



Bucks County's Best Business Park. Since 1985.



Penn Emblem Sets Up Shop at the Interplex

After housing their business for more than 40 years at the same location on Dutton Street in Philadelphia, Korman Commercial Properties welcomes Penn Emblem to the Neshaminy Interplex. We sat down with their Senior VP of Sales & Business Development, Jon Joseph, to discuss their 70-plus year history, the reasons for their recent move, and what the future has in store for Penn Emblem's products.

Neshaminy Interplex: Thank you for making time for us today. Let's dive right in and discuss your decision to relocate to the Interplex after decades in Philadelphia.

Jon Joseph: Sure. My wife Randi and I live on the Main Line. We sold our existing building to a neighboring company and thought about moving the office closer to our home. We started looking, but finding the right space was proving difficult. A family-owned business since 1947, we were concerned that we would lose many of our long term loyal employees if the office moved too far from "the old neighborhood." Some of our employees go back 20, 30 years – so taking a team approach, we decided to find office space "close to home." We looked in a myriad of areas; Ft. Washington, Bucks County, but once we visited the Interplex we knew we found our home. Penn Emblem didn't lose an employee due to the move.

NI: Can you talk about your transition to this location?

Jon: Truthfully, we weren't clear on how the Interplex would serve our varied needs and larger staff. I initially toured the Kor Center A building with Randi, our IT Director, Rob Cholodofsky and our HR Manager, Karen Weber, to fine tune ideas. Nancy and Arnie were great – you could feel their passion. They showed us different plans for how we could best use the space. We had four months to get the building ready for move in. Honestly, the process was seamless. They made it easy. Arnie promised he never misses a deadline, and he

didn't. And no one else would have given us the TLC that the Korman staff did.

NI: Any specifics about your building or this business park that you find helps your staff?

Jon: We've only been here a couple of months, but it's been great. The culture is positive. Everything is so convenient and accessible, and we like interacting with other tenants. Even in the short time we've been here I've already noticed our people using the walking paths. They are also enjoying the Foda options. We as well had a relationship with the Radisson Hotel, so customers and vendors now have an easier ride to our corporate offices.

Our old building was our corporate office, and attached was our silkscreen manufacturing plant. Korman offered a clean new opportunity to move into today's collaborative open work space environment. This allows departments to work closer together, with a focus on the team concept. I think it makes for a better model going forward as we continue to grow.

NI: With the future in your sights, how about talking a little Penn Emblem history?

Jon: Absolutely. The company was launched 77 years ago by my wife's grandfather, first as an embroidery business that made lace for the bridal and tablecloth industry. We started getting requests for names and logos that could be

Penn Emblem Sets Up Shop



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worn on the outside of work uniforms. Our first big customer was Cintas the Uniform Professionals, requesting all styles of emblems for the auto industry in Detroit and gas station employees that wore work uniforms. We quickly became experts in this area. We invented, then patented a way for screen print emblems to hold up to the laundry process via a heat-sealed backing we called Penn Bond™ and our owner licensed it to every single embroidery company in the industry. From there, we just flourished into all different types of decoration.

NI: So Penn Emblem has been a leader in the industry since its inception, in Image, Identity and Decoration for all types of apparel and uniforms.

Jon: Right. We've continued to innovate and find new ways to best serve our customers' needs. Today, we have a large manufacturing facility in Mira Loma, California as well as Santa Ana, Mexico – we employ more than 500 Penn team members. Our office here serves as the company HQ, overseeing customer service, supply chain, marketing, including social media, HR and finance. We're manufacturing over 200,000 emblems each day; 80% of that for the uniform rental industry and the rest in direct-to-user sales like soccer clubs, firemen, and the sporting industry. We generally turn orders around in a matter of days. Moreover, we've been able to embrace other technologies like hot application transfers, dye-sublimation printing, and even a customized self-print system for our customers that need speed-to-market.



NI: It seems Penn Emblem is invested in the needs of each customer.

Jon: Absolutely. We have always understood that the logo is a prized possession for a customer – it sells their image and uniquely identifies them. We have never lost sight of this. Penn Emblem is a 3rd generation women owned business, a member of the WBENC, and our son Tyler just joined us, bringing a 4th generation into the business. We operate with a family-mindset and we treat our staff like our family. Our employees are our most valuable asset, and in turn, we try to help build community and encourage collaboration for the success of everyone here.

This is one of the things that helped make our decision to move to the Neshaminy Interplex. Knowing that Korman is also a family-run, generational business gives us a shared viewpoint. We like knowing we have a common thread and that you treat our requests with a degree of importance. I was impressed last month at Fall Fest when Arnie asked 'is there anything else we can do for you?' This type of excellent service has been evident since our first meeting here.

NI: Fall Fest provides an opportunity for our management team to speak personally with our tenants in a more relaxed setting.

Jon: We noticed, and we loved attending it. I commented to Karen Weber (Penn Emblem's HR manager) that no other landlord anywhere does anything like these events. We were very impressed with the entire set-up, and look forward to the next one.

To learn more about Penn Emblem call 215.632.7800
or visit: www.pennemblem.com

Penn Emblem • Kor Center A • 2577 Interplex Drive • Suite A

Notes from our Tenants

Robert Half/OfficeTeam/Accountemps sincerely thank our Interplex neighbors for participating and contributing to our 16th ANNUAL SUIT DRIVE this past August. Overall, we collected more than 1,143 items!

