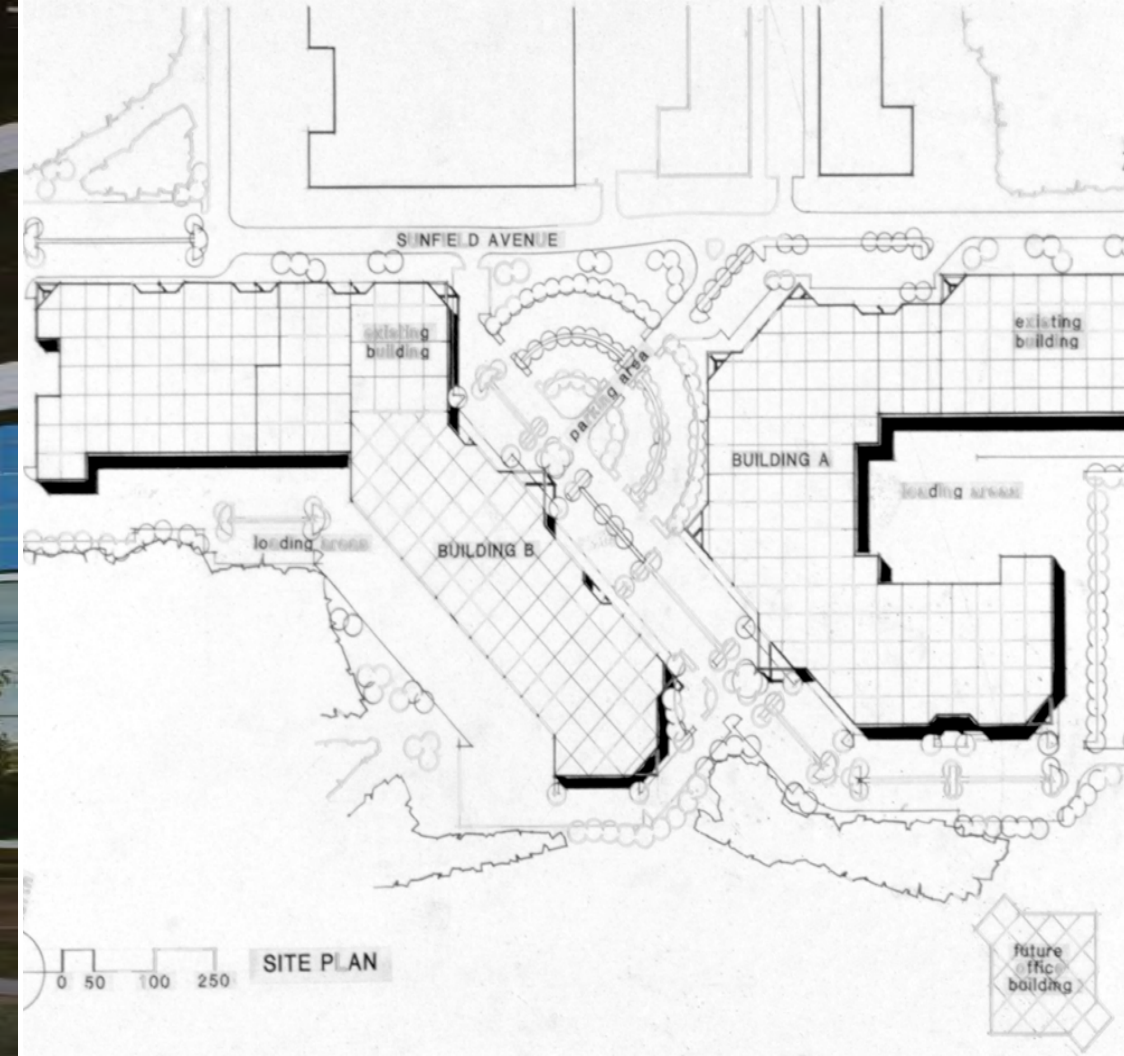
7 EASTMANS ROAD WAREHOUSE, PARSIPPANY, NJ

WAREHOUSE DESIGN



PANALPINA LOGISTICS WAREHOUSE, SECAUCUS, NJ

WAREHOUSE DESIGN



RARITAN DISTRIBUTION AND EXHIBITION SERVICE CENTER, EDISON, NJ