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DECEMBER 20, 2024

Volume 63 • Issue 51

New England Real Estate Journal

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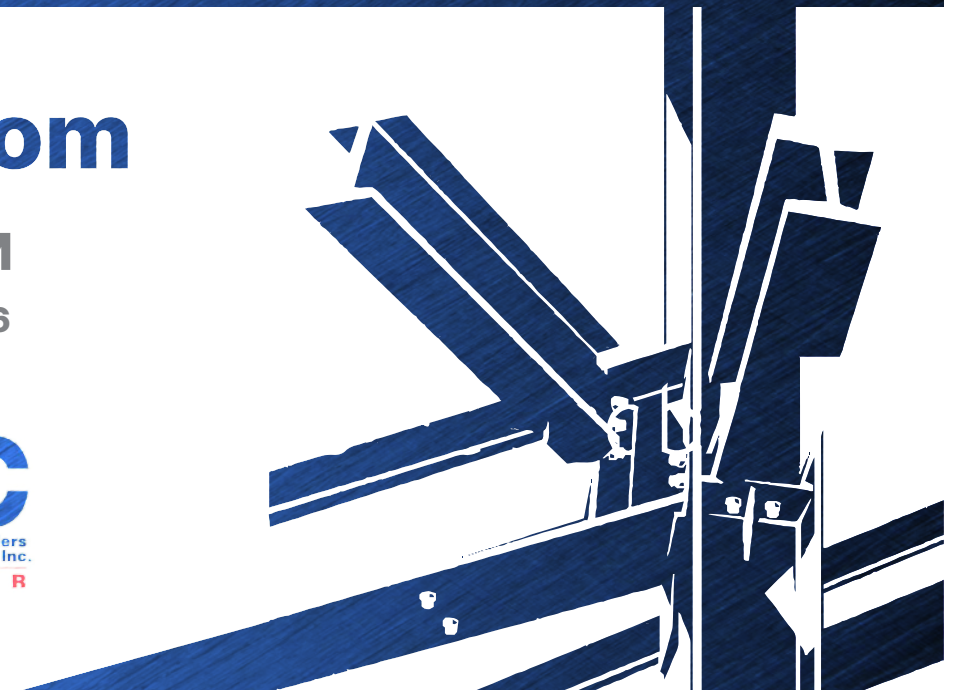


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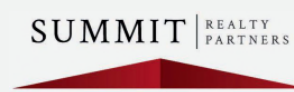
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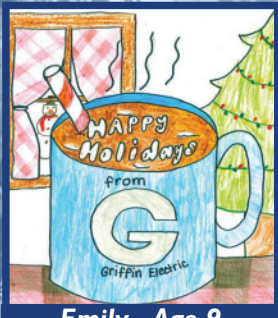
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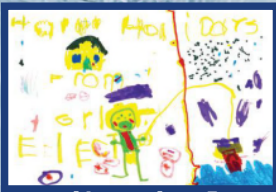
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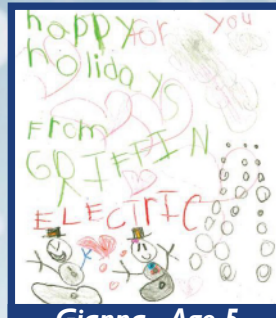
Emily - Age 9



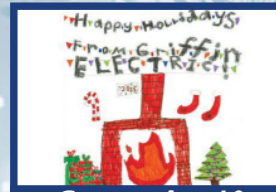
Alice - Age 5



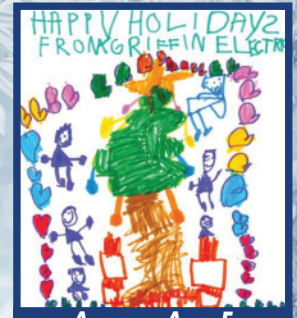
Estera - Age 3



Gianna - Age 5



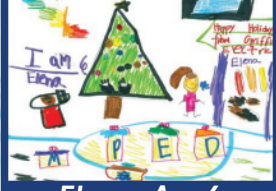
Carter - Age 10



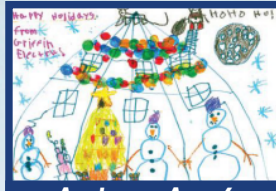
Avery - Age 5



Addison - Age 8



Elena - Age 6



Audrey - Age 6



Avery - Age 9



Natalie - Age 12



Frankie - Age 6



Colton - Age 4

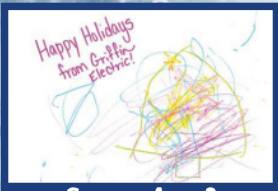


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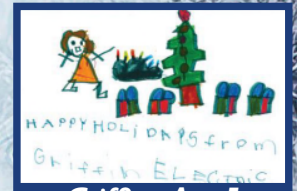
Happy Holidays 2024!



Charles - Age 7



Sean - Age 2



Griffin - Age 5



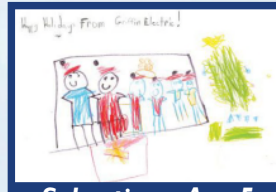
Hailey - Age 9



Nolan - Age 3



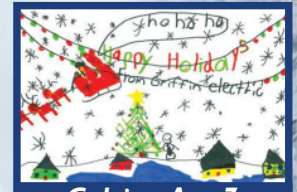
Leah - Age 11



Sebastian - Age 5



Makenna - Age 1



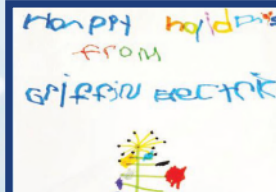
Calvin - Age 7



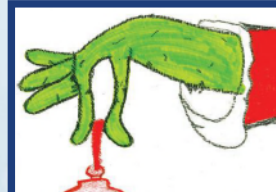
Nylas - Age 6



Teddy - Age 8



Ethan - Age 4



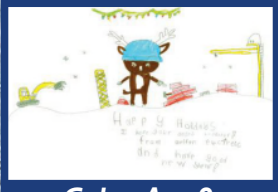
Kara - Age 11



Benji - Age 3



Amelia - Age 6



Cole - Age 9



Ella - Age 5



Scarlett - Age 8



Chloe - Age 10



Allie - Age 4



Grace - Age 4

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SOLD \$1.51M. Mike Richetelli



295 Boston Post Rd, Milford, CT

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SOLD \$1.25M. Mike Richetelli



370 Boston Post Road, Orange, CT

6,754 SF +/- SF (6) Unit professional office building on .57 +/- acres. Fully Leased
SOLD \$950,000. Mike Richetelli



410 Blake Street, New Haven, CT

5,160 SF +/- (4) Unit retail strip center on .37 +/- acres. Fully Leased!
SOLD \$780,000. Kosta Eliopoulos



240 Amity Road, New Haven, CT

Freestanding 6,100 SF +/- commercial bldg. on 1.4 +/- AC. Highly visible w/300' frontage!
SOLD \$790,000. Mike Richetelli



8-10 Broad Street, Milford, CT

Mixed-use (Retail/Residential) Investment Opportunity! 3,696 SF +/- on .06 +/- acres
SOLD \$730,000. Tony Vitti

A LOOK INSIDE THIS ISSUE:

DECEMBER 20 - 26, 2024



B&D Holdings acquires fully leased 109,300 s/f industrial property for \$18.5m

FEATURED ON PAGE 7



King Street and BW Kennedy celebrate topping off of 210,659 s/f at Pathway Devens

Photo credit: George Budri - @budri.photo

FEATURED ON PAGE 45



CBRE arranges \$19.1m sale of 73,060 s/f Holly Pond Plaza to Sendero Capital and TPG Angelo Gordon for Boston HP

FEATURED ON PAGE 63



2024 TOP PROJECTS



This special spotlight showcases 19 exceptional projects featured on the covers and center spreads of the New England Real Estate Journal throughout the year. Congratulations to all the projects and their teams for their outstanding contributions to shaping New England's commercial real estate landscape. The Gold and Silver winners were selected based on votes cast by NEREJ readers, highlighting the developments that resonated most within the industry.

FEATURED ON PAGES 15-44



Winstanley Enterprises and Surrey Equities acquire 225,000 s/f Chelmsford Mall for \$28 million

FEATURED ON PAGE 72



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Northern New England	Rhode Island	Construction, Design & Engineering	Retail Trends & Development
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B&D Holdings acquires fully leased 109,300 s/f industrial prop. for \$18.5m

AVON, MA JLL capital markets arranged the \$18.5 million sale and acquisition financing for 21 Parker



Michael Restivo David Coffman



21 Parker Drive, Avon Industrial Park - Avon, MA

Dr., a 109,300 s/f industrial asset. JLL represented the seller, Oliver Street Capital and Bain Capital Real Estate, in the sale to B&D Holdings. Working on behalf of the new owner, JLL also arranged the fixed-rate, three-year loan through Provident Bank.

Built in 1972, 21 Parker Dr. features 17 ft. to 32 ft. clear heights, a 135 ft. truck court depth, parking

and over an acre of outdoor storage. The property offers suite options and is 100% leased to a tenant base including Taylor Communications, HelloFresh and FreshPoint.

Located within Avon Industrial Park, 21 Parker Dr. provides accessibility to Boston's major

transportation routes, including Rtes. 24 and 3, as well as I-93, I-95 and I-495.

The JLL investment sales and advisory team was led by managing director Michael Restivo and director David Coffman. Additionally, managing director Thomas

Didio Jr., managing director Amy Lousararian and director Max Custer spearheaded the JLL debt



Thomas Didio Jr. Amy Lousararian Max Custer

advisory team.

"21 Parker Dr.'s full occupancy, diverse tenant mix and substan-

tial outdoor storage in an infill location exemplify the type of industrial assets that remain in high demand, even amidst rising interest rates," said Restivo. "The competitive bidding process further emphasizes the sustained investor interest in strategically positioned industrial properties in the Greater Boston area."

Durgin of Conway Comm'l. negotiates 16,000 s/f office sale for \$2.565 million



LYNN, MA Paul Durgin, vice president of Conway Commercial, brokered the sale of 173 Oxford St. for \$2.565 million. The multi-level office building, built in 1910, contains 16,000 s/f of private offices, conference rooms, kitchens, and bullpen areas. The building, located in downtown, was recently completely renovated.



Paul Durgin

Durgin represented the buyer, CAVA Church, who plan on relocating to the space. This will include building out a sanctuary, classrooms, reception areas, etc.

Muraida promoted to director at Rockland Trust

BOSTON, MA Rockland Trust has promoted Richard Muraida to senior vice president, director of commercial real estate banking. In this newly created role, Muraida will be responsible for overseeing the bank's institutional non-owner-occupied investment real estate

activities while continuing to manage Rockland Trust's low income housing tax credit (LIHTC) business.

"I'm proud to share that Rick has been promoted to director of CRE," said Jim Rizzo, chief commercial banking officer.

McEvoy of The Conrad Group sells 16,500 s/f industrial for \$3.3m

WEYMOUTH, MA Aventura Realty, LLC has sold its industrial building located at 144 Moore Rd. to Harold



Jim McEvoy

Brothers Realty, LLC. The property consists of a 16,500 s/f office/warehouse facility on over an acre. The building is fully air-conditioned, has a 19 ft. clear ceiling height with five dock doors and two on-grade drive-in doors.



Rick Schuhwerk

Conrad Group senior vice president, James McEvoy, exclusively represented the seller. Rick Schuhwerk of Newmark represented the buyer.

According to the Norfolk County Registry of Deeds, the sale price was \$3.3 million.



144 Moore Road - Weymouth, MA

Nickerson of Fieldstone leases 9,500 s/f flex

ACTON, MA Fieldstone Commercial Properties, Inc. negotiated the leasing of 9,500 s/f of flex space at 43 Nagog Park to Control Resources, Inc.



Nate Nickerson

Nate Nickerson of Fieldstone represented the tenant.



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Norton of Horvath & Tremblay sells two multi-family props. - \$2.525m

NORTH ANDOVER, MA Spencer Norton of Horvath & Tremblay has facilitated the sale of two transactions totaling nine units for a total of \$2.525 million.



Spencer Norton

100 Elm St. is a mixed-use property that Norton sold for \$1.225 million.

This represents a price of \$245,000 per unit and a cap rate of 7.05%. The property contains a total of five units, consisting of two commercial units, one, 1-bedroom/1-bathroom unit, one, 2-bedroom/1-bathroom unit, and one 3+bedroom/2-bathroom unit with 3,620 s/f of living area in 5,612 total gross s/f on a .16-acre parcel with off-street parking. The commercial units are leased to Simplicity Salon and CYR Construction, both of which have three years remaining on their leases with scheduled annual rent increases. Additionally, the residential units have been updated and feature in-unit washers and dryers for tenants.

Norton also sold 146 Middlesex St. for \$1.3 million at \$325,000 per unit. The property contains four residential units comprised of two, 1-bedroom/1-bathroom units, one, 2-bedroom/1-bathroom unit, and one 3+bedroom/1.5-bathroom unit with 5,332 s/f of living area in 7,331 total gross s/f on a 0.71-acre corner parcel. The property features an on-



100 Elm Street - North Andover, Mass.



146 Middlesex Street - North Andover, Mass.

site laundry facility, on-site parking, green space, and the 3+bedroom unit features a private fenced in back yard. 146 Middlesex St. is a value-add property; current rents in the property are below market rates and offers the opportunity to increase rents to market rates by renovating the two unrenovated units.

Both properties are well-located in the northern section of town, a working-class residential area

two-miles southwest of downtown Lawrence, the area's largest city, offering employment opportunities and a wide range of area shopping and national retailers. The properties are located in a residential urban infill area, with nearby amenities including local restaurants and retailers along Water St. and High St. and in the restored East and West Mill complexes.

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Aho Properties closes \$1.35 million sale of 10,920 s/f industrial bldg.

ACTON, MA Joel Aho, president of Aho Properties, LLC and Max Geesey of Aho Realty Group represented ownership in the sale of 5 Granite Rd. for \$1.35 million. The 10,920 s/f building is located on 1.28 acres.



Joel Aho



CBRE arranges sale of 59-unit Ellis Factory Lofts for Chinburg Props. to SMC Mgmt.

HAVERTHILL, MA Representatives of CBRE, led by Simon Butler, Biria St. John, John McLaughlin, and Brian Bowler negotiated the sale of Ellis Factory Lofts, a 59-unit, class A apartment building.

CBRE represented the seller, Chinburg Properties, a New Hampshire-based developer. The team also procured the buyer, SMC Management, a Massachusetts-based multifamily investor and developer.

Built in 2019, Ellis Factory Lofts was formerly home to Ted's Leather Goods and transformed into 59 luxury apartments and three commercial suites. As a redeveloped factory and mill building, the community offers up to six stories of loft living with elevator service, 12-ft. ceiling heights, oversized industrial windows, and exposed brick and beams. The community amenities, which rival those of much larger class A communities, include a resident clubroom, fitness room, bike storage, dog wash, private courtyard and a controlled access parcel room.

The Ellis Factory Lofts is located in downtown, adjacent to the Haverhill MBTA/Amtrak Station, offering access to Boston, as well as the "Downeaster" Amtrak train



to Portland, ME. The community is minutes to I-495 and I-93, and 30 minutes to I-95.

St. John said, "We are pleased to have represented Chinburg in the sale of Ellis Factory Lofts. The

property is truly one of the highest quality loft conversions we have seen and is one of many downtown Haverhill developments that is helping to transform the area into a vibrant livable city."

Mott & Chace sells 435 Angell St. for \$1.85m

PROVIDENCE, RI Mott & Chace Sotheby's International Realty brokered the sale of 435 Angell St. for \$1.85 million. The sellers were represented by Cherry Arnold and Carl Henschel, both sales associates of Mott & Chace Sotheby's. The Erkkinen-Cohen Group of Residential Properties, Ltd. represented the buyers.

A renovated Mansard-style Victorian this four-unit building

features apartments that have been renovated and modernized to meet the standards of today's living. The expanded first-floor apartment, consists of a 750 s/f addition that integrates the home's original charm. Outside, the landscaped and hardscaped yard has bluestone pathways, new cedar perimeter fence with four gates, and a gas fire pit.

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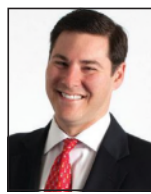
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How on-campus hotels are catalysts for long-term university value and impact

The new year will be a pivotal moment for campus-based hotel developments. The convergence of resources, financing, and benefits makes this approach increasingly viable, with the profitability of such projects creating a long-term return on investments (ROI) for higher education entities and developers alike. Universities have increasingly embraced these as multi-functional assets, blending hospitality elements with academics and community engagement. This marks a shift that allows institutions to act as both developers and long-term holders, facilitating creative design and operational flexibility.

Market Trends Driving Campus-Based Hotel Projects

Learning institutions find themselves in a unique position regarding development; typically, they possess the land, resources, and financial backing to bring hotels to the premises in a tailored and impactful way. For example, the Graduate Storrs Hotel (formerly Nathan Hale Inn) at the University of Connecticut highlights the emerging trend of universities partnering with well-known brands to develop assets that serve academic and hospitality needs. Its connection to both the university and graduate brand fosters familiarity while establishing a sense of place.

Financially, universities benefit from economic advantages that make on-campus hotel projects particularly appealing. The existing ownership of land is a major advantage, giving colleges and universities a leg up over third-party developers. Additionally, their tax status provides benefits to the

development of educational buildings; the ROI for the universities has a much longer horizon, therefore the returns can be lower than the traditional developer. Higher education institutions' borrowing power is also favorable with their banking organizations, while equity can be generated through fundraising or alumni/trustees.

Hotels in these settings serve a broad range of audiences, adding layers of connectivity for every stakeholder. For example, a recent project for a private university is specially designed to foster connection, whether it be providing accommodations for alumni to return to campus or hosting entrepreneurial events to expand student outreach. Institutions see these projects as valuable amenities for communities, particularly those lacking local accommodations.

The "University-Backed Hospitality" Model: Advantages and Opportunities

Universities' long-term ownership fosters distinct planning and quality standards, allowing for a broader view of the investment's returns. These developments are a generational asset, not just something to be developed and flipped, as these buildings will become part of the fabric of the campus and thus need to be designed and integrated appropriately.

For example, the Graduate Storrs Hotel pays homage to the Storrs region and celebrates the distinctive and diverse culture of UConn., immersing guests in all that the school and the surrounding area have to offer. UConn.-inspired guest rooms feature unique details

for visitors to discover, including blue and white plaid furnishings, New England motifs, and wall art displaying notable UConn. athletes.

Hotels often serve as a visitor's first introduction, making integration with the university's identity essential. The property needs to stand on its own as well: a local family may not look to have their wedding or family event at a "college hotel," but if it emulates a unique boutique experience that happens to be on the campus, that's a different story. The design needs to speak to different markets, but still offer the same high level of experience and service.

Furthermore, these developments can evolve to meet an institution's needs over time; if the circumstances arise, such as the recent pandemic, the buildings can easily be transitioned to student housing. A good example of this continued evolution comes from The Wylie Inn at Endicott College, which is in construction now. The renovation strategy is not only about enhancing existing assets, it is ensuring the facility can serve multiple purposes — both for visitors and university needs.

Challenges and Best Practices for University-Led Hospitality Projects

Integrating the hotel as an allowed part of the campus program and master plan is critical, otherwise, there may be long-term permitting hurdles ahead. Permitting is always important, and some state schools may have different codes or thresholds that are more stringent than the locale they are in. Being equipped with a complete understanding of the code and jurisdictions is integral to the enduring success of a project.

Through a solutions-oriented approach, design teams must work closely alongside not only college leadership, but also the donors, trustees, alumni, and other stakeholders to ensure that the program and design direction is aligned with that of the university. Branding



The Wylie Inn at Endicott College - Beverly, Mass.

and operations teams should also be closely involved to identify the needs that the hotel is trying to fill, exploring opportunities where it can benefit the larger goals of the institution.

Teams should also begin the budgeting as early as possible with contractors to ensure the budget goals set and authorized by the trustees are accurate and equipped with the appropriate contingencies — it is difficult to get these budgets revisited once they are voted on and funding is in place. It's also important for developers to truly understand what is required to operate the hotel. These are unique assets that have constant staff and marketing needs that must be maintained through continual review and evaluation. They are not stagnant office buildings or educational structures that get looked at every

few years for a needs assessment, as many institutions are used to. These are living, breathing operational buildings that need constant attention and re-evaluation.

What to Expect Ahead
Moving into the future, we are seeing more colleges and universities look at hotels as essential assets to the overall master plan. These types of developments provide a level of sophistication to the campus and an added layer of engagement with prospective guests and alumni. Fueled by the idealistic circumstances that set institutions up to create these projects, they can be great revenue-generating assets to the overall bottom line of the university as well as vehicles to drive the cultivation of relationships with students in addition to the surrounding community.

About this month's author



Harry Wheeler

Harry Wheeler AIA, NCARB, LEED is a principal at Group One Partners, Inc., a JCI Architecture Studio, an award-winning hospitality design firm based in Boston that specializes in architectural, interior design, and purchasing services for hospitality properties. Wheeler is a registered architect in more than 15 states and a member of numerous architectural, lodging, and marketing associations.



Graduate Storrs Hotel at the University of Connecticut - Storrs, Conn.

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Griffith and Pepdjonovic of Marcus & Millichap broker \$9.075m sale

WEST ROXBURY, MA Marcus & Millichap closed the sale of Spring Street Apartments, 97 Spring St., a 32-unit apartment property in the Boston neighborhood. The asset sold for \$9.075 million.



