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**ONYX EQUITIES, LLC. ANNOUNCES CONVERSION OF TOP FLOOR OF
RIDGEWOOD LANDMARK INTO NEW PROFESSIONAL OFFICE SPACE**

BUSINESSPEOPLE ENJOY NEW DOWNTOWN OFFICE SPACE WITH PARKING AND ELEVATORS.

Ridgewood, NJ: May XX, 2008 – Former downtown retail landmark, Sealfons, recently had its top floor converted into attractive, highly sought after professional office space for small businesses. Located at 257 East Ridgewood Avenue, this newly adapted space provides local businesspeople with sophisticated individual offices and the convenience of walking to downtown area shops, restaurants and the Ridgewood train station.

Once a thriving retail store in the 1950s-1990s, Sealfons was originally located at 160 East Ridgewood Avenue. Nostalgic shoppers remember its old-fashioned Coke® bottle machine and penny candy area, and its full-service mother/daughter shopping experience. In 1970, under new ownership, the store was relocated to 230 East Ridgewood Avenue, a sprawling 45,000 sq. ft. retail space. Amidst modern day competition and other changes in the marketplace, Sealfons eventually closed its doors in 2000 and the large building was soon divided into retail and office space. Various retail tenants soon inhabited the first floor space, and the upper floor was converted to office space. In 2008, Onyx Equities, LLC adapted the upper floor's 6,000 sq. ft. of office space into individual, professional offices, built to suit.

According to Adam E. Rochlin, Onyx Equities' vice president of asset management, "We saw a growing need for office space for small business professionals in the Ridgewood downtown area, so we adapted the third floor of the 257 Ridgewood Avenue building into professional offices between 650 and

1,000 sq. ft.” Founded in 2004, Onyx Equities, LLC is a private real estate investment and property management firm headquartered in Woodbridge, NJ. “This is the first time we’ve become Ridgewood real estate owners and are very pleased to offer area businesspeople such high quality offices in such a desirable downtown marketplace, with adequate parking.” added Rochlin.

David Hirschman Realty Co., Inc. was chosen as the exclusive broker to lease the office space. “We are very proud our company was selected to lease this beautiful downtown office space and enjoy working with such a professional and well-respected organization as Onyx Equities,” says president, David Hirschman. Joan Velardi is the salesperson of record and vice president of the company. According to Velardi, “this building offers one of the most attractive prime office spaces in downtown Ridgewood, with elevator service, 79 covered parking spaces and private access to the parking lot. Tenants can really enjoy the best of both worlds: quality professional office space with numerous local amenities—in the convenient, beautiful Ridgewood downtown area. It doesn’t get much better than this,” says Velardi.

For additional information, please contact Joan Velardi, vice president, David Hirschman Realty Co., Inc. at (201) 261-4300 or jvelardi@hirschmanrealty.com. David Hirschman Realty Company, Inc., is a commercial real estate firms that sells, manages and leases commercial, historic and industrial properties in northern New Jersey and Rockland and Orange Counties, New York. Hirschman Realty Management provides construction and property management services. Currently David Hirschman Realty Company, Inc. represents 32 facilities with over 1,200,000 square feet.