- 56 Men's suits 61 Men's pants
 - 52 Men's jackets
 - 177 Men's shirts/sweaters
 - 56 Men's ties 2 Pairs Men's shoes
 - 80 Women's suits
 - 188 Women's blouses/shirts/sweaters
 - 65 Women's skirts
 - 73 Women's jackets/coats
 - 70 Women's dresses 128 Women's pants
 - 36 Women's shoes
 - 25 Accessories/scarves
 - 7 Women's purses
- ...and a variety of costume jewelry

All of the items listed above were donated to the following local social services:

- Good Friends, Inc. in Morrisville
- The Women's Place in Doylestown
- PA CareerLink in Bristol
- Family Service Association in Langhorne



Thank you for the awesome anniversary breakfast from Panera ... Much appreciated. (Delicious!)

Sincerely,

Marilyn & everyone at Rudolph Clarke, LLC

We enjoyed fall fest ... The kettle corn was a big hit with my colleagues!

Kind Regards,

JeriAnn Swanson,
Lead Administrator

ROBERT HALF
7 Neshaminy Interplex



On-Site Security

The Neshaminy Interplex management staff promotes safety throughout the business park and all its buildings. Should you find yourself working late and want assistance to your vehicle, or if you notice a safety related issue, please contact our security service team.

215.520.8601



WALKING PATHS

A Great Way to Enjoy the Interplex

The beautiful landscaped, park-like setting of the Interplex makes for year-round enjoyment with our various walking paths throughout the campus. Tenants can often be seen strolling during the day to keep energy up and enjoy the fresh air. Won't you join them?



Fall Fest Fun!



Jump if you love Fall Fest! Another sunny October day brought hundreds of people out to the Fountain Courtyard to celebrate the 2018 Interplex Fall Fest. Bags of fresh gourmet popcorn overflowed in wooden baskets. Plates were filled with salad and barbecue sandwiches. Cups of cold cider, soft pretzels and caramel apple treats were handed out in abundance.

Every year, Korman Commercial Properties hosts a free lunch-time event for our Interplex companies. "Bringing everyone together helps foster our unique tenant community," said Nancy Fox, Director of Leasing and Marketing at the Neshaminy Interplex. "We have celebrated the businesses in our office park with a tenant appreciation lunch each Fall for the past twenty-nine years!"

It seems the popularity of Fall Fest is as big as ever. People gathered around the fountain to chat and relax, and an energetic scarecrow danced to the DJ music and posed for tons of pictures. Can't wait to see what's in store for next year!



Korman Commercial Properties
Two Neshaminy Interplex
Suite 305 | Trevoese, PA 19053
kormancommercial.com

OFFICE LEASING INQUIRIES:

Nancy Fox

Director of Leasing and Marketing
nfox@kormancommercial.com
215-244-5175

MAINTENANCE & SERVICE:

service@kormancommercial.com
215-244-5150

PROPERTY MANAGEMENT INQUIRIES:

Arnold Lurie, Property Manager
alurie@kormancommercial.com
215-244-5145

AMENITY INQUIRIES:

Conference Center / Fitness Center
service@kormancommercial.com
215-244-5150

The Office Works® Executive Suites
Notary • Co-Working Space
secretary@theofficeworks.com
215-638-1050

Radisson Hotel/Convention Center
Conferences, Banquets, Rooms
215-638-8300

Just Children Child Care Center
justchildren2@aol.com
215-639-5333

TMA Bucks Transit Store
BUILDING 7, SUITE 103
215-244-9084



New & Renewing Tenants

BUILDING ONE

- **Interim Healthcare of Lower Bucks County** - NEW
- **Mark A. Miller & Associates, Inc.** - RENEWAL

BUILDING FOUR

- **Envoy Lighting, Inc.** - NEW
- **NorthMarq Advisors, LLC** - NEW
- **Fini Cutlery** - RENEWAL
- **Rice Cohen, LLC** - RENEWAL
- **4 Star Representatives** - RENEWAL

BUILDING FIVE

- **PYCO, LLC** - NEW
- **Simple Tire, LLC** - RENEWAL / EXPANSION

BUILDING SIX

- **Nooter Construction** - RENEWAL
- **Radiology Affiliates of NJ** - RENEWAL

BUILDING EIGHT

- **Wilson's Meats Inc.** - NEW
- **Comfort Orthotics, LLC** - RENEWAL
- **Contour Data Solutions** - RENEWAL
- **Lyneer Staffing Solutions** - RENEWAL

If you know someone looking for an office, please let them know about the Neshaminy Interplex, Bucks County's best office park. We would be honored by your referral. Contact Nancy Fox at (215) 244-5175, or nfox@kormancommercial.com

Breakfast with Santa
SUNDAY
DECEMBER 9TH, 2018
9AM-12PM

Every child receives a gift from santa!

Buffet To Include:

Scrooge's Scrambled Eggs	Hickory Dickory Bacon/ Sausage	Mrs. Claus Sugar
Homemade Jack Frost Pancakes	Home Fries	Mini Pastries & Bagels
	Fruit Platter	Omelet Station
	Assorted Cereals and Yogurts	Assorted Donuts

Adults: \$16.50
Kids 12 and under: \$10.50
Under 4: Free

Plus Tax & Gratuity • Reservations Required
215. 638. 8300 x 151

Radisson
PHILADELPHIA NORTHEAST
2400 Old Lincoln Highway
Trevoese PA 19053

Fitness Center

Bring the gym to your workday, with access to a modern fitness center. Bikes, treadmills, weight stations, and clean locker room facilities, the Interplex Fitness Center is climate controlled for your comfort and open from 6:30am to 9:00pm Monday thru Friday. Membership is only \$95/yearly. For more info and registration forms, please call 215.244.5150.

Lunch Choices



Try a different restaurant every day!
Make your lunch break unique with Fooda Pop-Up Restaurants. Now located in BUILDING EIGHT, SUITE 111.
Lunch hours 11:30am - 1:30pm daily.