Evan Griffith



Tony Pepdjonovic

Evan Griffith and Tony Pepdjonovic, senior vice presidents in Marcus & Millichap's Boston office, had the exclusive listing to market the property on behalf of the seller and procured the buyer.

"This was a hotly contested



97 Spring Street, Spring Street Apartments - West Roxbury, Mass.

deal from the start, and our marketing resulted in 11 qualified bids during the call for offers," said Pepdjonovic. "We continue to see mid-sized value-add apartment buildings fetch record pricing despite elevated interest rates."

The Spring Street Apartments were built in 1965.

The property consists of 16 two-bedroom, one-bath units; 14 one-bedroom, one-bath units; and two studios. The units are in dated condition and had been under the ownership of the same family for just over 50 years. The building features an elevator, off-street parking, and on-site laundry. It is located on a public bus line and within walking distance of the West Roxbury MBTA Commuter Rail and a Star Market-anchored shopping plaza.

"West Roxbury has only a dozen properties of this size and vintage, so the buyer will benefit from a tight rental market that has performed exceptionally well over the years," Griffith said.

Greene of Compass Providence sells 4,500 s/f 102 Williams St. - \$1.7m



PROVIDENCE, RI Compass negotiated the sale of 102 Williams St. for \$1.7 million. Kira Greene, a founding agent of Compass Providence, represented the seller, and Annie Becker of Lila Delman Compass' Newport office represented the buyer.

This 4,500 s/f College Hill Greek Revival, built by Sturgis Carpenter, has architectural details inside and out, including four porches.

"I'm thrilled to have successfully sold another stunning historic home in the College Hill neighborhood," said Greene. "College Hill is an incredible place to live, and it was a pleasure to represent such a special property for my clients. When I take on a listing, I'm not just selling a house, but the unique lifestyle that comes with living in College Hill — its walkability, proximity to the beautiful Riverwalk, and the rich culture that Providence has to offer."

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Property rights and short-term rentals – impact on value



Marc Nadeau

Appraisal Institute

Inherent in the fee simple ownership of real estate is something that is commonly referred to as the “Bundle of Rights.” The Bundle of Rights is in effect the exclusive right, use and disposition of the property that belong to the property owner. Inherent within the Bundle of Rights can be the right to sell, the right to mortgage, the right to occupy, the right to lease, and the right to enter. The owner of the Bundle of Rights typically has the ability to convey all or some of those rights to another, including that of leasing the property to anyone they chose and for whatever time period they choose. Anything less than that is a mitigation of that Bundle of Rights and is therefore a mitigation in the latitude of use and consequently value.

At the core of discussion within this article is the very recent State of Connecticut Supreme Court Decision of Frances Wihbey, Plaintiff vs. the Pine Orchard Association, Zoning Board of Appeals. Wihbey purchased the waterfront home located at 3 Crescent Bluff Rd. in the Pine Orchard neighborhood within the town of Branford. Wihbey has personally used the dwelling as well as renting out the house through one of the popular on-line platforms such as VRBO or Airbnb.

A brief history of the litigation surrounding the use of this property

Without getting into inordinate detail of the litigation, the case

first went to the Pine Orchard Association, Zoning Board of Appeals. Wihbey was turned down and the case proceeded to Superior Court, there Wihbey prevailed. The case was then appealed to the Appellate Court in the State of Connecticut, where

has included that of buying, owning, developing, selling and leasing property (both long-term and short). In fact, during my tenure as an appraiser, I have multiple times experienced that of fractional interest ownership of water-influenced properties,

sometimes selfish acts by neighbors have grown to ridiculous levels, wherein criticisms have been elevated to the likes of; “I don’t like the color of your beach chairs”; “Your walking along my side of the easement; “Your dog peed on my bush.” Seriously?

values. This in turn will generate more litigation and challenges to property tax assessments, as a reduction in property rights will only result in a reduction in value!

No matter how you slice it, restricting or eliminating what has historically been an intact “Bundle of Rights” will translate into a reduction of property values. This in turn will generate more litigation and challenges to property tax assessments, as a reduction in property rights will only result in a reduction in value!

Wihbey prevailed and finally, the case was appealed to the State of Connecticut Supreme Court where Wihbey again prevailed.

The case had recently been remanded to the Appellate Court, sending the case back to the Pine Orchard Zoning Board of Appeals which in turn has since found its way back to the Superior Court.

The take on this and other like

Property Rights Litigation

Firstly, since the beginning of time when structures were built (for a variety of reasons), property sharing, leasing and fractional use has existed. This is certainly true of the Pine Orchard Neighborhood as well as a great many other communities, water-influenced or not! This appraiser, for nearly forty years has also developed multiple shorefront and water-influenced properties in multiple states during that same tenure. That experience

which according to some of the municipalities and private associations that oversee such communities would be illegal! The zoning officer of the Pine Orchard Association on August 16, 2019 had issued a “Cease and Desist Order” to the Plaintiff, Mr. Wihbey in this case. Wherein, the following language was provided “To be clear, only single-family dwellings, and their defined accessory uses, are permitted as a matter of right in residential zones. A single-family dwelling is defined as “a building designed for and occupied exclusively as a home or residence or not more than one family.” So, does that mean if you own a fractional interest in a property you cannot use it?

This attitude toward property owners who choose to rent their property, either full-time or part-time has seemingly evolved into a quiet war and fractured groups of property owners. The petty and

Impact on Property Value

No matter how you slice it, restricting or eliminating what has historically been an intact “Bundle of Rights” will translate into a reduction of property

Campanelli of Needham Bank leads panel on Italian Excellence in Business at the Festival of Italian Creativity

BOSTON, MA Joseph Campanelli, chairman, president, and CEO of Needham Bank, hosted a panel discussion as part of the Festival of Italian Creativity. The panel, The Italian Influence on Successful Businesses, was scheduled for November 21st at the Consulate General of Italy in Boston in the Federal Reserve Building – 600 Atlantic Ave.

Joining Campanelli on the panel were business leaders Joe Faro, founder and owner of Tuscan Brands; Tony Arrigo, former CEO and founder of Spectra Medical Devices; and Stuart Segel, president and co-owner of Mr. Sid’s. The discussion was moderated by Bruce Mittman, CEO of Mittcom.

The Festival of Italian Creativity is a week-long celebration designed to highlight the achievements of Italians and Italian Americans while fostering collaboration among prominent Italian artists, scientists, entrepreneurs, and investors in Boston. The festival began November 14th and ran through November 22nd and was hosted by the Italian

Marc Nadeau, SRA, Certified General Appraiser is a designated appraiser in Guilford, Conn. Nadeau recently authored the book for the Appraisal Institute, *Identifying Residential Architectural Styles*.



Joseph Campanelli

Consulate in partnership with the October Italian Heritage Month Committee of Massachusetts.

“This has been a remarkable week of events and conversations focusing on the positive impact of Italian leaders in every major area of American culture,” said Campanelli. “I was excited to participate in this panel discussion alongside other business leaders who have achieved success in their respective industries.”

Campanelli was also honored at the conclusion of the festival at The Gala Dinner and Creativity Awards on Friday, November 22nd.




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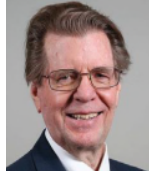
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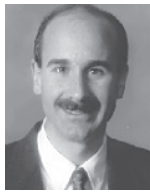
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2024 TOP PROJECTS



This special spotlight showcases 19 exceptional projects featured on the covers and center spreads of the New England Real Estate Journal throughout the year.

Congratulations to all the projects and their teams for their outstanding contributions to shaping New England's commercial real estate landscape.

The Gold and Silver winners were selected based on votes cast by NEREJ readers, highlighting the developments that resonated most within the industry.



2024 Project of the Year Winner: Elevate Cambridge amenity space reposition completed by Arrowstreet and Timberline Construction

What were the main challenges of this project, and how did you overcome them?

Sean Selby: It's not easy to completely redefine how an existing 23-story residential tower building can enhance the lives of its residents, but that challenge became our driving force. Balancing the constraints of an existing structure with the vision for a modern, welcoming, and human-centric design required seamless collaboration. By prioritizing collaborative work and activity spaces, a communal kitchen near an open-air courtyard, and a well appointed new fitness gym, we transformed the building into a space that feels both timeless and forward-thinking.

What factors contributed to making this project such a success?

Sean Selby: The building's prime location in Cambridge offers unparalleled access to a vibrant new neighborhood of commercial spaces and outdoor parks, all framed by breathtaking views of the Boston skyline. Our vision was to maximize this setting by creating inviting spaces that connect residents to these outdoor amenities while also fostering a sense of community within the tower itself. Through thoughtfully designed shared areas, we aimed to encourage both personal connection and a strong neighborhood identity.



What is your firm's reaction to this recognition?

Jason Emord: Given the competitive market we are in, we're honored that Elevate was selected as the NEREJ 2024 Project of the Year. This project was a true showcase of teamwork, from the client to the architect, to all of our valued project partners – it was a collective effort for this successful outcome.



Jason Emord
VP/Project Exec.
Timberline Const.

What were the main challenges of this project, and how did you overcome them?

Jason Emord: Communication with the building residents was key. Considering this

was major phased renovations and upgrades to a place hundreds of people call home, we had to be conscience of a clean, safe site with proper signage. We worked with ownership and the property managers to ensure tenants were informed consistently and expectations were set.

What factors contributed to making this project such a success?

Jason Emord: As a firm, Timberline personally appreciates this project, as the overall name perfectly describes the outcome: elevated. Arrowstreet's vision and design for the project truly have been reflected in the functionality. Our client wanted to completely reimagine and upgrade the space to fulfill the needs that today's apartment residents demand, and it delivers.

The NEREJ reached out to the Elevate Cambridge team as the winners of the 2024 Project of the Year! Below is a Q&A with Sean Selby of Arrowstreet and Jason Emord of Timberline Construction:

What is your firm's reaction to this recognition?



Sean Selby
Partner at
Arrowstreet

Sean Selby: We are thrilled and honored that Elevate has been recognized as the Project of the Year. It's a testament to the amazing work that was contributed by the entire project team that included Timberline Construction, Stoss

Landscape Urbanism, Petersen Engineering, McNamara Salvia, Lam Partners, and Code Red Consultants.

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Elevate Cambridge amenity space reposition completed by Arrowstreet and Timberline Construction

CAMBRIDGE, MA Elevate, a 22-story luxury apartment building, was ready for an upgrade. Located in the Cambridge Crossing neighborhood, which has recently become a buzzing work cluster to some of the biggest names in life science, it was important to the owners that their amenities reflected the desires of the workforce their building may attract.

Inspired by the project's new name, Elevate, Arrowstreet's design elevated the entire residential experience. "All 22 floors of the ninth-tallest building in Cambridge were reimagined including new amenities and common spaces, from redesigned main entries to a stunning new roof deck that offers fantastic views of the Boston skyline," said Sean Selby, AIA, LEED AP and partner at Arrowstreet. "The entire team excelled. We had a wonderful client who was willing to completely rethink the organization of spaces and a contractor flexible and creative enough to bring it all together."

Being an occupied building, the construction took place in two phases. The first was a 54,000 s/f overhaul of the bottom two floors of the building, creating a reorganized series of light and airy spaces, from leasing and concierge to the communal gathering spaces where residents can work, hang out, dine or relax by the fire together.

The entry-level now features a new concierge service, reception, lobby, mail and package room. The second level provides access to common space including a library, club lounge rooms and kitchen area for people to



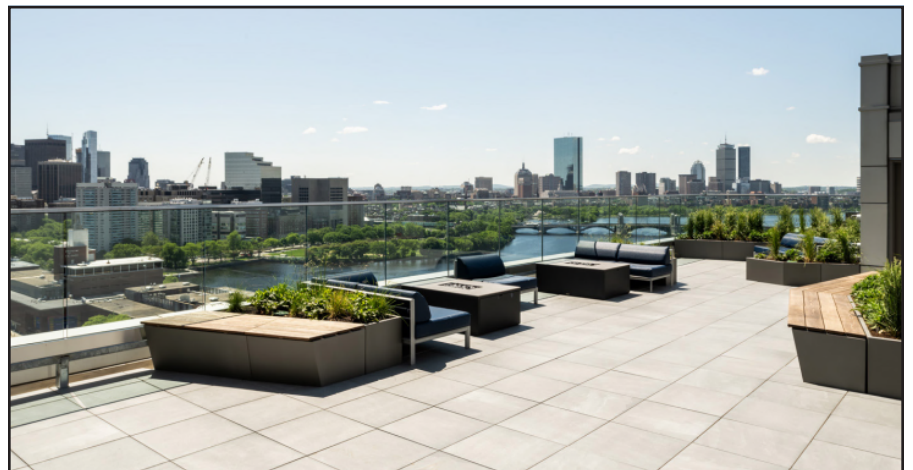
work, entertain and enjoy outside of their apartments. Health and well-being are emphasized with the brand-new fitness center that offers a spacious yoga room, individual workout rooms, and the skylit main space filled with aerobic equipment and weights. In addition to these amenity spaces, all of the common areas on each floor—fixtures, finishes, updated apartment entries and elevator upgrades—were also completed in this first phase.

The second phase, completed last month, includes the redesigned main entry with exterior improvements, and the addition of ground-floor retail space providing a high-end

convenience store, pet wash area and bike storage with a repair station. A sky lounge on the 21st floor provides an outdoor rooftop area with unparalleled views. This space was created by converting a residential unit and building out the adjacent roof deck with planters and a glass rail to enjoy the breathtaking views of Beacon Hill and the Charles River.

"The most challenging aspect of this project was working around the building residents," said Jason Emord, vice president/project executive at Timberline Construction. "The team communication and thoughtfulness around keeping the client and tenants' needs at the forefront is how our team succeeded with little issue on completing this complicated phased-project on time, just in time for summer."

All photography credit: Robert Umenhofer.



Elevate Cambridge Project Team

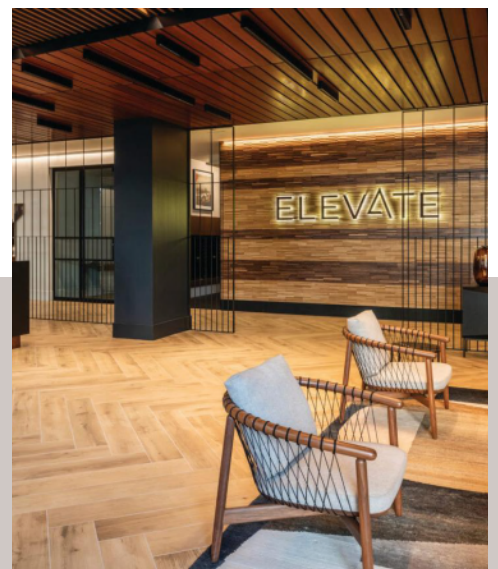
Timberline Construction.....	Construction Manager
Arrowstreet.....	Architect
SW Electrical Contractors.....	Electrical
Imperial Construction.....	Demolition
Century Glass.....	Glass and Aluminum
Avellino Commercial Floor Covering.....	Flooring
Wright Architectural Millwork.....	Architectural Millwork
Stratacon Inc.....	Sitework & Utilities



ELEVATE CAMBRIDGE

This recognition highlights the dedication and expertise of our team, who contributed significantly to the success of this outstanding project. We take pride in our commitment to delivering high-quality electrical solutions and are honored to have collaborated with a team of talented professionals, whose collective efforts have been acknowledged with this esteemed award. As we continue to innovate and excel in our field, we look forward to participating in more award-winning projects in the future.

S&W Electrical Contractors is proud to announce its involvement in NEREJ's 2024 Top Project Gold Award winner.



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Vivo Architecture and BW Kennedy & Company collaborate to deliver Electric Hydrogen's new gigafactory



The NEREJ reached out to the Electric Hydrogen team as the runner up for the 2024 Project of the Year! Below is a Q&A with Adam Dufault of BW Kennedy and Matthew O'Brien of Vivo Architects:



Adam Dufault
Project Manager
BW Kennedy

What is your firm's reaction to receiving this recognition?

Adam Dufault: Being recognized for this award is a huge honor especially for such a unique project. A lot of hard work and dedication went into this project not only from the subcontractors who performed the work, but by the owner Electric Hydrogen who helped facilitate the design and process development of the space. This project was a success due to the constant and ongoing collaboration between BW Kennedy & Co and its design team, Vivo Architects, Goldstein Milano Structural Engineering, Impact Fire (Fire Protection sub), North Shore Mechanical (Plumbing sub), Environmental Systems (HVAC sub), and Nappa Electric (Electrical sub).

What were the main challenges of this project, and how did you overcome them?

Adam Dufault: The main challenge on this project was the schedule and major milestones from the client due to outside investors and company obligations. This was overcome by sequencing the job in a way that allowed us to fast-track certain spaces in the building for an early turnover to the client. The hard work and attention to detail by the subcontractors allowed us to complete the work on time and turn spaces over for client use ahead of the final turnover of the building.

What factors contributed to making this project such a success?

Adam Dufault: This project was such a success due to subcontractor buy-in on the schedule and the milestones set in place. This allowed us to man the job with the correct personnel to execute the work in a timely fashion. Another reason this project was such a success is due to the collaboration with the design team during MEPFP coordination. Extensive effort was put into this at the beginning of the project to minimize

the clashes and rework during construction which made the workflow efficient once install started.

What is your firm's reaction to receiving this recognition?

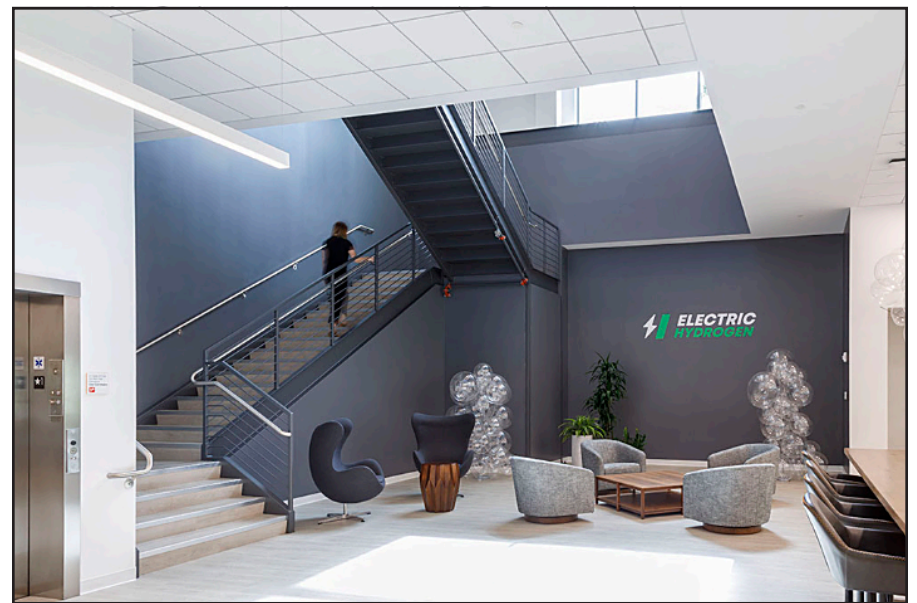


Matthew O'Brien
Partner
Vivo Architecture

Matthew O'Brien: Vivo Architecture is honored to have received this award. It's a testament of our teams hard work and dedication to success, and would not have been possible without the partnership of a great construction manager, developer, and client.

What were the main challenges of this project, and how did you overcome them?

Matthew O'Brien: The project was divided into two Phases so that Phase I be up and running to receive funding for Phase II. This was challenging in many ways, including project management, scope organization and construction administration. Fortunately, VIVO's expertise in managing complex projects and close collaboration with Construction Manager BW Kennedy Construction ensured a smooth transition of phases. During value engineering exercises,



some design elements including greenery walls, custom wallcoverings, acoustic panels, and digital graphic displays were removed from the construction budget. Some of these items will be installed on day two and post construction by Electric Hydrogen.

What factors contributed to making this project such a success?

Matthew O'Brien: EH2's values are: Get It Done, Stronger Together and Be Bold, Be Open. Elements of these values are

incorporated into the two-story building with a welcoming Lobby/Reception space with open stairs connecting the two floors and opening into a large, natural light-filled Town Hall and Museum space. The Town Hall features a kitchen and coffee bar, furnished with dining tables and soft seating, and acts as a space for large gatherings and events for the facility's 110 employees. The open office plan allows for interaction and collaboration and has direct views and access into manufacturing.






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www.vivoarch.co

October 4, 2024

Owners, Developers & Managers

PROJECT TEAM: BLACK BEAR; RED STAR; F.E. FRENCH; DECCO; ENVIRONMENTAL SYSTEMS; IMPACT FIRE; FLOORCRAFT

Vivo Architecture and BW Kennedy & Company collaborate to deliver Electric Hydrogen's new gigafactory

DEVENS, MA Electric Hydrogen manufactures, delivers and commissions the world's most powerful electrolyzers for critical industries to produce the lowest cost green hydrogen. Earlier this year, Electric Hydrogen celebrated the opening of its new 185,000 s/f state-of-the-art gigafactory, one of the largest electrolyzer factories in the world. Electric Hydrogen's advanced PEM electrolyzer technology helps critical industries achieve their climate objectives by making green hydrogen an economic inevitability. Using proven manufacturing frameworks from successfully scaled industries like the auto industry, the gigafactory runs low-cost and high-throughput production lines to make reliable and high-quality electrolyzers in large volumes to meet the industry's growing demand.

