



THE KABR GROUP ANNOUNCES 10-YEAR LEASE EXTENSION OF SAMSUNG SDSA AT 100 CHALLENGER ROAD

Samsung SDSA to Remain in Ridgefield Park's Overpeck Corporate Center Through 2031

RIDGEFIELD PARK, NJ, December 31st, 2021 – The KABR Group (“KABR”) announced today that Samsung SDS America (SDSA) has signed a ten-year lease extension for approximately 48,000-RSF at 100 Challenger Road in the Overpeck Corporate Center. The long-term lease extension keeps SDSA’s headquarters on Challenger Road through 2031.

The lease extension reaffirms Samsung’s commitment to Ridgefield Park, which serves as home to several world class corporations including Samsung Electronics America (SEA) headquarters (230,000 SF) at 85 Challenger Rd. Kumon headquarters (60,000 SF) at 55 Challenger, and Prudent Publishing (35,000 sf) at 65 Challenger Road. The SDSA division expanded its presence at 100 Challenger in 2015, from its original size of 16,000-RSF.

100 Challenger is an eight-story 145,000- square-foot commercial office building located minutes from Manhattan which KABR recently upgraded with a \$4 million capital improvement program. KABR’s renovation scope included adding a new café, a fully equipped fitness center with locker rooms and Peloton bicycles, a remodeled main lobby, and newly resurfaced parking areas, which include charging stations for environmentally friendly electric cars. Also available are Ride Share bikes for use in the adjacent Overpeck County Park.

100 Challenger is located immediately off the NJ Turnpike / I-95 at exit # 68 which serves as the entrance to Overpeck Corporate Center – a commercial development containing approximately 1 million square feet of office space, a Hilton Garden Inn Hotel, an AMC Movie theater, and three additional mixed-use development sites. Challenger Road is adjacent to the 800-acre Overpeck County Park, which received a multi-million renovation including tennis & basketball courts, horseback riding, ball fields, boat launch, walking and riding paths. NJ Transit also plans to extend the Hudson-Bergen light-rail system through this part of Bergen County – with planned stations in nearby Ridgefield, Palisades Park, and Leonia.

“We are excited that Samsung SDSA has agreed to stay at 100 Challenger for an additional ten years. We view this long-term commitment as proof positive that our capital investment program in 100 Challenger has been well received by the market,” said Adam Altman, Managing Member of The KABR Group. “We remain committed to providing a Class-A tenant experience for innovative 21st century technology companies like Samsung SDS and its employees.”

Dan Lessing, principal at DSR Group, LLC, represented KABR Group and Paul March, managing director of Newmark Knight Frank, represented Samsung SDSA.

About KABR Group

The KABR Group (“KABR”) is a vertically integrated, private equity real estate firm responsible for the investment, management, and development of commercial, residential, industrial, and hospitality real estate. Since being founded in 2008, KABR has acquired over six million square feet of development rights, four million square feet of office, hospitality, and industrial space, and more than 4,000 multifamily units.

KABR leverages its competitive advantages and reputation to capitalize on real estate inefficiencies, over-leveraged assets, demographic changes, and economic growth. KABR targets value-added, opportunistic, distressed debt, special situations, and development real estate investments in the New York metropolitan area, southeastern region of the U.S, and other select high-growth markets.

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