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Friday, April 6, 2007

ALSAC, Rockwell Automation relocate offices to East Memphis with leases in Koger Center

Memphis Business Journal - by [John Scruggs](#)

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Koger Center has two new high-profile tenants with ALSAC/St. Jude and Rockwell Automation leasing a combined 9,400 square feet in the East Memphis office park.

ALSAC, the fund-raising arm of St. Jude Children's Research Hospital, is relocating its regional fund-raising office in 6,000 square feet in Koger Center. ALSAC will be located in the 74,460-square-foot Stuart Building.

Michael Morgan, marketing specialist with **CB Richard Ellis** office tenant representation group, represented both ALSAC and Rockwell Automation on the separate deals.

ALSAC's regional fund-raising office was located with an ALSAC call center in Shelby Oaks Corporate Park, but the two operations needed more space, says John Moses, CEO of ALSAC/St. Jude Children's Research Hospital.

Rockwell Automation signed a lease for 3,400 square feet in the Oak Ridge Building at Koger Center.

The Milwaukee-based industrial automation and information solutions company has 19,000 employees worldwide and reported 2006 sales of \$5.5 billion.

Morgan says the company, which had its local office in an industrial area at 3478 Winhoma in Southeast Memphis, was looking to move to a multi-tenant office environment and Koger fit its needs.

"Rockwell is a large, publicly traded, international company and we're excited to have them in Koger Center," says Michael Donahoe, affiliate broker with Investec Realty Services, which leases the office park.

Donahoe says 24,500 square feet on the fourth floor of the Oak Ridge building is the last large contiguous block of space in the park.

Mid-South Transplant Foundation announced its move from Midtown to a 13,000-square-foot space in Koger Center in January 2007.

Investec beefed up its office leasing portfolio early in 2007, adding 214,000 square feet in Mid-Memphis Tower. **Investec Realty Services LLC** and New York-based DRA Advisors bought the Midtown building for \$14 million. DRA Advisors also owns the Koger Center.

Following the addition of Mid-Memphis Tower, Investec Realty Services has more than 1 million square feet of office space in its Memphis leasing portfolio.

Mid-Memphis Tower is approximately 70% leased. Investec principal broker Anthony Lopes said at the time of the purchase that his goal is to have the 14-story building 90%



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leased within 12 months.

Koger Center, comprised of six buildings totaling 537,000 square feet in East Memphis, currently is 90% leased.

Investec Realty Services

Principal broker: Anthony Lopes
 Address: 6555 Quince, Suite 111
 Phone: (901) 758-2424
 Web site: www.investectn.com

Rockwell Automation

Industrial automation systems
 CEO: Keith Nosbusch
 HQ: Milwaukee
 Phone: (414) 382-2000
 Web site: www.rockwellautomation.com

ALSAC/St. Jude

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 Phone: (901) 495-3300
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