To meet aggressive occupancy goals, Electric Hydrogen engaged the Vivo Architecture and BW Kennedy & Co. team early during the planning process. To facilitate an early occupancy, the project was executed in two phases. This was challenging in many ways, including project management, scope organization, and construction administration. Fortunately, Vivo and BW Kennedy's expertise in managing complex projects and close collaboration ensured a smooth transition of phases. At the completion of Phase I, the new office space could accommodate approximately 300 staff members.

Electric Hydrogen's values are: Get It Done, Stronger Together and Be Bold, Be Open. Elements of these values are incorporated into the two-story building with a welcoming lobby/reception space with open stairs connecting the two floors and opening into a large, natural light-filled town hall and museum space. The town hall features a kitchen and coffee bar, furnished with dining tables and soft seating, and acts as a space for large gatherings and events for the facility's employees. The open office plan allows for interaction and collaboration and has direct views and access into manufacturing. There is also a training room and a fitness center with locker rooms.

Additional programming consisted of a new full-service kitchen, new exterior utility



yard to house dedicated infrastructure for the tenant's testing systems, a separated dedicated control area, H3 classified area for material storage, facility gas detection system, facility type I pure water system and new bulk nitrogen system with dedicated equipment pad. Additional infrastructure installed to support programming consisted of separating the redundant electrical service and installing a new service to power the facility.

Derek Warnick, Electric Hydrogen's chief financial officer, said, "Electric Hydrogen was deliberately founded in California and Massachusetts to access the best and most innovative talent in the country. Our confidence has been rewarded with the development of electrolyzer technology that vastly outperforms any electrolyzer ever built. We look forward to fulfilling our promise of global decarbonization as much as we look forward to strengthening our community here in Devens."

Photography Credit: @Damianos Photography



Electric Hydrogen gigafactory Project Team

Vivo Architecture	Architect
BW Kennedy & Co.	Construction Manager/General Contractor
Black Bear Coatings & Concrete	Epoxy Flooring
Red Star Building Systems 1 LLC	Framing and Drywall
F.E. French Construction	Sitework | Demolition
DECCO	Mechanical Contractor
Environmental Systems, Inc.	HVAC
Impact Fire Services	Fire Protection
FloorCraft	Carpet/Resilient Flooring & Tile

ELECTRIC HYDROGEN EARNS SILVER FOR NEREJ'S 2024 PROJECT OF THE YEAR

EXPERTISE



Evaluate



Collaborate



Deliver

BW Kennedy & Co's Electric Hydrogen project, developed in partnership with King Street Properties & Vivo Architecture, proudly earned the Silver for NEREJ's 2024 Project of the Year! This esteemed recognition highlights the project's innovative design, construction excellence, and its significant contribution to the industry. The award reflects BW Kennedy & Co's dedication to advancing sustainable energy solutions and celebrates the success of a strong collaboration with King Street Properties. Congratulations to everyone who played a role in bringing this remarkable project to fruition!

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PROJECT TEAM INCLUDED: EMOND PLUMBING & HEATING, INC. AND ENERGY ELECTRIC

Brady Sullivan Properties celebrates the completion of 1230 Elm St. - An innovative way to reimagine Elm St.

October 11, 2024

Front Section

MANCHESTER, NH Brady Sullivan Properties celebrated its 44th residential development this summer with the grand opening of 1230 Elm St. on Tuesday, September 17, 2024. Originally built in 1973, 1230 Elm St. was used to house companies such as Metropolitan Life Insurance and New England Telephone and Telegraph. The building continued to be used as commercial space up until last year and has been completely transformed in record time. Construction began in April 2023 and was completed in early August 2024, with leasing starting shortly after.

Now offering 100 luxury apartments, residents can choose from one- to three-bedroom units within the six-story, 115,028 s/f building. The animal-friendly property features a variety of amenities, including a community room, a fully equipped fitness center, professional leasing and maintenance staff, keyless entry, and off-street parking.

During the grand opening, Arthur Sullivan, of Brady Sullivan Properties, highlighted the year-long construction effort and its impact on the local economy. He said, "Through the completion of this property renovation, we employed more than 235 carpenters, framers, drywallers, plumbers, electricians, roofers, sprinkler installers, floorers, glass installers, countertop installers, concrete pourers, and many other suppliers and vendors. In fact, we averaged more than 40 workers onsite daily."

Special acknowledgment was given from the entire Brady Sullivan team to the many dedicated teams involved in the project, including Carlos, Garrison, and Ricardo from IPS; Pat, Bacchis, and LB from Emond Plumbing and Heating; Steve and Paul from Energy Electric; Dave, Bill, Donny, and Chris from Tri-State Sprinkler; Jeff and Chris from Rangeley; Chris and Byron from Air Quality Experts; Tim from Hooksett Paving and Property Solutions; Marc, Jim, Dave, and Ann Marie from Meta Stone; Guy from Contract Window Fashions; Mike, Jimmy,



and Chico from LazCo Contracting; Passos from PA Iron Works; Roger and Colleen from Pentucket Glass and Aluminum; James, Sal, and Diego from TF Andrew; Steve and Eric from Weisman Roofing; Bekki at Home Depot; Ed from Jackson Lumber; Tommy, Kevin, and Jeff from Dex by Terra; Scott and Colleen from First Sign; Rich and Matt from Quality Insulation; Rich from Tombs Doors; Jerry from Pride Security; Becca from Architectural Fireplaces; Paul and Roger from Affordable Windows, and last but certainly not least, Brady Sullivan's very own in-house team: Molly, David Jr., Larry, Will, and Chris.

Manchester's mayor Jay Ruais, who also attended the event, echoed Sullivan's comments on the economic benefits to the city. "It feels like only yesterday that I was racing

through the building with Arthur, seeing the gutted space. To witness this massive transformation in just a few months is truly a testament to the hard work of everyone involved," mayor Ruais told the crowd of vendors and Brady Sullivan Properties employees.

The mayor said, "Developments like this

are transformative for our city. The new residents will be supporting local restaurants, attending shows at the Palace Theatre, and helping drive the continued growth of downtown Manchester. I couldn't be more thrilled to have these opportunities in our city."

For more information about 1230 Elm Street, visit www.1230elmstreet.com.



Shown at the ribbon cutting (from left) are: Victoria Healy, marketing specialist at Brady Sullivan Properties; mayor Jay Ruais; Arthur Sullivan, co-founder of Brady Sullivan Properties; and Christine Nieves, regional property manager of 1230 Elm St.



Mayor Jay Ruais speaking at the ribbon cutting with Arthur Sullivan.

1230 Elm St. Project Team

Brady Sullivan Properties.....Commercial to Residential Conversion

Emond Plumbing & Heating, Inc.Plumbing and Heating

Energy Electric Electrical Contractors



603-782-5781

www.1230elmstreet.com

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1230
ELM STREET

Ci Design and J.Calnan & Associates complete construction of Riverwalk Labs in Bedford, MA

February 16, 2024

Construction, Design & Engineering

BEDFORD, MA Boston real estate developer Redgate, in a joint venture with Optimum Asset Management (Optimum) and AEW, hired Ci Design and J.Calnan & Associates to convert an office building at 14-16 Oak Park Dr. into a 168,000 s/f life sciences and manufacturing facility with high-end amenities.

The development has been rebranded as Riverwalk Labs, with walking trails along the Shawsheen River. The project is designed to support the next generation of life sciences, clean tech, tough tech, and small advanced manufacturing tenants. Indoor and outdoor amenities, collaboration areas and state-of-the-art office and lab spaces promote a forward-looking environment to attract and retain top talent.

With four separate tenant lobbies, several signage opportunities, multiple loading docks, and restroom corridors, tenants get the perks of a multi-tenant building while also enjoying the experience of private suites. Flexible floor plans can be demised into 20,000 s/f lab and office clusters and the project's rooftop air handlers can support up to 100% outside air exchange. Two centralized pH neutralization systems with risers can accommodate future tenant

connections.

"Life sciences tenants have leased close to 1.2 million s/f of space in the Middlesex Rte. 3 Corridor since the beginning of 2022, over half of which has been new growth in town. The submarket's leasing activity is second only to Cambridge/Somerville across the entire Greater Boston region," said Tom Hamill, principal at Redgate.

The Shawsheen River and the surrounding environment inspired several design choices. In the lobby, a wall panel mirrors the look of a riverbed and acts as the first impression when tenants enter the building. Windows throughout the office, lab, and amenity spaces bring in natural lighting and offer clear views.

As a wellness-focused facility, Riverwalk Labs features a fitness center, locker rooms, showers and a meditation room. In partnership with Craft Food Halls, the café and lounge provide ample opportunities to connect over dynamic menu offerings, fresh ingredients, and self-serve beer and wine. Conference rooms optimize collaboration with comfortable furnishings. An outdoor dining terrace, pickleball and basketball courts, and a bike storage area further support recreational activity and leisure.

"Our project team succeeded in marrying the natural environment with the demands of a high-performing science and technology facility," said Keirsten Deegan,



principal at Ci. "Redgate, Optimum Asset Management and AEW aimed to develop Riverwalk Labs as a hub of innovation, and we're excited to play a part in designing this lab-ready environment with a holistic approach to the health of future tenants."

Bedford allows close proximity to more than 50 nearby tech, life sciences, and bioscience research companies. Riverwalk Labs is easily accessible for tenants, situated less than a mile from Rte. 3 and less than five miles from I-95. The surrounding areas boast more than 120 restaurants, and it is only an eight-minute drive to Burlington Mall's more than 150 retailers. In addition, the town government is supportive of life sciences and emerging technology enter-

prises and has helpful zoning, permitting and economic development teams in place.

"We are proud to have played a key role in the successful completion of this transformative venture. The collaborative efforts of the entire project team have resulted in a state-of-the-art life sciences and manufacturing facility that sets a new standard for innovation and excellence in construction," said Chet Braun, JC&A partner and project executive. "Riverwalk Labs is a testament to the forward-thinking vision of Redgate, Optimum Asset Management, and AEW. It has been a privilege to contribute to a project that will undoubtedly attract and inspire the best talents in the life sciences and technology sectors."



Riverwalk Labs Project Team

J. Calnan & Associates	Construction Manager
Ci Design	Architect
AVID Engineers	MEP/FP Engineer
Century Glass Co., Inc.	Glazing
LC Anderson	HVAC Installation
HTS Engineering	HVAC Lab Equipment Representative
Professional Electrical Contractors of CT, Inc.	Electrical

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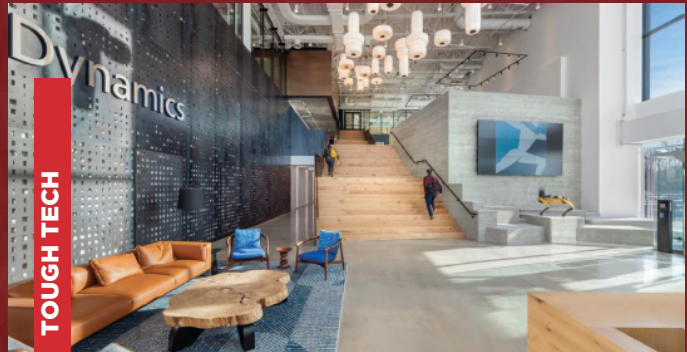
COMMERCIAL



CORPORATE INTERIORS



LIFE SCIENCES



TOUGH TECH

Since 1996, JC&A has been proud to build for many of the Northeast's premier companies, including two of this year's highlighted projects; Riverwalk Labs in Bedford and the Workhuman Headquarters in Framingham!

Congratulations to the project teams and our subcontractor partners who worked hard to deliver these incredible spaces, and to all of 2024's honorees.

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PROJECT TEAM: ATLANTIS COMFORT SYSTEMS, RDH BUILDING SCIENCE, TMD DESIGNS, BOHLER, AND HDS ARCHITECTURE

Arx Urban and Boylston Properties develop and open 525 LINC community - designed by HDS Architecture

March 1, 2024

Owners, Developers & Managers

ALLSTON, MA According to the development team for 525 LINC, the new model of co-living, has officially opened, and residents are beginning to move in. 525 LINC is one of the city's first co-living apartment communities that is tackling the city's ongoing housing shortage by appealing to individuals looking for shared living, also known as "uncomplicated living." Designed by HDS Architecture, a locally-based architectural design firm with a concentration on a full range of residential types, the project was recently completed alongside co-owners/developers Boylston Properties and Arx Urban. National Development is the property manager.

Co-living is a modern form of shared housing in a community with residents living in fully furnished apartments. 525 LINC uniquely designed living spaces to create a welcoming and inspiring environment for people to interact and share experiences. Residents share common areas like the kitchen and living room, as well as have access to the rest of the amenities at the building. HDS Architecture has designed each unit with specific size requirements that perfectly balances tenant

needs of storage, function, and comfort.

"We are so pleased that the team embraced this housing concept early on so that we could create this all-inclusive living environment through a unique architectural design" said Hans Strauch, president of HDS Architecture. "HDS was able to deliver an exciting building that supports an innovative co-living model."

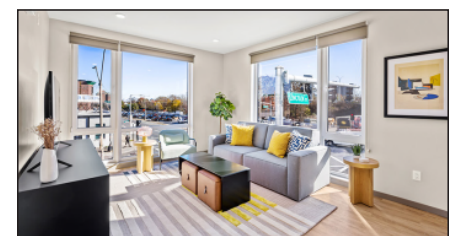
Co-living has increased since the pandemic partly due to the fact that a large percentage of the workforce is now remote and feel more isolated. While not just for those who work from home, co-living provides a sense of social and community support that is necessary for remote workers, along with a flexible and affordable housing solution.

"Our goal was to create an engaging building that would enhance both the resident and public experience," said Michael Dennis, associate & design director at HDS Architecture. "Early feedback praises the building for creating a hotel-like environment that caters specifically to the contemporary needs of a modern lifestyle."

525 LINC was designed to be a reflection of the vibrant local art community with its dynamic use of massing and materials. The building follows the unique geometry of the site to form an L-shaped configuration encompassing a public courtyard. The design is characterized by two "bookends" married by an undulating brick facade that



engages the streetscape. Floor-to-ceiling glass highlights the amenity spaces creating a seamless connection from interior to exterior. Significant attention to detail was maintained throughout the design to create a sophisticated, well-crafted building that enhances the neighborhood and community at large.



ARCHITECT



Photo by flaurit bootton



525 LINC Project Team

- HDS Architecture.....Architect
- Atlantis Comfort SystemsHVAC
- RDH Building Science Exterior Envelope
- Bohler ...Landscape Architecture And Civil Engineering
- TMD DesignsInterior Designers

HDSArchitecture

Through listening, interpreting, and meticulous planning, HDS Architecture delivers sophisticated architectural design that generates excitement while adding value – on time and on budget.

Contact Us:

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Cambridge, MA 02138

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www.hdsarchitecture.com



Maugel DeStefano Architects completes operating and central sterilization suites at Sturdy Memorial Hospital

March 29, 2024

Front Section

ATTLEBORO, MA Maugel DeStefano Architects has completed a five-phased renovation project at Sturdy Memorial Hospital. The multi-year renovations transformed the hospital's facilities and enhanced patient care and staff efficiency. This last phase of the project concluded with the relocation and modernization of the hospital's central sterilization processing and operating suites.

The scope of this final phase relocated central sterilization processing to a larger space that became available after renovations of the inpatient pharmacy and the LDRP suites were completed in a prior phase. The new suite's larger footprint, state-of-the-art equipment, and closer proximity to the operating room allowed for increased processing volume and a direct connection to the existing operating suite. The move also added space to the same-day surgery pre- and post-operative suite, providing greater privacy for patients and a more efficient workflow and access for staff. Renovations within the operating suite included a new operating room, nurse station, offices, anesthesia workroom, sterile storage, and expanded equipment storage.

The closeout of this phase marks the completion of a successful seven-year project with Sturdy Memorial Hospital to modernize their healthcare facilities and

elevate the patient experience.

Maugel DeStefano Architects has completed a variety of projects for Sturdy Memorial Hospital, ranging from advisory services to the design of a ground-up medical office building in Plainville, Mass.

"Maugel DeStefano Architects' healthcare design team, together with Columbia and BR+A Engineers, has successfully undertaken substantial renovations in multiple areas of Sturdy Memorial Hospital, including the modernization of CT imaging, same day surgery, inpatient pharmacy, and LDRP," said architect Colby Cavanagh, healthcare studio lead at Maugel DeStefano Architects. "We are pleased that our collective accomplishments have significantly enhanced the patient experience and improved the comfort and efficiency for Sturdy's dedicated staff."



Sturdy Memorial Hospital Project Team

Maugel DeStefano Architects Architect

Columbia Construction Manager

Tocco Building Systems Electric

TFMoran Structural Engineering

ARCHITECT

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Photo courtesy Maugel DeStefano Architects



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PROJECT TEAM: 5 SEVEN EXTERIORS; TMD DESIGNS; ZADE CONSULTING ENGINEERS; AND GPI

Caro Tuscan Village reaches completion - design by HDS Architecture; developed by The Dolben Company

April 12, 2024

Front Section

SALEM, NH HDS Architecture, a Boston-based architectural design firm with a concentration on sophisticated high-quality residential development, alongside developer, The Dolben Company, and general contractor, Pilot Construction, have reached a construction milestone with the final occupancy permit for Caro Tuscan Village.

Caro Tuscan Village is a five-story, 260-unit residential community located on 7.7 acres at Tuscan Village, formally home of the Rockingham Park horse track. The modern-living environment offers a mix of studio, one-, two- and three-bedroom apartments featuring open-layout floorplans, exterior balconies and bay windows.

“True to the HDS philosophy, we have created a distinctive building that enhances the community within the Tuscan Village development”, said Hans Strauch, president of HDS Architecture. “Working closely with Dolben and our partners, we successfully created a unique architectural identity for Caro Tuscan Village, connecting it to the vibrant and diverse offerings that Tuscan Village has to offer. Residents will truly enjoy living here.”

Caro Tuscan Village features a centrally located landscaped courtyard with amenities that includes a swimming pool, grilling



stations, fire pit and turf areas for outdoor games. Community spaces in the building consist of a club room with a kitchen and lounge, ample work-from-home spaces, a conference room, and fitness center. A rooftop amenity deck offers additional amenity space and expansive views.

Andrew Dolben, executive vice president of The Dolben Company, said, “We are thrilled to deliver our second residential community in Tuscan Village in collaboration with HDS Architecture. At Dolben, we are proud to provide renters with luxury housing options in desirable live-work-play lifestyle centers.”

Caro Tuscan Village is part of the four million s/f mixed-use Tuscan Village development, the largest mixed-use urban center in New Hampshire. In addition to Caro Tuscan Village, HDS Architecture was selected by Dolben to design Corsa Tuscan Village – a 256 residential, four-building community and clubhouse project adjacent to Caro Tuscan Village.



Caro Tuscan Village Project Team

HDS Architecture	.....	Architect
5 Seven Exteriors	.....	Exterior Siding & Roofing
TMD Designs	.....	Interior Designers
Zade Consulting Engineers	.....	MEP - FP Engineer
GPI	.....	Site Engineers and Land Surveyors

EXTERIOR SIDING & ROOFING

Proud to be part of the Caro Tuscan Village project team



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PROJECT TEAM: VISNICK & CAULFIELD; CUMMING GROUP; W.T. KENNEY CO.; AND RIVERS ELECTRICAL

J. Calnan & Associates joins Workhuman to celebrate completion of 100,000 s/f headquarters

June 21, 2024

Construction, Design & Engineering

FRAMINGHAM, MA Workhuman, the company revolutionizing the way employees celebrate, connect with, and appreciate each other in the workplace, recently marked a milestone in workplace innovation as they celebrated the grand opening of its state-of-the-art North American headquarters. This event signifies a major investment in redefining the future of work and enhancing the employee experience.

Representatives from J. Calnan & Associates joined Workhuman, city officials, and members of the extended project team – including VCA, Cumming Group, Red Thread, Plantwerks, Vanderweil, and Newmark – to officially welcome Workhuman employees – or, as Workhuman would say, humans – into their new home.

The grand opening featured inspiring speeches, live music, project tours, and interactive stations, highlighting the purpose and design of each space.

Occupying a previously dormant building, the new 100,000 s/f Workhuman office symbolizes revitalization, reflecting the company’s dedication to fostering connection, community, and culture in the workplace. The space is meticulously designed to integrate cutting-edge technology, wellbeing initiatives, and collaboration opportunities.

Key features of the Workhuman headquarters include:

Wellbeing at the Forefront: The headquarters offers dedicated spaces for personal rejuvenation, mindfulness classes, and over 500 live and life-like biophilic elements, including the Gratitude Tree, a two-story centerpiece illuminated by circadian lighting.

Collaboration Redefined: Designed to support diverse working styles, the workspace features innovative tools and flexible layouts to enhance collaboration and creativity, accommodating both quiet focus zones and dynamic team environments.

Innovation Hub: Equipped with state-of-the-art training rooms, sound masking, and music, the headquarters fosters innovation and professional development.

Inclusivity and Sustainability: Workhuman’s commitment to accessibility and sustainability is evident throughout the space, featuring all-gender restrooms, accessible doors, and recycling programs. Over 70% of all furniture, lighting, and fixtures are made from recycled materials.

Artistic Expression: A unique blend of AI-generated and human-curated art enriches the workspace, fostering creativity and inspiration among employees.

