

Winner

Business of the Year
1-50 EMPLOYEES

Prism Capital Partners, LLC

Real estate owner / operator

Nutley, Essex County

www.prismpartners.net

Founded: 2002 | Employees: 38

Over the past 18 years, Prism Capital Partners, LLC has evolved into one of the state's most respected developers focusing on the adaptive re-use and repurposing of excess corporate facilities and turn-of-the-century industrial buildings.

Ultimately, the Nutley-based company views its role as a developer working to help municipalities reestablish themselves and their local economies by revitalizing dormant and underutilized sites.

Geographically focused in the tri-state region of New York, New Jersey and Connecticut, Prism specializes in identifying, acquiring and creating unique, value-added opportunities in the office, retail, industrial and residential markets. The company invests with institutional and private capital sources that rely on Prism's ability to think "outside of the box," and to identify and realize the highest value potential in all sized real estate endeavors.

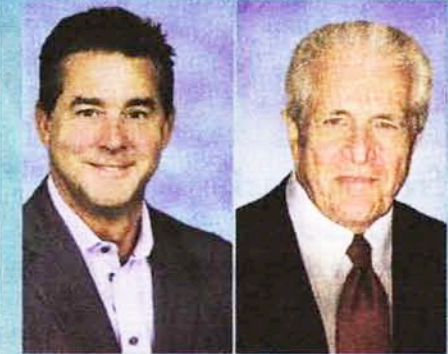
From acquisition to zoning and land use issues, demolition, rehabilitation, marketing and financing, Prism's unparalleled stewardship delivers excellence from each project's conception through completion.

Since its inception in 2002, Prism has orchestrated the repositioning of an impressive list of properties and projects, building on the com-

bined 60-year wealth of real estate knowledge between its principal partners, Eugene Diaz and Edwin Cohen, who have a long and celebrated history of involvement in some of the largest transactions and most successful projects in the New York suburban marketplace.

Collectively, Diaz and Cohen have leased more than 8 million square feet of commercial space; sold or acquired more than \$1 billion worth of commercial assets on behalf of third-party clients; developed more than 3.5 million square feet of space; acquired more than 12 million square feet of assets valued at more than \$1.7 billion as a principal investor; and secured more than \$1 billion worth of project financing.

Prism's commitment to public-private partnership and the communities in which it is active is a testament to its team's integrity and high standards. From encouraging open public dialogue to hosting educational events, Prism is dedicated to creating innovative projects that serve New Jersey businesses, municipalities and residents. In short, this firm epitomizes the leadership and innovation that has made New Jersey's commercial real estate industry one of the nation's best.



Eugene Diaz and Edwin Cohen
Principal Partners

PRISM
CAPITAL PARTNERS, LLC