“This new office space has been uniquely designed to align with who we are as an organization and what our humans need to thrive in their life and in their work,” said Jess Klay of Workhuman. “At Workhuman, we believe that the physical workspace plays a crucial role in shaping employee experience and driving innovation. Our new North American headquarters embodies our vision for the future of work, combining wellbeing, technology, and sustainability to foster an environment where collaboration and creativity can flourish.”

Jim Cahill, president at J. Calnan & Associates said, “We are proud to have built this visionary headquarters alongside Workhuman and our exceptional project team. This project showcases our collective strength and Workhuman’s commitment to success, transforming a dormant building into a beacon of innovation, connection, and wellbeing.”



Workhuman Headquarters Project Team

J. Calnan & Associates	Construction Manager
Visnick & Caulfield.....	Architect
Cumming Group	Owner’s Rep
W.T. Kenney Co.	Painting
Rivers Electrical.....	Electrical

PAINTING



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PROJECT TEAM: CHAMBERLAIN COMPANIES, OPTILINE ENTERPRISES, AND MEC ELECTRICAL CONTRACTORS

Fulcrum completes the 9,000 s/f renovation project for UMass Chan-Lahey Regional Medical School Campus

April 5, 2024

Northern New England

BURLINGTON, MA Fulcrum has completed the collaboration with Lahey Hospital & Medical Center and E4H Environments for Health Architecture on a transformative renovation project for the new UMass Chan-Lahey Regional Medical School Campus. This partnership reflects a shared commitment to advancing medical education through state-of-the-art learning environments.

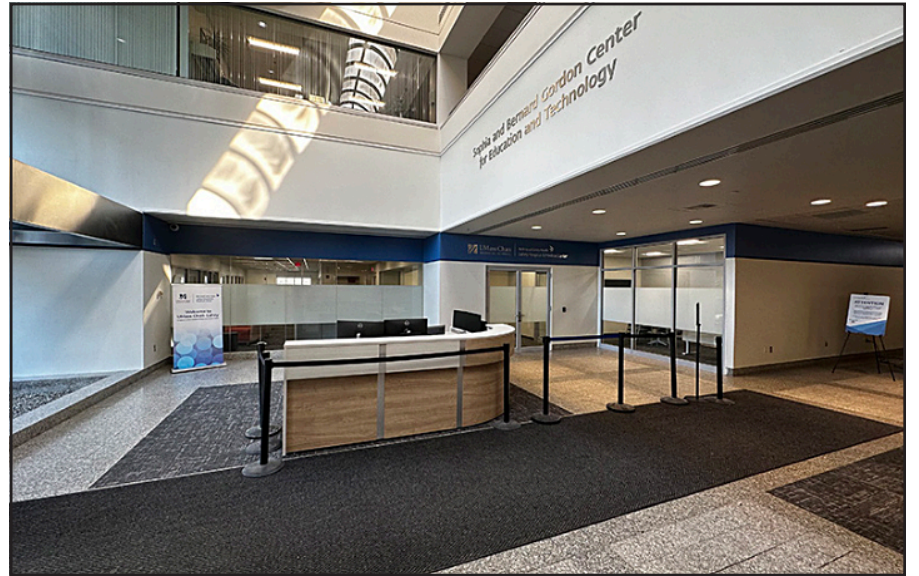
The primary objective of the UMass Chan-Lahey Regional Medical School Campus renovation project was to bolster the growth of the medical education program by revitalizing the first floor of 29 Mall Rd. Encompassing 9,000 s/f, the ambitious undertaking introduced a range of essential facilities, including small and large classrooms, faculty offices, student/staff lounges, and dedicated OSCE space (Objective Structured Clinical Exam). One main goal of the project was to emulate the settings of a hospital environment to create realistic learning settings.

“We were honored to have collaborated with Lahey Hospital & Medical Center and E4H Environments for Health Architecture on the UMass Chan-Lahey Regional Medical School Campus renovation project,” said Daryl Luter, president at Fulcrum. “This project underscores our collective commitment to fostering innovation and

excellence in medical education. Together, we created a dynamic learning environment that empowers the next generation of medical professionals.”

Renovations to the first floor of The Bernard and Sophia Gordon Education Center officially began with the demolition phase in November 2023. Leaders of Lahey Hospital & Medical Center and UMass Chan Medical School donned hard hats and safety goggles and picked up sledgehammers, physically breaking into existing walls and ceremoniously initiating the project. Certificate of Occupancy for the space was achieved in February 2024, marking the growth and advancement of medical education through modern facilities and amenities to students, faculty, and staff.

Fulcrum extended sincere gratitude to everyone who contributed to the project, from the team to the partners and subcontractors. The Fulcrum team was led by senior project manager James Goulet, supported by assistant project manager Melissa Field and site superintendent Bob Levesque. The design team from E4H Architects was led by Juliet Montrone. Fulcrum was joined by a team of subcontractors including MEC Electrical Contractors, O’Connell Plumbing, Covenant Fire Protection, Team Mechanical, Chamberlain Cos., Paul White Flooring, IGS Glass, SMS Services, Optiline Enterprises, Noonan Brothers Painting and Kelly Brothers.



UMass Chan-Lahey Regional Medical School Campus renovation project team

Fulcrum Construction Manager
Mec Electrical Contractors Electrical | Teledata | Audio Visual
Chamberlain Companies, Inc. Architectural Woodwork & Casework
Optiline Enterprises Framing And Drywall

Congratulations to all the 2024 Top Projects & all of the Project Team Members featured in NEREJ over the past year.

Wishing all of our readers a Happy Holiday Season, from our family at the New England Real Estate Journal.

New England Real Estate Journal



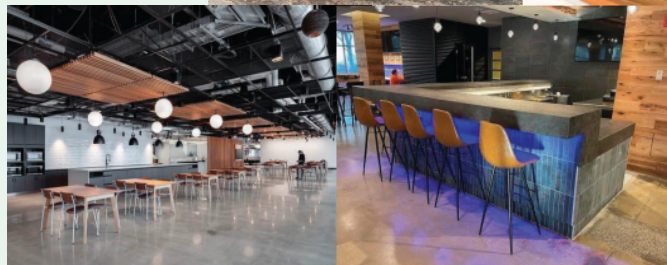
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Groom Construction celebrates completion of \$14 million Coolidge Corner Theatre expansion

April 19, 2024

Construction, Design & Engineering

BROOKLINE, MA Groom Construction, Co., Inc., a premiere general contracting firm, completed the construction of Coolidge Corner Theatre, a historic and beloved movie theater. The \$14 million expansion was unveiled at a ribbon cutting ceremony on March 26th, with its doors officially opening to the public on March 27th. Groom partnered with Boston-based architecture firm Höweler + Yoon on the design of the theater.

“Our team enjoyed working hand in hand with Coolidge Theatre leadership and the design team over the past couple years. It’s immensely gratifying to have been involved since project inception and to have played a key role in the restoration and expansion of this historic landmark theater in the center of downtown Brookline,” said David Groom, principal, Groom Construction. “We worked closely with the talented architectural team of Höweler + Yoon and the theatre board members to retain the 1933 cinema’s art deco features and overall feel, while adding modern amenities.”

The Coolidge Corner Theatre became the community’s first movie theater in 1933, originally built as a church in 1906. The new 14,000 s/f, three-story expansion not only grows its physical footprint but also its programming. The impressive addition features two cutting-edge theaters, a new lobby, a media library, plentiful bathrooms offering amenities on every floor, an elevator, new staircase, and a third-floor education and events center offering panoramic views of the city and beyond. Enclosed in expansive windows, the new center features a nearby catering kitchen, an attached terrace, and blackout shades designed for screenings.



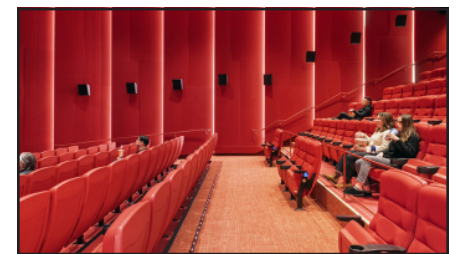
Movie House 5, with its vibrant red hues, boasts 140 seats and an immersive audio system, while Movie House 6, adorned in deep blue, accommodates 54 guests. An articulated brick “curtain” facade on the front of the addition plays on the art deco motifs from the original 1933 building. Throughout the project, the selective use of lighting and color contributes to the spectacle of the theater-going experience. The expansion is the perfect blend of luxury and artistry, showcasing timeless beauty in every detail.

“The existing Coolidge movie houses create an incredibly memorable moviegoing experience and we designed the expansion to elevate that experience for the twenty-first century. The Art Deco patterns, materials, and textures expressed an optimism about new media and technologies like radio, film, and lighting,” said Eric Höweler, co-founder of Höweler + Yoon and partner-in-charge on the project. “There’s an interesting resonance between the emergence of film in the early decades of the twentieth century and our contemporary moment, where new digital technologies are reconfiguring our everyday lives. Through this lens, we translated the sensibilities of Art Deco into a contemporary architectural expression.”

The additional theaters will not only mean more seats but will also allow the theater to offer more diverse programming, including old classics, foreign films, midnight movies, and more. The new Education and Community Engagement Center will serve as the cornerstone for Coolidge’s expanded educational programming, offering film seminars, receptions, community rentals, lectures, school programs, and other events. This expansion will significantly enhance their capacity to serve the community.

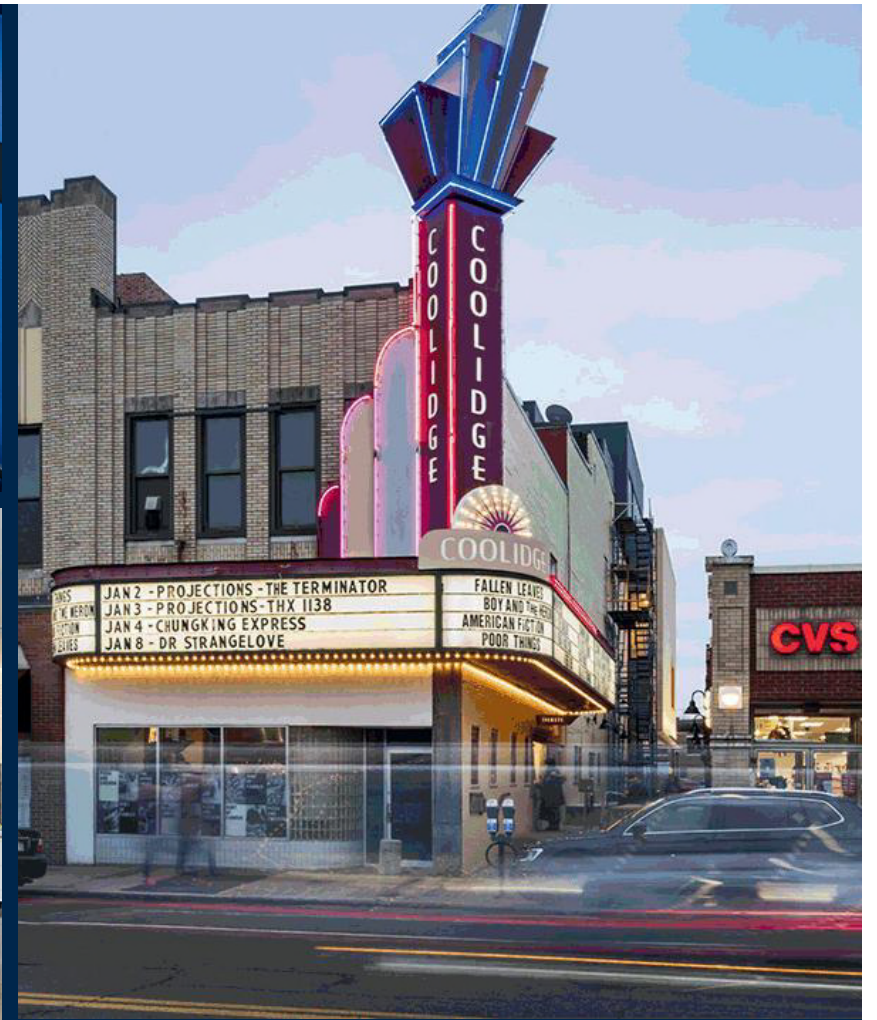
“Groom Construction, along with Höweler + Yoon Architects, have been exemplary partners with the Coolidge Corner Theatre board and staff over the past four years as we progressed through the design, permitting, preconstruction and construction phases of this landmark expansion project. Their skills, experience and passion for their work are incomparable. This dynamic team has seamlessly joined a historic theatrical gem – ‘the Coolidge’ – with an iconic, architectural vision for the cinematic future. We proudly welcome film lovers to join the celebration of our collective contribution to the civic and cultural life of Brookline and Greater Boston,” said Michael Maynard, campaign chair and board member of the Coolidge Corner Theatre Foundation.

“I’m thankful to David Groom and his team for embracing the nonprofit Coolidge’s mission to ‘entertain, inform and engage, building vital community through film culture’, and transforming our long-term vision to reality. Their expertise, commitment and passion were evident throughout, particularly in addressing the inevitable challenges of integrating new construction with a building constructed in 1906. We are thrilled to celebrate with them the achievement of a true milestone in the future of the Coolidge” said executive director & CEO of Coolidge Corner Theatre Foundation, Katherine Tallman.



Coolidge Corner Theatre Project Team

Groom Construction	Construction Manager
Form-Up Foundations.....	Foundation
Arteriors.....	Designer Wall Finishes
Iannazzi Electrical Services.....	Electrical
Advanced Solar Protection.....	Window Treatment, Solar Control Window Film
Souza, True and Partners Inc.....	Structural Engineer
Chamberlain Companies, Inc.....	Architectural Woodwork and Casework



Congratulations to all the 2024 Top Project Nominees! We are proud and honored to see the Coolidge Corner Theatre Expansion Project recognized among this year's outstanding nominees!



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PROJECT TEAM: PHASE ZERO DESIGN; PLATINUM DRYWALL & CONSTRUCTION; LUCIBELLO ELECTRIC; ARP WELDING LLC

Commercial Service Realty and The Legacy Group continue work on Riverwalk Berlin Apartments

August 23, 2024

Construction, Design & Engineering

BERLIN, CT The Riverwalk Berlin Apartments project is set to redefine modern living in this quaint New England town. Developed by Peter Daddeo, owner of Commercial Service Realty, this ambitious project comprises 200 apartments ranging from studios to spacious two-bedroom units. The venture promises not only to enhance the local housing market but also to introduce a new standard of luxury and convenience to the community.

To ensure the realization of this vision comes to life, Commercial Service Realty has entrusted The Legacy Group with construction management duties. The Legacy Group, renowned for its expertise in development, design, and construction, brings a wealth of experience to the project. Specializing in delivering projects that exceed expectations, The Legacy Group is poised to oversee every phase of construction with precision and efficiency.

Behind the idyllic façade of Riverwalk Berlin Apartments lies the intricate web of commercial realities that shape its development. From securing funding and navigating zoning regulations to negotiating with contractors and marketing the project, every step demands strategic foresight and meticulous planning.

The economic landscape of suburban real estate development is fraught with challenges and opportunities. Rising construction costs, fluctuating market demands, and evolving consumer preferences all influence the project's trajectory. Peter Daddeo's team employs a multifaceted approach, balancing financial prudence with innovative design solutions to ensure Riverwalk's viability and long-term success.

Recognizing the importance of community involvement, the project has engaged numerous local companies for contracted construction work. This strategic decision not only supports the local economy but also fosters a collaborative spirit within the community. By partnering with local businesses, Riverwalk Berlin Apartments aims to integrate seamlessly into the fabric of the town, while ensuring the highest standards of craftsmanship and service.

The Riverwalk Berlin Apartments will feature innovative architectural design that harmonizes with its natural surroundings. Each apartment will be crafted to maximize space and comfort, catering to the diverse needs of its future residents. Modern amenities such as state-of-the-art fitness centers, community lounges, outdoor pool, and recreation spaces will complement the luxurious interiors, offering residents a balanced lifestyle in a serene environment.

In conclusion, the Riverwalk Berlin Apartments project represents a significant



milestone in the evolution of residential living in the area. Spearheaded by Peter Daddeo of Commercial Service Realty and managed by The Legacy Group, this development exemplifies innovation, quality, and community engagement.

As construction progresses with the support of local contractors, the stage is set for Riverwalk Berlin Apartments to redefine urban living standards and offer residents a place they can proudly call home in the heart of Connecticut.

Riverwalk Berlin Apartments Project Team

The Legacy Group	Construction Manager
Phase Zero Design	Architect
Platinum Drywall & Construction.....	Drywall | Cabinets
Lucibello Electric.....	Electrical
ARP Welding LLC.....	Structural Steel Fabrication

PROJECT TEAM: GOLDSTEIN-MILANO LLC; IMPACT FIRE; BLESSINGTON CORP.

BW Kennedy & Co., General Contractor, and Vivo Architecture complete Nikon's BioImaging Lab in Lexington

June 28, 2024

Front Section

LEXINGTON, MA On May 29, 2024, Nikon held a ribbon-cutting ceremony to commemorate the opening of their BioImaging Lab, located at Greatland Realty Partners' Lexington Labs Complex, constructed by BW Kennedy & Co. and designed by Vivo Architecture.

The Nikon BioImaging Lab (NBIL) is a contract research organization that provides microscope-based imaging and analysis services to the biotech, pharma, and larger research communities. The NBIL is in Building #1 at the Lex Labs campus and consists of 6,500 s/f of a combination of lab and office space and an event area.

Before completing this tenant improvement project, BW Kennedy & Co. performed core and shell renovations to the 300,000 s/f Lex Labs campus, as part of Greatland Realty Partners' campus-wide upgrade.

Nikon engaged BW Kennedy & Co. and Vivo Architecture during the conceptual stages of their project. Through a collaborative and transparent communication process, BW

Kennedy & Co. and Vivo Architecture were able to bring Nikon's vision to reality. Nikon's corporate philosophy is "Trustworthiness and Creativity." A straightforward approach allowed them to incorporate these simple but powerful words into the design of their new BioImaging Lab. Upon entering the suite, visitors and employees are welcomed into an open, brightly lit lobby/reception with direct access to the event area. The event area features a café furnished with dining tables and soft seating as well as monitors to provide visual representation of Nikon's work. This dining/gathering space also has direct views and access into the open office and the lab space/dark rooms which can be closed off by curtains when needed. The open concept allows for both visible connection as well as collaboration and interaction. If needed, the large meeting room can be divided into smaller rooms by movable partitions.

Evolving over nearly 100 years, the current Nikon logo is widely used to promote the company's brand. It can be seen throughout Nikon's websites, on advertisements and packing, communication and marketing materials, etc. "The graphic's sequential rays represent future possibilities while the yellow

symbolizes expansion and passion, and the black portrays reliability and quality." This imagery directly influenced the look and feel of their new BioImaging Labs. Large windows line both sides of the suite to allow natural light rays to shine throughout the space. They utilized sustainable building materials and finishes in a palette of whites and greys, warm wood tones, and natural textures to create a neutral backdrop for the bold pops of yellow and black; as well as act as a canvas to showcase Nikon's beautiful photography on the walls.

The design-build approach pursued in this project allowed for a streamlined and

expedited delivery of the final product. Attention to detail, a partnership approach, and proactiveness were key elements that led to the successful completion of the project. The project was completed in a partially occupied building, emphasizing the importance of proper planning, logistics, and safety. BW Kennedy & Co. executed this project seamlessly. Safety was maintained throughout, resulting in a successful project with no incidents.

BW Kennedy & Co. and Vivo Architecture are delighted to see their clients hit important business milestones. They are even more proud to play a role in these project endeavors.

Nikon's BioImaging Lab Project Team

BW Kennedy	Construction Manager
Vivo Architecture	Architect
Goldstein-Milano LLC	Structural Engineer
Impact Fire	Fire Protection
Blessington Corp.....	Millwork

Construction begins on The Residences at Slade Farm - being designed by HDS Architecture and built by Bentley Cos.

July 12, 2024

Front Section



SOMERSET, MA Construction is underway at The Residences at Slade Farm—a new 120-unit residential community that will be part of Fairfield Commons. The project is being developed by Marc Landry of High Road Hospitality, and was designed by HDS Architecture, a Boston-based architectural design firm that concentrates in designing distinctive commercial residential communities throughout New England. The general contractor is Bentley Companies of Warwick, RI. DiPrete Engineering is the civil engineer, land surveyor and site planner for the project.

The Residences at Slade Farm will bring a mix of one-, two-, and three-bedroom apartments, designed to accommodate the needs of individuals and families alike. With 120 units across two four-story buildings, The Residences at Slade Farm aims to meet the growing demand for quality housing throughout the Commonwealth, including access to affordable housing. The project was approved under Chapter 40B – a state statute that promotes affordable housing production in growing communities. At Slade Farm, 25% of the onsite units will be designated as affordable housing.

The Residences at Slade Farm will offer modern amenities, such as a flexible great room with entertainment areas, adjoining work from home spaces, and a fitness center. The buildings are designed around a central green space that features seating, a fire pit, and grill stations that further enhance the entire community. The development promotes sustainability and efficiency efforts through its all-electric design and will feature onsite charging stations for electric car users.

“We were thrilled to be chosen to design this contemporary development in Somerset,” said Hans Strauch, founder and creative director at HDS Architecture. “We built upon the hospitality-driven amenities that Fairfield Commons has to offer to create a modern living concept that appeals to all residents – whether they are young professionals, families planting roots in the Somerset community, or empty nesters seeking the convenience of the greater neighborhood – this project is adaptable to all.”

“This addition of housing to Fairfield Commons will provide much needed housing solutions for the greater Somerset area,” said Marc Landry, president of High Road Hospitality. “The affordability component was very important to us, and we are grateful to the town and community for their support and input that led to this achievement.”

The Residences at Slade Farm is part of the Fairfield Commons development – a suburban mixed-use project that includes

a 111-room hotel, 7,500 s/f retail building featuring restaurants and a growing roster of convenient services.

DiPrete Engineering is managing all aspects of site planning, surveying, engineering, and permitting for the project. The project team also includes, NDL Designs for interiors, John C. Carter & Co., Inc. for landscaping, BLW Engineers for MEP/FP, and JSN Associates for structural. The project began foundation work in May 2024 and expecting Fall 2025 occupancy.

The Residences at Slade Farm Project Team

HDS Architecture.....	Architect
Bentley Companies	Construction Manager
RS Anctil Plumbing	Plumbing
DiPrete Engineering	Engineering & Permitting

Congratulations to all the 2024 Top Projects & all of the Project Team Members featured in NEREJ over the past year.

Wishing all of our readers a Happy Holiday Season, from our family at the New England Real Estate Journal.

New England Real Estate Journal



DJSA Architects and Integrated Builders complete 93,000 s/f CubeSmart Self-Storage in Hingham

July 5, 2024

Owners, Developers & Managers

HINGHAM, MA With a history of successful collaborations, DJSA Architects of Raynham and Integrated Builders of Braintree have teamed up again, recently completing the CubeSmart Self-Storage facility at 73 Abington St. Designed by DJSA Architects with Integrated Builders serving as general contractor, the new ground-up 93,000 s/f, three-story CubeSmart is a state-of-the-art self-storage facility designed to meet modern demands. With 676 locker units, it offers extensive storage capacity for various residential or commercial needs. The steel-framed facility is fully climate-controlled, ensuring optimal storage conditions for a wide range of items, including sensitive articles such as electronics, documents, and antiques.

The new CubeSmart Self-Storage facility is equipped with two freight elevators, to facilitate the easy and efficient movement of material between floors, and contains a comprehensive security monitoring system. First-floor office space and an inviting light-filled public lobby are also featured.

The facility's modern façade incorporates insulated metal panels with large glass curtain wall systems that highlight the southwest and southeast corner entries of the building. The client and design and construction teams were all in agreement that the glass curtain walls should be prioritized to make the impressive structure, which is located on a hill, more visually appealing by breaking up the façade and reducing its overall scale. A new septic system, roads, parking, and



landscaping complete the project. The new CubeSmart is conveniently located off of Rte. 3 and offers easy access to customers.

Adjacent to the 93,000 s/f facility is a 30,000 s/f warehouse presently under construction. The warehouse building is also designed by DJSA Architects and managed by Integrated Builders.

"We always enjoy the opportunity to work with the Integrated Builders team," said Dennis Swart, president of DJSA Architects, noting that the CubeSmart project took one year from start to completion this May. "Having worked together on numerous projects over the past several years, we've built a

strong foundation of trust. The exceptional communication, collaboration, and respect for everyone involved are truly appreciated."

Jay Dacey, owner of Integrated Builders, echoed Swart's sentiment. "We've collaborated with DJSA Architects on a number of projects over the years. Not only is the firm easy to work with, but their quality and attention to detail have proven to be recipes for success on any project. Their thoughtful design elements have once again elevated the end project result."

CubeSmart is recognized as one of the

largest self-storage real estate investment trusts in the United States, with self-storage facilities across the country. CubeSmart is known for its variety of storage solutions for residential and commercial customers and its client-friendly services.

The addition of the new CubeSmart in Hingham reflects an industry that is on the rise in this country, driven by a number of factors including the need for extra space due to smaller living areas, transitional reasons such as moving, renovating or downsizing, and the growth of e-commerce.



CubeSmart Self-Storage-Hingham Project Team

DJSA Architects	Architect
Integrated Builders	Construction Manager
BARNES buildings & management group, inc.	Steel Construction
RCH Roofing Corp.....	Roofing
McArdle Gannon Associates, Inc.....	Geotechnical Consultant

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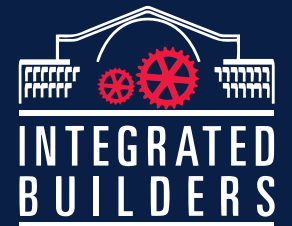
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PROJECT TEAM: NORFOLK MULTI-FAMILY, JB SASH & DOOR, HANCOCK ASSOCS., CORSO PLUMBING, AND TAORMINA ELECTRIC

SV Design and Windover Construction complete Harborlight Homes' affordable housing project - Maple Woods

August 30, 2024

Industrial Spotlight

WENHAM, MA SV Design, an award-winning architecture and interior design firm, and Windover Construction, a leading full-service construction management firm, recently completed Harborlight Homes' Maple Woods project.

Nestled on a quiet four-acre wooded lot, Maple Woods is a fully accessible 45-unit senior housing community managed by Harborlight, a non-profit affordable housing developer on the North Shore. As with other Harborlight Homes properties, Maple Woods is designed to support low- and fixed-income individuals. Features include roomy one-bedroom apartments each with a private balcony, a library, salon, computer room, common lounge areas, flexible space for visiting health care services, outdoor seating areas, walking paths, and a resident garden.

"We are very happy to have reached this milestone. Maple Woods represents the hard work of many project partners and donors who helped bring this to fruition," said Andrew DeFranza, executive director of Harborlight Homes. "Designed for aging in place, it will serve vulnerable seniors for decades to come."

Maple Woods is Wenham's first affordable housing community and emphasizes sustainability and energy efficiency, and will be LEED Gold Certified. Key design considerations included reducing the development's impact on the neighborhood and



Photo credit: Marshall Dackert Photography

blending into the landscape.

"The Windover team is proud of our partnership with Harborlight and SV Design to bring this important project to our community," said Stuart Meurer, president and CEO of Windover Construction. "This project is a testament to true purpose-driven collaboration, and I look forward to this special place being a home for local seniors."

The project broke ground in March 2023 and took one year to complete. Close to 400 applications were received from seniors across the North Shore and Greater Boston

hoping to move into one of the 45 available units intended for residents aged 62 and over living at 30% and 60% area median income levels. In addition, the project helps Wenham meet the 10% minimum requirement on the DHCD Subsidized Housing Inventory (SHI), sometimes referred to as "40B".

"Maple Woods is now providing seniors with an affordable and serene setting to call home," said Thad Siemasko, founding principal at SV Design. "In planning, we carefully considered how best to create a space here for residents to live life to the

fullest, and we're grateful to be a part of bringing this community to Wenham."

A local funding commitment to Maple Woods of \$1.25 million was made by the town of Wenham via the CPA and Wenham Affordable Housing Trust. In addition to MA DHCD, other funding partners include the Wenham Affordable Housing Trust, the Wenham Community Preservation Fund, North Shore HOME Consortium, CEDAC, Affordable Housing Trust of MA, Institution for Savings, Newburyport Bank, MA Housing Partnership, and The Life Initiative.



Photo credit: Marshall Dackert Photography



Photo credit: Marshall Dackert Photography

Maple Woods Project Team

Sv Design.....	Architecture & Interior Design
Windover Construction.....	Construction Manager
Corso Plumbing & Heating.....	Plumbing
Jb Sash & Door.....	Windows and Doors
Taormina Electrical Inc.....	Electrical
Hancock Associates.....	Civil Designer
Norfolk Multi-Family.....	Cabinets and Countertops

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PROJECT TEAM: INTERSTATE ELECTRICAL; LAKE HVAC; HAMPSHIRE FIRE PROTECTION; LYMO CONSTRUCTION; S&F CONCRETE

BXP, TRIA and Commodore Builders complete 103 CityPoint spec manufacturing and R&D space

August 2, 2024

Owners, Developers & Managers

WALTHAM, MA BXP, TRIA and Commodore Builders recently completed the new ground-up 113,000 rentable/s/f speculative cGMP manufacturing, laboratory and office building. Located in the Rte. 128 life sciences corridor, this innovative design integrates all operational aspects within a single footprint, departing from the traditional separation of manufacturing from R&D and office spaces. Representing a trend in suburban Boston, the new four-story building can flexibly accommodate approximately 80% lab and office space and approximately 20% cGMP manufacturing.

The exterior features a blend of rigid geometry, translucent glass, and lighting designed by Sladen Feinstein Integrated Lighting emphasizing the pivotal role of manufacturing in this new facility.

“This building’s design represents TRIA’s commitment to providing state-of-the-art facilities that foster innovation and growth,” said Sherwood Butler, TRIA president and CEO. The seamless integration of manufacturing, R&D, and office spaces provides unique functionality for companies that require speed-to-market discoveries. The entire team contributed creative ideas to help reshape corporate



culture for science and technology tenants.”

103 CityPoint is one of seven BXP properties within a one-mile stretch, further solidifying its strategic position as a hub for innovators. The speculative building, certified as LEED Silver, offers tenants adaptable options tailored for discovery, development, and execution in the life sciences, biotech, and tech industries.

TRIA is a full-service architecture firm that values client relationships above all, while designing spaces that enable business success and advance discoveries – in the lab, around the office, and beyond. The firm’s principal-driven approach puts its leadership team at the table with client decision-makers, working together to envision success, solve problems and deliver exceptional results. TRIA’s lab design and corporate interiors teams strive to learn every client’s unique DNA, and by doing so, the firm creates efficient and energizing spaces that reflect a company’s culture and foster innovation.



103 CityPoint Project Team

BXP	Owner
TRIA	Architect, Interior Design
Commodore Builders.....	Construction Manager
Interstate Electrical Services.....	Electrical
Lake HVAC	HVAC
Hampshire Fire Protection Co., LLC	Fire Protection
Lymo Construction Co. Inc.	Architectural Panel System
S&F Concrete Contractors Corp.....	Concrete

HVAC



We are pleased to have been involved on 103 CityPoint

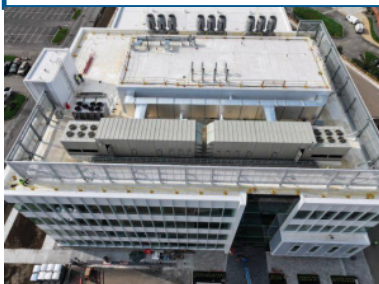
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PROJECT TEAM: IMPERIAL CONSTRUCTION; SHAWNLEE CONSTRUCTION; BLM&C; ACCUTEMP ENGINEERING; NOVA

Erland Const., Olson Lewis + Architects and Scalora Consulting top-off Tenacre Country Day School project

September 20, 2024

Construction, Design & Engineering

WELLESLEY, MA Erland Construction is collaborating with Tenacre Country Day School, Olson Lewis + Architects, and Scalora Consulting Group on the New Design Center project, a venture that combines historic preservation with innovation. The project presented a unique challenge: Relocating the school's cherished Appledore House, a two-story, 4,120 s/f structure built in 1880. This historic home, which has been a part of the campus for over a century, needed to be moved to make way for the New Design Center.

The meticulous process of relocating Appledore began with a carefully devised sequence of steps. Partnering with Payne Construction Services, they embarked on an extensive planning phase to ensure the safety and integrity of both the structure and the surrounding site. The first step involved digging a new footprint at the designated relocation site. Once this was ready, Payne's team lifted the house from its original foundation using a network of hydraulic jacks. Then, they placed a series of heavy-duty wood beams and rollers beneath the structure to support the move.

After being raised and secured, Appledore remained suspended for two days,



allowing it to settle and ensuring its stability. The relocation itself took place in early April and required careful precision: a chain system, pulled by a bobcat, gradually moved the house along the rollers in a slow, deliberate process. The teams had to frequently dismantle the rollers from behind the house and reposition them in front, repeating this leapfrog maneuver until Appledore reached its new location. This intricate operation demonstrated not only the skill and expertise of the construction teams but also their dedication to preserving the historical integrity of the building.

With Appledore safely relocated, they proceeded with the construction of the New Design Center. By the end of July, sitework, utilities, and foundations were completed. Within a week, the steel framework for the new facility was erected. Erland joined

Tenacre faculty and staff, along with Olson Lewis + Architects and Scalora Consulting Group, for a topping-off ceremony to commemorate this important milestone.

The final piece of steel was lifted into place, marking a significant step forward in the project's development.

The New Design Center, a 9,480 s/f, classroom building, is now starting to take shape on the site where Appledore once stood. This new facility will soon become a hub of creativity and innovation for Tenacre students, offering modern spaces designed to inspire learning and collaboration. The excitement among the attendees at the topping-off ceremony reflected the collective enthusiasm for this transformative addition to the Tenacre campus. Erland is proud to contribute to creating an inspiring educational environment that reflects Tenacre's forward-thinking vision.

Tenacre Country Day School Project Team

Erland Construction	Construction Manager
Olson Lewis + Architects.....	Architect
Imperial Construction	Demolition
Shawnlee Construction, LLC.....	Framing
BLM&C Electrical Corp.....	Electrical
AccuTemp Engineering	HVAC
Nova Caulking, Inc.	Caulking

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PROJECT TEAM: A.R.P. ELECTRIC CORP; BUILDING ENGINEERING RESOURCES, INC.; ATCO PLUMBING & MECHANICAL, LLC

Haynes Group and Giana Restaurant + Bar celebrate Grand Opening in Easton, Mass.

February 2, 2024

Owners, Developers & Managers

EASTON, MA A modern American restaurant and bar has opened its doors! Get ready to experience delicious food, a unique atmosphere, and quality service.

Current partner of Novara and Abby Park in Milton, owner and chef Tony DeRienzo, drawing from his experience, was inspired to take the next steps in his culinary journey.

“My family has always been in the restaurant business. I asked Brandon (Chase) to help me with this project, and now we are here,” he said.

DeRienzo and Chase were inspired to bring “city to the suburbs.” Giana’s is a uniquely modern approach to casual dining.

“When you walk into the restaurant, it feels like you could be in Boston or other areas of the country like Miami or out West – which was our goal,” said Brandon Chase, project designer and co-owner. “You can find captivating design elements everywhere in the restaurant, from the 44-seat



bar to the pizza oven and open kitchen to the video wall and hand-painted mural.”

Construction has its challenges, and choosing the right construction manager is crucial.

“During the project we faced challenges concerning lead times which had an impact on the schedule,” said Brandon Mager, project manager. “By maintaining consistent and effective communication with the client we were able to make changes necessary to get back on track.”

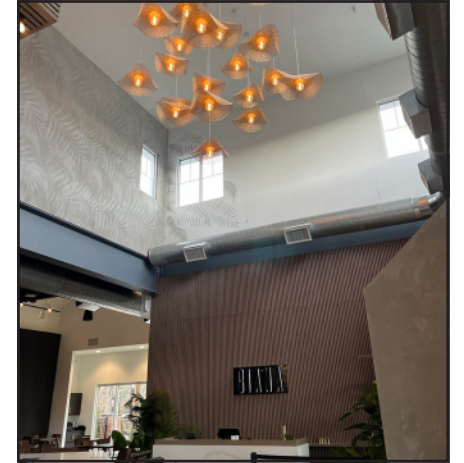
The team at Haynes Group believes in

being an extension of their clients. They differentiate themselves by being innovative, responsive, and client-focused from the project’s conceptual phase all the way through close-out, and beyond.

“They made things happen up until the very last minute of the project. We had a very collaborative partnership throughout the whole process,” DeRienzo said.

“Collaborating with the team was excellent. Despite the long and tedious process, Haynes made it so much easier,” said Chase.

Giana Restaurant + Bar celebrated its grand opening on January 12th and is already bustling with customers! Be sure to stop by and grab a bite!



Giana Restaurant + Bar Project Team

Haynes Group	Construction Manager
A.R.P. Electric Corp	Electrical
Building Engineering Resources, Inc.	Electrical and Plumbing Engineering
ATCO Plumbing & Mechanical, LLC	HVAC

PROJECT TEAM: PLATINUM FIRE PROTECTION & SERVICES; TECH MECHANICAL SYSTEMS

Connolly Brothers completes 52,000 s/f design-build fit-up project for Calare Properties

March 22, 2024

Construction, Design & Engineering

MILFORD, MA Connolly Brothers Inc., a construction management firm serving private commercial, industrial and institutional clients, has completed a 52,000 s/f design-build fit-up project for Calare Properties. The facility will serve as a new Commonwealth of Massachusetts 911 Public Safety Answering Point, State 911 Training Center, Municipal Police Training Committee Academy and Offices for the Massachusetts Department of Correction Professional Standards Unit.

“This project provides a state-of-the-art facility for the Commonwealth of Massachusetts to support its public safety initiatives,” said Bailey Duffy, associate at Calare Properties. “We are very grateful to have partnered with Connolly Brothers and the user state agencies in successfully completing this complex redevelopment.”

The two-story building was vacant for seven years, thereby presenting challenges for Connolly’s design team. At first, it was critical to ascertain an understanding of the existing infrastructure, such as underground plumbing and structural components. Connolly proceeded to update the structural requirements, such as reinforcing second-floor and roof

bar joists, strengthening steel column brace frames and creating four new grade beams, in order to meet updated building code requirements for use group risk category of the building. Connolly provided additional accessible entrances and replaced the exterior stairs with new granite.

The electrical requirements to support the 911 Communication Center required a high level of coordination between Connolly’s design and construction teams, as this included design of twenty-two workstation consoles that support the intricate technological infrastructure needed to support the operating requirements for a 911 emergency dispatch center.

“This project exemplified how outstanding teamwork delivers a successful project,” said Connolly Brothers president and CEO, Jay Connolly. “Each and every member of this project from preconstruction through design & engineering and then construction was fully committed to the group effort and the results showed. The project was delivered on time and on budget and we look forward to continuing our relationship with the Calare team in the future.”

Connolly served as both architect of record and construction manager for this design-build project. The project team also included Platinum Fire Protection, D+D/DNET and Tech Mechanical.



Photo by Camille Maren

Project Team

Connolly Brothers	Construction Manager
Platinum Fire Protection & Services, LLC	Fire Protection
Tech Mechanical Systems, Inc.	HVAC



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THE COMMERCIAL REAL ESTATE MEDIA SOURCE

King Street and BW Kennedy celebrate topping off of 210,659 s/f at Pathway Devens

DEVENS, MA King Street Properties (King Street) along with BW Kennedy & Co. (BWK) and 70 guests celebrated a topping off at 75 Jackson Rd., part of the Pathway Devens campus. This is the 5th building constructed by King Street with BWK as the general contractor in this burgeoning district for companies in leading industries including life science, green tech and advanced manufacturing.

The ceremonial beam was signed by the construction team and was raised in recognition of the hard work performed on the site to get the building to this point in the process. The building is anticipated to be complete in July 2025, and tenant fit out work can commence as early as March.

“We’d like to thank everyone for their dedication to this project. Because of the teams’ diligent efforts and expertise, we are proud to celebrate this significant milestone on the fifth building at Pathway Devens that we have built with our partners at BWK,” said Tyson Reynoso, managing director/

partner at King Street. “We are excited to see Devens continue to thrive as a destination for advanced manufacturing.”

“We are proud to have been a part of an amazing project and development. We want to congratulate King Street on their vision and success at Devens. Our long-term partnership with King Street Properties has been invaluable and we will continue our commitment to high-quality, collaborative efforts which has driven exceptional productivity and excellence at every stage,” said Brian Kennedy, president/founder, BW Kennedy & Co.

The 210,659 s/f building is part of the customizable, purpose-built Pathway Devens campus. Designed for advanced manufacturing, the building features generous clear heights of 18 ft. on the first floor and 16 ft., 10 inches on the second floor, with a maximum clear height of 38 ft. in the high bay area. These higher clear heights ensure adaptability for future technological upgrades or reconfigurations – vital in a field where processes and equipment are



photo credit: George Budri - @budri.photo

constantly evolving. The building will also have 12,000 amps of power to accommodate the heavy power needs of companies engaged in next generation manufacturing.

Pathway is a real estate platform designed by King Street which removes the real estate obstacles that companies face when considering their advanced manufacturing options, allowing them to focus on their quest to better the world. King Street has successfully launched the Pathway platform in Devens, and in the Research Triangle, North Carolina.

Inquilinos Boricuas en Acción hosts beam raising at \$33m La CASA

BOSTON, MA Inquilinos Boricuas en Acción (IBA) marked a historic milestone with the beam signing and raising for La CASA: The Center for Arts, Self-determination and Activism. Accompanying the ceremony was the announcement of a \$1 million matching gift from Barbara and Amos Hostetter.

Anticipated to open in 2026, La CASA is a 26,000 s/f, \$33 million project set to become a hub for Latino cultural preservation and community empowerment. Community leaders, philanthropists, financial partners, staff and artists, and residents and neighbors attended the ceremony to celebrate the progression of the project that will soon serve as a focal point for community engagement, arts education, and cultural expression.

Vanessa Calderón-Rosado, IBA’s CEO, said, “This beam represents more than a significant milestone in the construction of La CASA – it represents our commitment to real, lasting change for Latinos and multicultural communities across Boston, Massachusetts, and New



Attendees of the beam signing and raising pose in front of La CASA’s future site.

England. Latino-led organizations often face disparities in funding, and today the Hostetter’s are helping to change that narrative with this historic \$1 million matching gift. This gift is a powerful step toward ensuring that our communities have the resources they need to lead, grow, and reach their full potential. It’s an investment in empowerment and in the power of the arts to build strong communities and uplift future generations. I hope people will

be inspired to join us in matching this important gift and support La CASA Campaign.”

The Campaign for La CASA, a first ever campaign for IBA, has already secured \$9.5 million of its \$12.5 million philanthropic fundraising goal. These contributions reflect the deep commitment from donors, partners, and supporters to preserve Latino culture and empower residents through access to wrap-around community programming.

Governor Healey signs economic development bill; includes language for project labor agreements

BOSTON, MA Leaders from the Massachusetts Building Trades Unions thanked governor Healey for signing the economic development bill, which includes language supporting the usage of project labor agreements (PLAs) on public construction projects in the Commonwealth.

PLAs are utilized regularly in the Massachusetts’ private sector to deliver quality projects on-time and on-budget. These agreements establish employment terms and conditions on a construction project. PLAs ensure projects are built by well-trained workers – which means more projects being built right, built on time, and on budget. The bill specifi-

cally addresses a public awarding authority’s ability to enter into a PLA and establishes the factors that an awarding authority must consider before requiring such an agreement.

The success of PLAs was evident at last month’s topping off ceremony for the Holyoke Veterans Home. In 2021, the legislature included a provision that the Holyoke Veterans Home be built under a PLA. Today the project is significantly ahead of schedule and on-budget while meeting or exceeding workforce goals for women, people of color and veterans, as well as MBE/WBE contractors.

FOR FULL STORY VISIT NEREJ.COM

2024 in Review: Food and beverage design and construction evolves in response to consumer trends



Jason Grant

ARCO National Construction | NE

The food and beverage industry demonstrated strong resilience in 2024, adapting as consumer preferences shifted toward niche products like plant-based foods, craft beverages, and organic options. In response, companies expanded their product offerings, driving the need for specialized production and cold storage facilities capable of supporting evolving processes and products. Looking ahead, the industry is poised for continued growth, with an increasing emphasis on sustainability, efficiency, and flexibility in facility design and construction. With the complexity of these operations, food and beverage companies are increasingly turning to design-build partners who can ensure efficient collaboration and timely project completion.

Adapting to Consumer Trends

As consumer preferences shift toward plant-based foods, craft beverages, and organic options, food and beverage companies are expanding their product offerings. Even industries traditionally seen as unhealthy, like bakeries, are

growing by introducing alternatives like sugar-free and nutrient-enriched items. The rise in demand for these types of products is driving the need for facilities that can accommodate specialized and evolving production lines.

Due to their complexity, these facilities require careful coordination of design, construction, and sequencing schedules, often involving multiple process vendors and numerous utility and equipment connections within a limited space. It is crucial to partner with a design-builder who can collaborate closely with the client, design team, and equipment vendors from the early stages. This allows for the building design to be optimized to accommodate the processing equipment layout.

Consumer preferences for fresh, locally grown food are driving evolution in cold storage facility design and construction, as well. Cold storage facilities are evolving to support the storage of fresh produce, dairy, and meat products, with a focus on temperature-controlled areas with high humidity levels to extend shelf life and maintain product quality.

Focusing on Sustainability

Sustainability is now a key focus for food and beverage facilities, with many adopting a range of



ARCO is seeing a growing number of clients choose CO2 refrigeration systems due to evolving regulations and efficiency benefits. ARCO is partnering with Domino's on a 64,320 s/f production and distribution center expansion (pictured above) with multiple cooler/freezer spaces and a CO2 refrigeration system.

features to reduce environmental impact and improve efficiency. These features include energy-efficient lighting systems, renewable energy integration such as solar panels, and water conservation through features like water-efficient fixtures and systems.

In cold storage facilities, a significant trend is the shift toward more efficient refrigeration systems, with CO2 and transcritical CO2 systems becoming more common. As environmental regulations evolve, CO2 refrigeration is viewed as a future-proof solution, offering long-term energy savings despite higher initial costs compared to traditional ammonia or freon systems. Food and beverage facility owners are increasingly choosing CO2 systems not only

for their environmental benefits but for their potential to reduce operational costs over time.

Design-build contractors with experience in food and beverage construction can guide clients through the decision-making process, helping them select sustainable refrigeration options and other energy-efficient features that align with both regulatory requirements and cost considerations.

Maximizing Supply Chain Efficiency

Many food and beverage companies are placing an increased focus on improving supply chain efficiency to reduce costs and enhance resilience. One strategy gaining popularity is establishing production facilities closer to raw materials. In line with this,

companies are also choosing to build cold storage facilities near their manufacturing hubs. This proximity allows for the efficient storage of raw materials, intermediate products, and finished goods, ensuring that production processes are supported with timely access to necessary resources. Some companies are even reallocating former storage space for production and constructing nearby cold storage facilities to increase capacity. By co-locating these essential functions, companies can streamline operations, improve responsiveness, and better meet the demands of both production and distribution.

Additionally, ARCO is seeing increasing demand from clients focused on enhancing delivery times and optimizing just-in-time delivery. These projects are typically situated in high-population areas and often involve retrofitting existing warehouses that provide strategic location advantages.

ARCO National Construction is a design-build general contractor with over 60 million s/f of space completed for food and beverage clientele across the U.S.

Jason Grant is president of ARCO National Construction | New England, Boston, Mass.

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Rendering courtesy Related Beal.

ARCO



ARCO Completes Over 2.5 Million Square Feet of Space for National Development & Fortune 500 Retailers

ARCO National Construction recently provided design-build services for two build-to-suit distribution facilities, totaling over 2.5 million square feet, for National Development and two retail end-users. With construction occurring simultaneously, ARCO completed both facilities within just 14 months, implementing schedule saving solutions such as hiring additional crews for key trades and utilizing multiple concrete batch plants. The large-scale facilities are strategically located in the East Hartford Logistics & Technology Park, a 300-acre site providing easy access to major markets, including Boston and New York.



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Studio G Archts. celebrates topping off of Franklin Cummings Tech

BOSTON, MA Studio G Architects celebrated the topping off of the new campus at Franklin Cummings Tech, a private non-profit college offering affordable education for those seeking technical careers. This marks a significant milestone in the journey toward providing affordable, transformative technical and trade education within Nubian Sq.

Studio G Architects' design for the new campus, in collaboration with Studio ENEE, brings an educational facility that fosters innovation, collaboration, and sustainability. The space aligns with Franklin Cummings Tech's mission to provide high-quality technical education. The three-story, 68,000 s/f building features technology-rich learning environments and adaptable communal areas, supporting the institute's growth and creating an atmosphere that encourages learning, teamwork, and creativity.

The new campus features a range of amenities, including shared classrooms, student lounges, technical labs, and outdoor gathering spaces. A standout feature is the rooftop learning lab, which provides students with hands-on mechanical systems and renewable energy technologies experience, allowing them to engage directly with sustainable practices in a real-world setting and prepare for jobs in the green economy.



Suffolk hires Brault as general manager of the Mid-Atlantic and National Federal Ctr. of Excellence

BOSTON, MA Suffolk has hired Philip Brault as general manager of the Mid-Atlantic Region and National Federal Center of Excellence. He will be responsible for overseeing the day-to-day operations of the Mid-Atlantic region and continuing to accelerate the growth of its National Federal Government Center of Excellence. The federal government sector is experiencing significant growth, with a strong demand for facility and infrastructure modernization across the various agencies, so Suffolk has positioned itself as a major player in this expanding market. Brault's expertise will be instrumental in driv-



Philip Brault

ing Suffolk's efforts to capitalize on this growth and set new standards for operational excellence in the region.

"Joining Suffolk is an incredible opportunity to work with a firm at the forefront of innovation in the construction industry," said Brault. "I look forward to collaborating with a team dedicated to transforming the construction space and setting new standards for excellence."

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Kay Props. founder publishes the “1031 Exchange Times”, a newspaper specifically written for 1031 exchange investors

TORRANCE, CA Dwight Kay, founder and CEO of Kay Properties & Investments, a national leader in Delaware Statutory Trust equity placements and 1031 exchange investor education, published its exclusive



Dwight Kay

1031 Exchange Times. The newspaper will provide relevant news relating to 1031 exchange and DST investments for investors nationwide. The newspaper also will provide readers an in-depth look at active Regulation D Rule 506c Delaware Statutory Trust offerings found on the www.kpi1031.com online marketplace.

The newspaper will provide relevant news relating to 1031 Exchange and DST investments for investors nationwide. The newspaper also will provide readers an in-depth look at active Regulation D Rule 506c Delaware Statutory Trust offerings

According to Kay, publisher and executive editor of the newspaper, the *1031 Exchange Times* covers a complete look at the Delaware Statutory Trust investment structure while also providing investors with very specific 1031 exchange strategies that have been successfully executed by thousands of Kay Properties clients.

The newspaper is being delivered to tens of thousands of 1031 exchange investors over the coming weeks.

“Kay Properties has been helping 1031 exchange investors evaluate DSTs, UPREITs (umbrella partnership real estate investment trusts) and 721 exchange offerings for nearly two decades and has helped thousands of investors nationwide. Furthermore, I have personally invested in nearly 100 Delaware Statutory Trust investments, so the vast majority of articles in the *1031 Exchange Times* is based on years of personal investment experience,” said Kay.

For example, Kay pointed to articles that range from providing thoughtful analysis into the growing concerns landlords have regarding rent control and other regulations to a unique DST 1031 exchange investment thesis that is called the “Anchor and Buoy” investment strategy.

“We knew our investor commu-

nity would embrace a newspaper that is focused solely on detailed and well-researched articles that will help Delaware Statutory Trust and 1031 exchange investors become better educated when it comes to considering tax smart investment strategies,” said Kay.

According to Dwight Kay, inside the *1031 Exchange Times* newspaper, readers will discover articles covering subjects such as:

- Three 1031 Exchange Investment Options
- How Growing Regulation Continues to Hurt Independent, Self-Managing Apartment Investment Property Owners
- What is a DST 1031 Exchange, and How Can It Help You?
- Why Investors Should Consider 100% Debt-Free Investing in Today’s Turbulent Times
- Bonus! Delaware Statutory Trusts Can Be Both an Anchor and Buoy Investments

The *1031 Exchange Times* joins an entire robust library of Delaware Statutory Trust educational assets created by Kay that include:

Weekly Webinars:

Each week, Kay Properties founder and CEO, Dwight Kay and the Kay Properties team of DST experts, regularly host educational webinars and special events to help investors understand the 1031 exchange process and the many nuances of Delaware Statutory Trust properties.

DST 1031 Conference Calls

Every Friday at 11 a.m. PST/2 p.m. EST Kay Properties also hosts an interactive live conference call where one of our DST 1031 exchange experts discusses a variety of pertinent topics related to DST 1031 properties.

1031 Exchange Delaware Statutory Trust Educational Dinner Events

Each month, Kay Properties & Investments holds dinner events where accredited 1031 exchange investors are invited to learn more about the Delaware Statutory Trust investment strategy and properties available on the www.kpi1031.com marketplace. These invitation-only events provide accredited investors the opportunity to meet some of the most knowledgeable DST 1031 exchange experts in the entire country.

The Kay Properties Blog Page - A Great Resource for Learning More About DST Trends, Recent DST 1031 Transactions, and Insights from DST 1031 Exchange Experts

Kay Properties prides itself on the extensive and original library of relevant articles that are both searchable and chock-full of exclusive, valuable information. Visit

www.kpi1031.com/blog to learn more about the very latest trends in the 1031 exchange, Delaware Statutory Trust and 721 exchange investment world.

“We are excited about the *1031 Exchange Times* newspaper, and know it will be a valuable resource for investors who are eager to deepen their understanding of the Delaware Statutory Trust investment vehicle, 1031 exchange strategies as well as 721 exchange UPREIT investment options. By offering comprehensive insights, expert advice, and real-world examples, the newspaper will appeal to both novice and seasoned investors alike. Whether you’re looking to step away from active property management or simply interested in learning more about 1031 and 721

exchange strategies, this publication stands out as an essential resource in the dynamic world of Delaware Statutory Trusts,” said Kay.

Investors are encouraged to sign up for a free subscription to the *1031 Exchange Times* by visiting <https://www.kpi1031.com>.

About Kay Properties and www.kpi1031.com: Kay Properties helps investors choose 1031 exchange investments that help them focus on what they truly love in life, whether that be their children, grandkids, other businesses, travel and hobbies (no more three T’s! Tenants, Toilets and Trash). We have helped 1031 exchange investors for nearly two decades exchange into over 9,100 - 1031 exchange investments. Please visit www.kpi1031.com for access to

our team’s experience, educational library and our full 1031 exchange investment menu.

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Dining in transition: The future of Portland’s restaurant scene



Derek Miller
The Boulos Co.

Portland’s restaurant industry has recently made headlines, though unfortunately for all the wrong reasons. A wave of restaurant closures has drawn attention from media outlets across Maine, with the *Portland Press Herald*, *MaineBiz*, and *Maine Public* all recently covering the local businesses closing their doors. As a downtown Portland resident, a regular patron of many local restaurants, and an enthusiastic at-home chef, I enjoy when my work in commercial real estate intersects with a topic close to my heart — or perhaps more accurately, my stomach. I wrote articles on the industry in both 2021 and 2022, which now provide useful reference points as I reflect on the current state of affairs.

Portland’s restaurant industry is showing strains similar to the broader national trends we’re seeing on a macro level. Both restaurant chains and smaller operators (with fewer than 50 locations) are on track to declare the most bankruptcies in decades, apart from 2020, as reported by *The Wall Street Journal*. Restaurants filing for bankruptcy in 2024 have included Red Lobster, Tijuana Flats, and TGI Fridays. TGI Fridays had closed 86 locations since the start of 2024. The restaurant industry drives more than \$1 trillion in national economic activity, but it’s currently facing widespread headwinds: staffing issues (including challenges in

retaining talent and increased labor costs), rising food costs, and most importantly consumers curbing spending due to tighter disposable income. Locally, though Portland has fewer chain restaurants, we’ve recently seen the closures of several well-known spots like Slab Sicilian Street Food, Salvage BBQ, Local 188, Thistle & Grouse, The North Point, Coals Pizza, Golden Lotus, Sisters Gourmet Deli, and OHNO Cafe.

Currently, about 50,000 s/f of retail space is available for lease in downtown Portland. This is still below the December 2020 peak of 56,000 s/f, the most downtown retail inventory seen in a decade. Not all this space currently is vacant, however. The current inventory of available retail also includes 14,112 s/f at 1 Canal Plaza, which was previously plaza-level office space thus creating more retail space in the city. By early 2022, more than half of the retail space available for lease in December 2020 had been filled, underscoring downtown Portland’s resilience and strong appeal. In addition to the retail space available for lease that I referenced previously, recently closed restaurant spaces are up for sublease or being sold as businesses, as operators hope to recoup investments in leasehold improvements.

If history is any guide, the market will likely rebound despite these shifts. I am an eternal optimist (a necessity in this line of work!), and I believe it’s not all doom and gloom. New restaurants have recently opened in Portland, including Angoor Wine Bar, Mesa Grande Taqueria, Thames Landing,

and Lucky Cheetah. Following Sapporo’s move to Falmouth, their former Commercial St. location went under contract via LOI just two days after the listing went live. A lease was signed recently for a yet-to-be-named new eatery, according to the listing broker Steve Baumann at Compass Commercial Brokers. One of my personal favorites, The Lost Fire Grill & Bar, also recently announced plans for a new location at Rock Row. From a retail lease rate perspective, downtown Portland rents have remained strong and range between \$25-60 per s/f NNN, based on current listings.

I anticipate strong interest in recently vacated restaurant spaces, as second-generation kitchen infrastructure often attracts prospective tenants, and I expect the retail market will absorb much of the new inventory over the next twelve months. The recent closures have likely caught the attention of landlords, potentially providing some relief on lease rates for quality operators. There’s a growing sentiment among property owners that retaining high-quality restaurant tenants, who can serve as amenities to mixed-use buildings, is more valuable than maximizing rental income. Portland’s thriving central business district, continued population growth, and reputation as a top “foodie city” should keep patrons and restaurant operators coming downtown for years to come.

Derek Miller is a partner, broker with The Boulos Company, Portland, ME.

BOND Brothers, Inc. open new offices in Norwood, MA and Manhattan, NY

BOSTON, MA BOND Brothers, Inc. hosted the grand opening of two new offices for their Massachusetts and New York teams. The fifth-generation construction management and civil & utility general contracting firm will relocate their New York office from the Bronx to Manhattan and open a second Massachusetts office in Norwood. Factoring into the office openings was a strong desire to be more accessible to clients and facilitate easier commutes for staff, all in pursuit of enhancing work-life balance for current and prospective employees.

In addition to maintaining its current office in Medford, Mass., BOND will open a 12,500 s/f office south of Boston in Norwood on University Ave. These two locations will give employees choice and convenience when it comes to evaluating their commute. Situated on I-95 and I-93,



New Norwood office on University Ave.

the two offices will also allow for easier access to clients, project sites, and in-person collaboration throughout Massachusetts, Connecticut, New Hampshire, and Rhode Island.

“At BOND, we appreciate our teams’ need for flexibility, desire for balance and the barriers that time spent commuting can create,” said Anthony Bond, CEO & president of BOND Brothers, Inc.

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Werfen opens new 169,500 s/f facility - design by Mauge DeStefano



BEDFORD, MA A ribbon cutting was held to celebrate the grand opening of Werfen’s new 169,500 s/f advanced research and development facility. The two-story building, which features 27,500 s/f of laboratory space and 91,000 s/f of office space on each level, situated above 51,000 s/f of ground-level parking

for 160 vehicles, houses Werfen’s Hemostasis and Acute Care Diagnostics Technology Center.

Project team members in attendance were representatives of Integrated Builders, Mauge DeStefano Architects, NorthStar Project and Real Estate Services, Union Office Interiors, and Wozny

Barbar & Associates. Other project team members include: Entegra + Architectural Health, Haley & Aldrich, Sladen Feinstein, Summit Engineering, and VHB.

Marc Rubiralta, chairman of Werfen, a global leader in specialized diagnostics focusing on hemostasis, acute care diagnostics, and autoimmunity, was joined by Bedford town manager Matt Hanson, director of housing and economic development in Bedford Eric Salerno, and the town’s code enforcement director Chris Laskey. Other Werfen officials who attended the grand opening included COO Giovanni Russi, chief manufacturing and supply chain officer Mark Olsen, VP of human resources Tony Baretta, and facilities manager Brian Reiss.

The \$50 million building includes sustainable features and adds 169,500 s/f to the existing facility, providing ample space to grow the Werfen team and innovate in the field of specialized diagnostics.

Saam Architecture hires Ransom as director of marketing

BOSTON, MA Saam Architecture has hired Danna Ransom as the firm’s new director of marketing.

With decades of experience working for award-winning design firms, Ransom brings a wealth of knowledge in marketing professional services in the city’s diverse real estate industry.

At Saam, Ransom will be involved with proposal writing and coordination; interview preparation; communications; and the development of the firm’s mission and strategic vision. In addition, she will play a key role in the firm’s business development by maintaining involvement with professional organizations, attending industry events, and building and maintaining client relationships.



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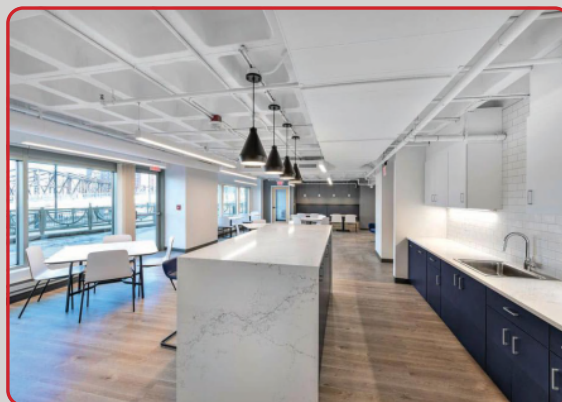
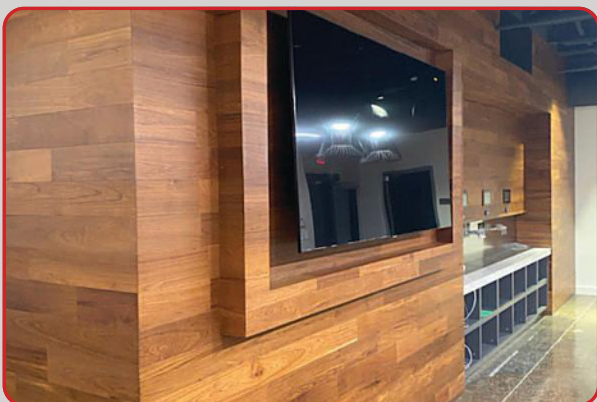


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The city of Boston is saying no to fake brick, a job-killer and a bad idea for our neighborhoods



Chuck Raso
Local 3

The city of Boston's architectural identity is undeniably characterized by brick. The rich texture and substance of hand laid brick created by generations of bricklayers and their apprentices defines not only individual structures, but it also encompasses and helps to define entire neighborhoods.

Compatibility with the architectural nature of their surrounding neighborhoods is a fundamental requirement of the Boston Planning and Development process for

all new proposed developments. In Boston, the surrounding architecture is generally masonry. To achieve design approval, developer's architects will often design an exterior that will appear to include brick. Renderings of these development plans can be misleading if it is not made clear the method of installation of the proposed facades.

This creates a challenge for the approving agencies and stakeholders. Without specific assurances that the buildings will be built using laid-in-place masonry, these stakeholders may not realize they are in fact approving a design that will be built using what are commonly referred to as prefabricated faux

brick panels. These panels do not deliver the product or community benefit which meets the goals of the stakeholders.

Real estate developers who propose the use of these faux brick panels are delivering a product that is meant to look like brick—though it rarely does. These panels are stained with red dye or coatings in an effort to imitate authentic brickwork. At the same time they are outsourcing jobs to manufacturing facilities that churn out 'fake brick' panels that look bad, cost more, hurt the environment, and are job-killers.

The factories where these cheap, fake panels are created are not subject to City of Boston safety standards or inspections—and they typically do not pay livable wages. These manufacturing facilities are often operated outside of the U.S. or owned by companies from outside the U.S. who don't care about the impact their artificial materials have on the environment or in our neighborhoods.

In fact, when imitation or fake brick panels are installed on new construction, rather than utilizing authentic laid-in-place masonry with real bricks, carbon emissions go up, leading to more pollution, more asthma, and more negative impacts from global warming.

At the end of the day, the utilization of faux brick panels instead of authentic Boston-based, laid-in-place masonry results in the outsourcing of jobs. Every time a developer uses faux brick panels, work that could and should be done in Boston is being done outside the city and sometimes outside the country in places that have lower standards not just for wages and benefits but often for worker safety.

We all want construction in Boston to generate good jobs—jobs that can sustain a family and give local workers a better future. The use of faux brick panels does the exact opposite, denying local workers key pathways to the middle class. It's a bad idea and it's a job-killer. We are asking elected officials, impact advisory boards, and other stakeholders to say no to the usage of these materials and no to the outsourcing effect that they create.

Together, we can ensure Boston retains the good jobs that result from building in ways that are better for our economy and better for local workers.

Chuck Raso is president of Bricklayers & Allie Craftsmen Union Local 3, Boston, Mass.



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Griffin Electric celebrates U.S. Dept. of Labor's National Apprenticeship Week

HOLLISTON, MA Wayne J. Griffin Electric, Inc. (Griffin Electric) has once again celebrated the U.S. Department of Labor's National Apprenticeship Week. Griffin Electric has participated each year since the inception of this federal initiative in 2015 and understands how important it is to recognize the many students and instructors of its in-house Apprenticeship Training Program, who continue to have a profound impact on the company's success.

In appreciation of all the hard work these individuals put in every day, Griffin Electric gifted a Klein Tools 14-in-1 precision screwdriver/nut driver to each apprentice and teacher. During Saturday classes, the company also raffled off a series of prizes throughout the day and provided food trucks or a catered lunch to everyone in each of its locations in New England and the Southeast.

Griffin Electric's fully accredited program is a debt-free alternative to traditional schooling and has helped prepare many apprentices in pursuit of their licensure to transition into electrician and telecom technician roles for over thirty years. Designated as an approved training site by the U.S. Department of Veterans Affairs, the company's program features a mix of classroom instruction, hands-on training, and on-the-job learning. The program is separated



into four levels of instruction and is offered on-site at the company's Holliston, MA headquarters, as well as at its regional offices in Pelham, AL; Doraville, GA; Charlotte, NC; and Raleigh-Durham, NC.

Apprentices earn excellent compensation and receive full benefits, and are also eligible for wage increases every six months, based on grades and work performance. Griffin Electric is deeply committed to the development of each of its apprentices and strives to offer the tools needed to help them achieve their goals, further their career and personal growth, and reach their full potential.

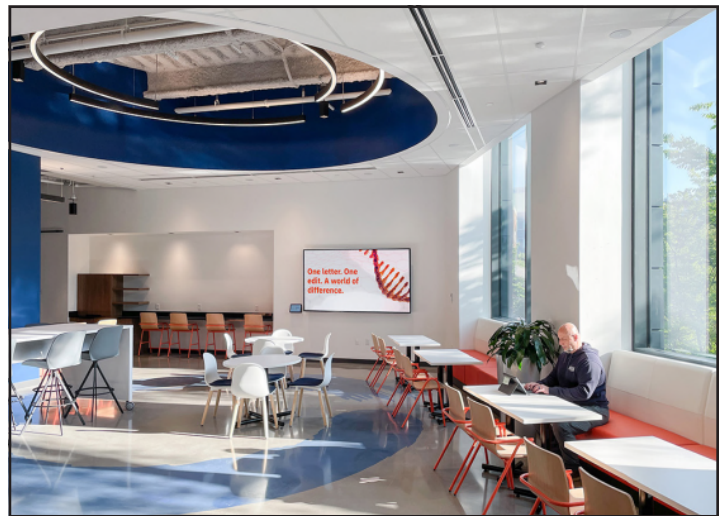
National Apprenticeship Week is an important reminder of how fortunate Griffin Electric is to have so many talented employees on its team. The work these apprentices are putting in on the jobsite and in the classroom has a direct impact on the communities that the company has helped shape through the thousands of successful projects it has built together. The company remains grateful every day to be able to "Work with the Best. Be the Best."

TRIA designs 50,000 s/f HQs for Korro Bio in Cambridge, MA

CAMBRIDGE, MA TRIA, an architectural firm known for its client-focused approach and innovative designs, has completed Korro Bio's new headquarters. This transformative office and laboratory fit-out spans 50,000 s/f and marks a significant milestone for the biopharmaceutical company focused on developing RNA-based genetic medicines.

Korro Bio, which specializes in developing therapies for patients with both rare and highly prevalent diseases, sought a space that would reflect its innovative mission and accommodate its growth. TRIA's design solution brings together modern design principles with functional floor plans that promote collaboration, adaptability, and a strong company culture. The new headquarters includes open, flexible work environments, dynamic meeting hubs, and thoughtfully designed lab spaces to foster creativity and scientific discovery.

"We are excited to mark this new period at Korro Bio with the opening of our beautiful headquarters," said Robert Mack, associate director of facilities at Korro Bio. "The design resonates with our culture and mission, and the spaces are built to grow with us as we continue to expand. It was a great experience, and I would jump at the chance to



work with these teams again."

The fit-out was not only completed ahead of schedule but also came in under budget, a testament to TRIA's commitment to delivering high-quality results for its clients. TRIA's approach integrates a holistic strategy that combines architecture, interior design, lab planning, wayfinding, visualization and sustainability to create a collaborative work environment that is adaptable to the company's evolving needs.

"This project was a fantastic collaboration between Korro Bio's leadership and our design team. We were excited to create a space that encourages connection,

flexibility, and inspiration," said Amanda Roderman, project manager at TRIA. "Our goal was to design an environment that reflects Korro Bio's cutting-edge work in the biopharmaceutical field while offering employees a comfortable, dynamic place to thrive."

Korro Bio's new headquarters exemplifies the potential for thoughtful, purpose-driven design to shape the future of science and innovation. The office and lab spaces provide an optimal setting for the company's teams to collaborate. The building design is LEED-certifiable, showcasing TRIA's commitment to creating sustainable spaces.

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Erland Construction and TBA completes 23,000 s/f Breakwater House for the Lighthouse School

CHELMSFORD, MA Erland Construction, in partnership with TBA Architects, completed Breakwater House, a new 23,000 s/f facility on the Lighthouse School campus. The building will provide a centralized space for the school's bioeducational, vocational, and therapeutic services, supporting its 56-year mission to nurture and empower special needs students.

Breakwater House was built to enhance the student experience by bringing all curriculum and educational services to one central campus. The new facility includes an indoor play space, a library, an art room, nurse and teaching offices, and additional classrooms, all thoughtfully designed to promote total life development. In addition to the covered spaces the new building provides, Erland also constructed a new parking lot to support the growing needs of the school community.

"The experience partnering with Erland Construction and TBA Architects on this project has been exceptional," said Dr. Scott Bartis, chief executive officer of Lighthouse School. "Their expertise and commitment to our mission were evident at every stage of the project.



The completion of Breakwater House is a dream realized for our community, and the excitement of finally having all our students and faculty together on one campus is immeasurable."

Ben McConchie, academic group manager at Erland, said, "It's been wonderful becoming a part of the Lighthouse School community, from joining in their many traditions to celebrating the end and start of the school year together. We're thrilled to have been a part of this journey with them and to see everyone come together on one campus."

The completion of Breakwater House marks an important milestone for Lighthouse School. It unifies students and faculty at a single location and paves the way for future program expansion. Throughout the project, Erland remained committed to ensuring safety and minimizing disruption to the school's ongoing education and treatment services.

Erland is honored to have partnered with Lighthouse School on this transformative project, reinforcing our dedication to building spaces that enrich the lives of students, faculty, and the community.

Wise Construction receives multiple honors for brand repositioning



WINCHESTER, MA Wise Construction's marketing team, in partnership with Communications, Ink, has received multiple awards for the creativity and strategic impact of its recent brand repositioning.

At the SMPS Boston Marketing and Communications Awards Gala, Wise Construction was awarded first place for Corporate Identity, second place for Promotional Campaign, and the Overall People's Choice Award for Corporate Identity. These honors celebrate Wise Construction's thoughtful and collaborative approach to their brand refresh – a process that brought the company's 40-year history into sharper focus while positioning it for future growth. Additionally, Communications, Ink, the creative partner behind Wise's brand repositioning, earned a Hermes Creative Gold Award for

Strategic Campaigns in Company Branding. These awards collectively recognize the joint effort between Wise Construction and Communications, Ink to elevate Wise's identity across the industry.

"Great partnerships are the cornerstone of transformative marketing. The materials Communications, Ink produced were a direct result of our close partnership and collaboration with Wise Construction, especially their marketing team. It's incredibly gratifying to see our work earn accolades from such esteemed organizations. Thank you, Wise, for providing us with this opportunity," said Cara Hutchins, CEO & Founder of Communications, Ink.

The vision and leadership of Laura Player, chief marketing officer at Wise Construction, were key to the success of this brand refresh.



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A comprehensive workplace strategy can increase employee engagement and attract staff back to the workplace



Miika Ebbrell
Ebbrell Architecture
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As organizations respond to rapidly evolving workplace expectations – whether remote, hybrid, or fully in-person – determining the right amount and type of office space is critical. A data-driven workplace strategy approach can lead to right-sizing solutions that go beyond simply expanding or contracting office space – they can involve transforming layouts, integrating adaptable furniture and technology, and designing versatile spaces that foster a dynamic and motivating workplace.

Right-sizing, however, isn't just about fitting desks into a floor plan; it's about crafting spaces that reflect the evolving needs of today's businesses and their employees. With hybrid and in-person work models on the rise, companies are rethinking how well their existing environments support these new patterns. Many office layouts, for example, have large conference rooms that go unused, while flexible work areas, quiet zones, and seamlessly

integrated technology that are essential for productivity and collaboration are in short supply.

A workplace strategy study can help guide transitions by providing tailored solutions that adapt office spaces to both present and future demands. Our findings frequently inform targeted updates, such as creating multifunctional spaces, introducing flexible furniture, and incorporating technology that ensures both hybrid and in-person teams can work and collaborate effectively.

Tailored Solutions Through Comprehensive Workplace Strategy

A successful workplace strategy is more than space optimization – it's about ensuring that the space supports the organization's goals, culture, and workforce. By using a mix of space usage studies, programming, and visioning, a tailored plan can be developed that will optimize spaces for today's needs and future requirements.

• **Space Usage Studies:** The first step is to assess how office space is utilized, focusing on employee density, adjacencies, meeting room usage, and the balance between private and

collaborative areas. For example, many offices have large conference rooms or private offices that see little use throughout the day. By identifying inefficiencies, your design team can find ways to optimize square footage, such as converting underused areas into breakout rooms, collaboration zones, or flexible spaces (e.g., a café) that support informal meetings and foster the social interaction needed to encourage employees back to the office.

• **Space Programming:** Insights from the space usage analysis, along with leadership and employee questionnaires and interviews can help tailor the office design to the organization's unique worker profiles versus relying on blanket solutions. For example, a marketing team might benefit from open collaborative areas, while accounting might need more privacy and focus. By mapping out how much space is required for each function the design can be tailored to support everything from high-focus individual tasks to high-energy teamwork.

• **Visioning:** Understanding a company's culture also plays a critical role in shaping the office environment. Visioning sessions

with stakeholders ensure that the design reflects and supports the organization's culture. A company seeking to encourage collaboration among teams might adopt a configuration with fewer walls, integrated flexible seating options, and more informal meeting areas that promote spontaneous interaction, while a client-centered organization could focus on creating impressive client-facing areas.

As work models continue to

evolve, a thoughtfully designed office that combines functional workspaces, supportive amenities, and the right technological infrastructure can greatly boost productivity, improve employee satisfaction, and strengthen recruitment and retention, both today and in the years to come.

Miika Ebbrell, AIA, LEED AP, is principal at Ebbrell Architecture + Design, Boxford, Mass.

Acentech launches The Lab at Acentech

CAMBRIDGE, MA Acentech has launched its new innovation portal, The Lab at Acentech. Innovation is in Acentech's DNA, stretching back to their earliest origins at Bolt Beranek and Newman (BBN), where the corporate culture functioned similarly to a university faculty: research and development were fostered, nurtured, and supported. Today, curiosity and rigorous inquiry lie at the core of what they do, stemming from a belief that innovation fuels them strategically, from advancing their knowledge and problem-solving capabilities to directing their growth and intention to share their progress with the world. Acentech

is more than a workplace – it is a research lab, playground, jam space, and an environment for social change.

The Lab @ Acentech is an interactive platform designed to communicate their research, latest achievements, and the application of their exciting new technologies. Featured projects are but a small sample of the innovation at Acentech.

Andy Carballeira serves as Acentech's innovation lead, spearheading research, development and implementation across the firm, using The Lab platform as a stage to articulate the success stories.

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Spectrum Integrated Technologies completes security renovation and modernization project at International Place

BOSTON, MA Spectrum Integrated Technologies (Spectrum IT), the low-voltage technology division of J&M Brown Company, has reached substantial completion of the multifaceted security renovation and modernization project at International Place.

The project scope entailed Spectrum IT's comprehensive lobby security system enhancements, including the installation of Orion Entrance Control Turnstiles, integration of state-of-the-art Elevator Destination Dispatch technology, and installation of HANWA Vision security cameras. Spectrum's installation of an advanced Lenel/OnGuard Security Management System as well as a Milestone Video Management System are integral aspects of the project.

The project required updating the entire lobby security system infrastructure of the mixed-use high-rise office tower, including all cabling and the IT network backbone.

Terry Kilduff, Spectrum IT's

manager of security operations and foreman Eddie Amaro headed the project team, supervising the NECA Boston Chapter contractor's crew of skilled IBEW Local 103 technicians. The fast-track project commenced in May 2024.

Spectrum IT is serving on a project team headed by general contractor, Columbia Construction of North Reading, MA. The project security consultant is ADRM, based in Woburn, MA. The Chiofaro Company is the owner of International Place.

"Spectrum IT is proud to have been called upon to provide security system renovations at International Place," said Kilduff. "The key to meeting the advanced lobby security system requirements, and the project timeline, is the close coordination between Spectrum and our security vendors,



and the collaborative effort among all project team members, headed by general contractor Columbia Construction," said Kilduff.



Under separate contract, J&M Brown is providing electrical construction services for the lobby renovation project at One International Place.

International Place, comprised of One International Place (46 stories) and the adjoining Two International Place (35 stories),

are Boston's Financial District's tallest and largest office towers, located along the Rose Kennedy Greenway at the intersection of the historic Financial District and Boston's Seaport. The project is part of a \$100 million renovation to the lobbies and entrances of both One and Two International Place.

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Shawmut attends ribbon cutting at 808 Windsor - part of Boynton Yards

SOMERVILLE, MA Shawmut Design and Construction celebrated the ceremonial ribbon cutting for 808 Windsor St., marking the completion of the second purpose-built class A lab building as part of the Boynton Yards mixed-use life sciences and innovation community. Somerville mayor Katjana Ballantyne and the Somerville Office of Strategic Planning & Community Development were joined by the development venture of DLJ Real Estate Capital Partners (DLJ), Leggat McCall Properties (LMP) and Deutsche Finance America (DFA) and Shawmut at the event.

808 Windsor is the second of four master-planned life science buildings at Boynton Yards, with the future of the seven-acre site planned for additional commercial, residential, retail, civic, arts and performance spaces for a vibrant work-live-play neighborhood. Designed by ARC/Architectural Resources Cambridge and built by Shawmut, 808 Windsor St. is the city's newest LEED Platinum, purpose-built building with 11 floors, 370,000 s/f of R&D lab/office and spec suites ranging from 9,000 – 19,000 s/f. In addition to ground floor retail, amenities include below grade parking, bike storage, gym and locker room facilities, conference room, outdoor terrace and multiple collaboration spaces. "Celebrating the completion of 808 Windsor is an exciting



milestone, marking the realization of Boynton Yards' first two purpose-built life sciences buildings. With 101 South St. already established as a premier life sciences destination, 808 Windsor adds to this vision, strengthening Boynton Yards as a dynamic hub for innovation and research," said Kevin Sullivan, executive vice president of Shawmut Design and Construction's New England Region. "We're proud to be entrusted by our partners at DLJ Real Estate Capital Partners and Leggat McCall Properties to build these state-of-the-art spaces and to contribute to Somerville's transformation into a leading center for collaboration, sustainability, and groundbreaking discoveries."

Boynton Yards Park, located between 101 South St. and 808 Windsor St., is a new half-acre civic space designed to bring community and vitality to Boynton

Yards. Working with the city's Public Space and Urban Forestry department, the civic space features a central lawn, splash pad, native planting beds, and thoughtfully designed amenities to create an inviting public gathering space for neighborhood residents, visitors and the Boynton Yards community of scientists and artists. It is one of a few recently finished Somerville parks that is setting a new standard for development-born public spaces, offering a contemporary cultural experience for all.

808 Windsor and Boynton Yards Park join 101 South St., the development's first lab building completed in 2022 occupied by Flagship Pioneering founded companies; Portico Brewing; Mameh's Café; The Hive, Boynton Yards' Arts and Creative Enterprise (ACE) building; and The Block, an outdoor event activation space.

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Dacon wins ABC Excellence in Construction Award for 111 Speen St.

NATICK, MA Associated Builders and Contractors (ABC) conferred on Dacon the Excellence in Construction Award for 111 Speen St. This facility is a five-story office building designed by Postmodernist Robert A.M. Stern in 1985. The Merit Award category is for work standing above the rest due to overall excellence in project execution, safety, craftsmanship, design and client satisfaction.



For this competition, the modernization of a facility with architectural significance without forsaking history was the winning catalyst. Stern's Postmodernism style centered on integrating classical and modern elements in a whimsical, irreverently playful, and complex manner. Kevin McCall, CEO of Paradigm Properties said, "This building had a lot of inherently good characteristics, but the design held it back. We bought this property with the understanding of making some significant changes. In this case it was a different kind of challenge because we envisioned a dramatic change in the way the building would meet the market." By replacing outdated, overbearing architectural elements with a sleek, modern color palette, increasing glazing, and enhancing the connection to the outdoors, the entrance was transformed into a welcoming and revitalized focal point. Additionally, the integration of collaborative spaces and wellness-focused amenities

creates an environment that fosters both productivity and well-being, a warm post-Covid return to office life. Immediately post construction, the occupancy rose from 63% to 78%, the rental rate grew from \$27 per s/ft to \$32 per s/ft and four tenants renewed leases.

Greg Beeman, president of ABC MA said, "The Merit Award Dacon won for the 111 Speen St. reflects how one team proficiently designed, managed contractors and walked beside their client to create an optimal outcome for a building with architectural significance."

Babbidge Construction Company welcomes Sarro as the new director of estimating

NEW HAVEN, CT Babbidge Construction Company (Babbidge) has welcomed Michael Sarro as their new director of estimating. In this key role, Sarro will lead the development and management of a high-performance estimating department.

"We're thrilled to have Michael join our team," said president Alex Babbidge. "His extensive

experience and expertise in both the commercial and design-build sectors will be a tremendous asset to our business, enabling us to provide an even higher level of service to our clients."

With over 15 years of experience in the construction industry, Sarro began his career as a journeyman mason and later project manager, before transitioning into estimating.



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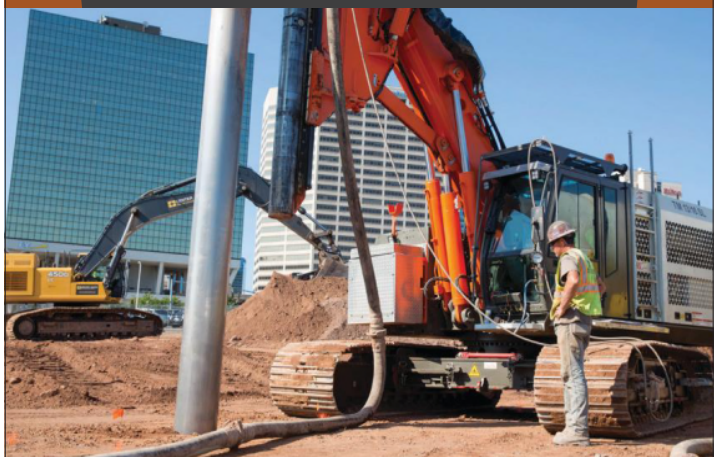
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A year of progress in the workforce development battle

The first time I served as ABC MA chair, things started fast and only seemed to accelerate from there. Before I knew it, the year was coming to an end. “Not this time,” I said to myself when I came back for a second time. But here I am again, amazed that the year is coming to an end.

One thing the two terms have in common is the focus on creating a pipeline of qualified talent amid an ongoing construction labor shortage. I’m glad to write that we’ve made important progress on that all-important front this year.

Just last month, we held the ribbon cutting for a new Gould Construction Institute (GCI) training facility. The event was combined with our local craft championships – an example of the kinds of events we can now host in the new facility – and included a video message from governor Healy. Division of apprenticeship services deputy director Margie Gilligan also attended, spoke about her department’s initiatives

and how they expanded National Apprenticeship Week by declaring November National Apprenticeship Month in Massachusetts.

In addition to giving GCI students access to state-of-the-art hands-on training with virtual simulators, the facility will also allow GCI to offer workforce programs to attract much-needed talent to the trades through programming such as exploratory trade/apprenticeship programs, middle school summer camps and career fairs. It can also host the pre-apprenticeship programs conducted by ABC MA and GCI’s partner Building Mass Careers.

Speaking of Building Mass Careers, which works to attract people from all backgrounds to careers in the trades, 2024 saw BMC receive its designation from the state as a 501(c)3 public charity and hosted pre-apprenticeship training for three more cohorts of students this year, in addition to career fairs and other recruitment activities. Executive

director Steve Sullivan even took part in a White House ceremony at which Building Mass Careers was part of the latest cohort of organizations recognized as “Apprenticeship Ambassadors.”

I have no doubt that working under the leadership of incoming chair Luiza Mills, we will build on these and experience additional successes in 2025.

It has indeed been an honor to serve as chair of ABC MA for a second time in 2024. Before my term ends, I want to thank both chapter staff and you, my fellow members. Without the great team we have at ABC, we could never have had such a successful year. I wish all of you Happy Holidays and a healthy and prosperous New Year.

Joe Camilo is the chairman of Associated Builders and Contractors Inc.-Mass. Chapter and is the vice president/general manager at Tocco Building Systems, Billerica, Mass.

The very best in merit shop construction honored at ABC’s 32nd Annual Excellence in Construction Awards dinner

NORWOOD, MA Over 300 people turned out to honor their fellow members at the 32nd Annual Excellence in Construction Awards dinner, held on November 7 at the Four Points by Sheraton Hotel.

The awards recognize overall excellence in project execution, craftsmanship, safety, innovative elements, overcoming challenges, along with client satisfaction. They had an unusually high number of winners this year, with nine projects earning Eagle awards, which represent the pinnacle of achievement, and 13 winning Merit awards, which are reserved for work that stands above the rest. For the second year in a row, BW Kennedy won the ABC Spirit Award for completing its Eagle award-winning project with the largest number of ABC subcontractors and suppliers.

“For 32 years, ABCMA’s Excellence in Construction Awards has recognized the outstanding work of our member contractors,” said ABCMA president Greg Beeman. “Every year it re-energizes us to see what our members are capable of, often in the face of immense obstacles.”





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Reflect on this past year and all the events and programs ASM provide

As 2024 winds down, it is a great time to reflect on this past year and all the great events and programs ASM was able to provide for our members.

We had another great year providing our member companies with important programming, such as our Safety Roundtable series. In 2024, we held six Safety Roundtables on topics such as AGC's CARES program, designed to help prevent injuries and save lives on construction sites. We also held Safety Roundtables on important topics such as Electrical Safety, Mental Health in Construction, the OSHA Citation process, and Uncovering Critical Safety Challenges around culture, language, and the legal risks associated with those challenges.

We also continued our Lunch & Learn Webinar series with great topics such as Succession Planning, Employment Law Q&A, Making Money even while losing productivity, Optimizing Risk Profile, an update on the new Beneficial Ownership Information Reporting Requirement, and helping companies understand Costs and Financial Metrics.

In 2024, we focused on providing members with more in-person seminars and workshops. Some of the great topics we covered included scheduling challenges and 'How to Cover your A\$\$'. This was a very well-received program that featured two of our veteran ASM members, Leslie Carrio of DePaoli Mosaic Company and Jim Miller of Salem Glass Company, who shared some of the tools they use to ensure they are protecting themselves from the challenges that appear during a construction project.

Our signature events were big successes in 2024, with

our annual ASM Golf Tournament selling out again. It was great to host close to 300 golfers, sponsors, and supporters of ASM at Pinehills Golf Club in Plymouth to help fund our annual scholarship awards. This year, we distributed \$12,000 in scholarships to deserving students who are children of employees of ASM companies. In October, we hosted more than 25 of the region's premier general contractors at our GC Showcase at Polar Park in Worcester. The event was well received and was described as a "home run for networking."

Networking is an important aspect of what we do at ASM, so we held several fun networking events throughout the year. Our Young Professionals group held three very successful events that provided great opportunities for folks to get together in a laid-back atmosphere to have fun and get to know other professionals in the industry. In February, we were at PuttShack in the Boston Seaport for a little golf, food, and drink. We also sold out our annual trip to the Boston Celtics game in April and followed that up with a beautiful evening at the Red Sox in September. It was great to see so many ASM members and their friends and families at these events throughout the year.

We were busy in 2024 and plan to be even busier in 2025. We hope that you can join us for some of the great programming we have planned for 2025. Stay tuned for details on how you can participate.

Jim Welch is the CEO/executive director of the Associated Subcontractors of Mass., Boston.

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CBRE arranges \$19.1m sale of 73,060 s/f Holly Pond Plaza to Sendero Capital and TPG Angelo Gordon for Boston HP

STAMFORD, CT The CBRE team of Jeff Dunne, Steve Bardsley and Travis Langer, in collaboration

it and real estate investing platform within TPG.

Holly Pond is a 73,060 s/f multi-



Jeff Dunne



Steve Bardsley



Brannan Knott



Chris Bodnar



Travis Langer

with Brannan Knott and Chris Bodnar of CBRE's U.S. Health-care Capital Markets, have arranged the \$19.1 million sale of Holly Pond Plaza, located at 1281 E Main St.

CBRE represented the seller, BostonHP, LLC, managed by Faros Properties, who owned the property for 15+ years. CBRE also procured the buyer, a joint venture between Sendero Capital and TPG Angelo Gordon, a diversified cred-

tenant outpatient medical building, which is 100% leased to three credit medical tenants. Summit Health (Walgreens Boots Alliance) occupies 50% of the building and is complemented by Greenwich Hospital (Yale New Haven) and Specialty Surgery Center of Connecticut (SCA Health).

Dunne said, "Holly Pond's stable tenant mix coupled with a tight medical office market, positions Holly Pond to continue to benefit from strong demographics and favorable location directly on the Darien border and adjacent to I-95."



Holly Pond Plaza; 1281 E Main St. - Stamford, CT

Arrow Security appoints Bernier senior vice president of New England region

HARTFORD, CT Arrow Security has appointed James Bernier, CPP as senior vice president of New England to the company to oversee the region's security operations.



James Bernier

Bernier has more than 25 years of experience in security management and law enforcement, large-scale event security, executive protection, and crisis management.

Bernier previously served as security director at NBC Univer-

sal Assembly Studios, president and CEO of Secure Workplace Consulting, regional director for Sunstates Security (Southeast US), security operations manager for Conn. Children's Medical Center and Conn. regional manager for Summit Security Services. Bernier also served for 20 years as captain and commander of the emergency response team with the Hartford Police Dept. He served in U.S. Marine Corps from 1989 to 1994.

AJ Caro, CEO of Arrow Security said, "The appointment of James Bernier demonstrates our commitment to the New England Region."

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Lyman Real Estate completes \$300,000 sale of 6,495 s/f property

HADDAM, CT According to Ron Lyman, CCIM, CEO of Lyman Real Estate Brokerage & Development, Lyman has completed the sale of the commercial property at 125 Saybrook Rd., Rte. 154.



Sam Lyman

Lyman Brokerage & Development associate Sam Lyman represented seller Lawrence Conti. Jim Neckermann, Realtor, represented buyer Performance Asset Group LLC/Mark Balaban.



125 Saybrook Road - Haddam, CT

The purchase price was \$300,000 in an all-cash deal.

The property has 6,495 s/f of space on 0.68 acres. It was most recently used as an auto repair

shop, and a gas station before that. The new owner plans to bring back the gas station and to continue using the location as an auto repair shop.

GSB donates historic office building to The Guilford Foundation

GUILFORD, CT GSB, as part of its longtime commitment to supporting the local community, has officially donated the building at 44 Boston St. to The Guilford Foundation. This donation recognizes and values a partnership spanning more than 20 years, during which GSB provided the building as office space to the foundation.

“At GSB, we believe in giving back to the communities that have supported us for generations. Donating this building to The Guilford Foundation is our way of ensuring that local organizations have the resources they need to continue making a positive impact. We’re committed to fostering a stronger, more vibrant community, and this



donation is a tangible expression of that commitment,” said Shalonta Ford, SVP, director of community relations & DEI.

With roots in the community, GSB has been a longtime supporter of The Guilford Foundation and the work they do as a local non-profit to enrich the quality of life in Guilford for current and future generations. The foundation has worked for nearly 50 years to support the diverse and ever-changing needs of the community while empowering easy and effective philanthropy.



Shalonta Ford

Massirio and Wilks of O,R&L Commercial sell two props. - \$12m

HARTFORD, CT Luke Massirio and Thom Wilks of O,R&L Commercial have completed the sale of two



Luke Massirio

Thom Wilks

properties for the Materials Innovation and Recycling Authority (MIRA). The two properties were 171 Murphy Rd. and 211 Murphy Rd. The properties were purchased together for \$12 million, which was \$2.1 million over the asking price. 171 Murphy was offered at \$1 million with 211 offered at \$8.9 million. O,R&L represented the seller in the transaction and also procured the buyer, Murphy Road



211 Murphy Road - Hartford, CT

Holdings Inc., owned by Enfield based USA Waste and Recycling. They had previously purchased the 7,300 s/f Watertown transfer station located on Echo Rd. for \$2.55 million back in Sept. 2024. Of the four properties that were put up for sale in June of this year, there is only one left, the 10,280 s/f building located at 217 Sadds Mill Rd. in

Ellington is awaiting subdivision from the abutting landfill. O,R&L was selected by MIRA to handle the disposition of all four assets.

211 Murphy Rd., a 92,616 s/f industrial building that is fully equipped and permitted as a single- and dual-stream recycling facility, includes a weigh station and access rights to a rail spur, and was also the former home of The Trash Museum and 171 Murphy Rd., is an adjacent one-story, 19,200 s/f industrial building.

MIRA made the decision to close its Hartford trash plant in 2022 after it failed to come up with the financing for a redevelopment plan of the aging property. MIRA as a governing entity was dissolved and replaced by the MIRA Dissolution Authority, which is overseeing the property sales.

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AVAILABLE

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Cove West Hartford
West Hartford, CT

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AVAILABLE

860 Units

Central & Southeast Connecticut Portfolio

Open Bid

AVAILABLE

102 Units

Avalon Wilton on River Road
Wilton, CT

Open Bid

CLOSED

158 Units

200 Fountain
New Haven, CT

Confidential

CLOSED

133 Units

Fenwoode Apartments
Newington, CT

Confidential

CLOSED

99 Units

Huntington Townhomes
Shelton, CT

Confidential

CLOSED

214 Units

Element 250
Hartford, CT

Confidential

Cushman & Wakefield welcomes Mulready as managing director

HARTFORD, CT Cushman & Wakefield welcomed Patrick Mulready to the firm as managing director,



Patrick Mulready

where he will primarily focus on investment sales and office leasing in tandem with the firm’s established team led by Joel Grieco, executive director. Bringing over two decades of industry experience, Mulready will be based out of the firm’s local office.

Mulready joins Cushman & Wakefield from CBRE, where he began his career in 1996 as an appraiser specializing in office building valuations. Transitioning to brokerage in 1998, Mulready has established himself as a leading investment sales specialist in Central Connecticut and Western Massachusetts. His track record includes over 120 building sales in the past decade, featuring downtown office towers and several suburban portfolios.

Please contact me for further information on any of the deals listed above. With over 30 years of local knowledge and transaction experience, IPA remains available to assist you in an advisory capacity as you plan for the balance of 2024 and beyond.

EXECUTIVE MANAGING DIRECTOR
VICTOR W. NOLLETTI

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As the year comes to a close, I want to take a moment to thank all of our amazing clients and Friends for your support throughout this year. It has been a pleasure helping you with your real estate needs and I look forward to continuing to serve you in the coming year.

Wishing you and your loved ones a joyous holiday season filled with peace, love and happiness.
Cheers to a prosperous new year ahead!

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Marcus & Millichap brokers \$7.1m sale of Town Fair Tire headquarters



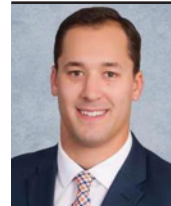
EASTHAVEN, CT Marcus & Millichap, a commercial real estate brokerage firm specializing in investment



Harrison Klein



Jim Koury



Alex Quinn

sales, financing, research and advisory services, completed the \$7.1 million sale of the Town Fair Tire headquarters. The portfolio included a 207,000 s/f distribution center, with 20,000 s/f of office space, and a 176-trailer position in-

dustrial outdoor storage (IOS) site.

“This offering generated significant interest from the private buyer pool. Family offices, in particular, recognized the value in this long-term, below-market lease,” said Harrison

Klein, first vice president investments. “This sale is indicative of investors desire for quality distribution assets throughout New England.”

Klein, Jim Koury and Alex Quinn, investment specialists in

Marcus & Millichap’s Boston office, exclusively marketed the property on behalf of the seller, Mellen East Haven Associates, LLC and procured the buyer. John Krueger is Marcus & Millichap’s broker of record in Connecticut.

The portfolio consists of four parcels, including a warehouse and corporate office located at 460 Coe Ave., a freestanding call center, and a 176-trailer position industrial outdoor storage (IOS) site. Combined, the properties span 210,314 s/f on 38.5 acres. The portfolio is leased to Town Fair Tire, a subsidiary of Mavis, on a long-term, absolute triple-net lease.



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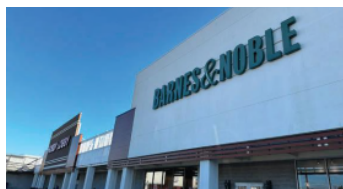
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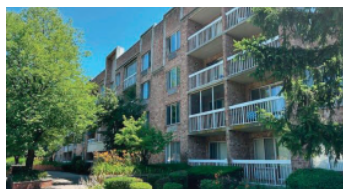
165,922 sf | Massapequa, NY
Life Company



\$18,500,000

Market Rate Apartments

340 units | Rochester, NY
Agency Financing



\$16,500,000

Garden Apartments

146 units | Staten Island, NY
Life Company

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Gretsch Comm'l. and Press|Cuozzo broker sale of 5,115 s/f Chase Bank

FAIRFIELD, CT Richard Gretsch Jr. of Gretsch Commercial and Stephen Press, SIOR of Press|Cuozzo have



Richard Gretsch Jr. Stephen Press

completed the sale of 161 Hillside Rd. The 5,115 s/f free-standing brick commercial building set on .92 acres located in the Greenfield Hills section of town was the former location of Chase Bank.

Gretsch represented the seller, 161 Hillside Road, LLC., and Press



represented the buyer, The Nest at Greenfield Hill, Inc.

The transaction closed at \$1.5 million.

Institutional Property Advisors sells 200 Fountain - seven-story 158-unit multifamily property

NEW HAVEN, CT Institutional Property Advisors (IPA), a division of Marcus & Millichap, have sold 200 Fountain, a seven-story, 158-unit multifamily property.

“On the market for the first time in 20 years, 200 Fountain was offered with below-market, long-term existing agency debt,” said Victor Nollelli, IPA executive managing director investments. “The asset gives the buyer opportunities to increase revenue through significant loss-to-lease gains and unit renovations.” Nollelli, along



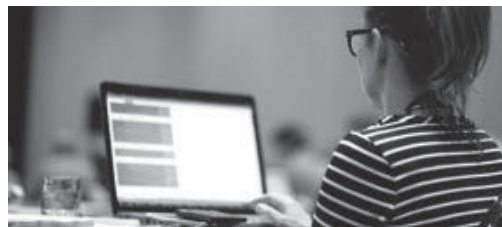
with Eric Pentore, IPA senior vice president, Wes Klockner, IPA vice president and IPA’s Ross Friedel represented the seller, 200 Fountain LLC and procured the buyer, Cue

Fountain Property LP.

The property is minutes from downtown in the city’s Westville neighborhood and walking distance to Westville’s many restaurants and shops. The University of New Haven and Southern Connecticut State University are nearby, and commuter rail service is at the New Haven-State St. and New Haven-Union MTA stations.

Constructed in 1963, 200 Fountain’s amenity space features a large resident lounge, resident library, and fitness and business centers.

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Connecticut CCIM Chapter hosts complimentary 2025 CRE outlook webinar

GUILFORD, CT The CCIM Connecticut Chapter is hosting “What’s Next in 2025? A Local CRE Forecast” a complimentary webinar with Mike Goman of Goman + York. The webinar will be held on January 15, 2025 from 12:00 to 1:30 p.m.

With more than 30 years in the real estate industry, Goman advises tenants, corporations, institutional investors and high-net worth individuals regarding commercial real-estate investment, acquisition and development. Topics Goman



will discuss include the changing market landscape in office, retail, shopping centers, restaurants, hotels, multi-family and industrial, as

well as development and redevelopment opportunities. There will be a question and answer period at the end.

Connecticut CCIM Chapter Deal of the Month

NEW BRITAIN, CT The CT CCIM Chapter has named the Deal of the Month.



Eric Amodio

Eric Amodio, CCIM, of Amodio and Company brokered both sides of the sale of a 56-unit, 6-building multi-family

complex located at 15-45 Elam St., for \$4.8 million. The transaction closed on November 4, 2024 for \$4.8 million.

The complex known as Elam Court was built in 1967, renovated in recent years, and is comprised of all one-bedroom units. The property traded hands for \$4.8 million (\$85,714/unit). At the time of sale, the property was fully leased yielding 6.3% going-in cap rate with below market rents. Amodio, CCIM, MBA of Amodio & Co. Real Estate represented the seller, Elam Gardens, LLC, as well as sourced the buyer, LYP Management, LLC.



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Davis and McFadden join team of principals at QA+M Architecture

FARMINGTON, CT Quisenberry Arcari Malik, LLC (QA+M Architecture) has added two new principals to



Jason Davis

Julia McFadden

share in the leadership of the firm. Jason Davis, AIA, LEED AP BD+C and Julia McFadden, AIA, ALEP, WELL AP will be joining principals David Quisenberry, AIA, Tom Arcari, AIA, Rusty Malik, AIA and Jim Bell, AIA.

Davis, AIA joined QA+M Architecture in 2017, bringing along a following of loyal clients. He has steadily and quietly grown this client roster, winning awards and accolades along the way. With over 25 years of experience, Davis' design

savvy assists industrial, commercial, and corporate clients improve layouts to maximize efficiencies in their workspaces. He specializes in working with contractors, construction managers, and developers on design-build and joint venture projects with an interest in Integrated Project Delivery (IPD) and an expedited timeline to completion.

McFadden, AIA joined QA+M Architecture in July 2024, already a seasoned principal with a reputation for perceptive and adaptable leadership of complex projects. Recruited by QA+M for her design sensibilities and charismatic marketing ingenuity, McFadden will continue to pursue and develop impactful and award-winning cultural and education projects. She promotes collaboration with her team to create unique and inspired designs reflecting the client's mission and aspirations through integrated art, graphics, and architectural detailing.

Water Street acquires partial interest in C&W's 252,000 s/f bldg.

NEW HAVEN, CT After marketing the property for the past year, Cushman & Wakefield has acquired an interest in 545 Long Wharf Dr., a key component of the Long Wharf Maritime Center, from Water Street Properties. Water Street took over operational control of the 252,000 s/f building on November 1st.

The building's transition to Water Street was finalized after negotiations between Todd Taylor, managing partner at Water Street, and Tony Minopoli, chief investment officer for the Knights of Columbus. Both parties recognized that a partnership would be the most beneficial path forward. Evan O'Brien, senior director of Cushman & Wakefield, arranged the sale of the partial interest and has been retained as the leasing agent for the building.



"Unlike many CRE investors since the pandemic, Todd and

Water Street recognized the positive momentum in New Haven, particularly its office market," said O'Brien.

"We believed in Todd and his team's vision for value creation at 545 Long Wharf and their ability to execute a strong asset management strategy. Water Street has our full support," said Minopoli.

Water Street's goal is to establish 545 Long Wharf Dr. as the premier business address in New Haven. The building is currently home to notable tenants, including Ameriprise, Barclay Damon, CCM/CIRMA, Knights of Columbus, Morgan Stanley and Tek Systems.

"The building is uniquely positioned in the market," said Taylor. "The Knights have made essential capital improvements, maintaining the asset's high standard and operational efficiency. The manageable size of the building, its anchor tenants, its value proposition for class A office tenants, its easy accessibility to I-95 & I-91 and its outstanding water views will prove this to be a great investment."

Water Street is committed to collaborating with the city of New Haven to advance the Long Wharf redevelopment plan. "Connecticut's coastal cities are becoming keen to maximizing property values south of I-95. BLT's redevelopment of Stamford's south end is a prime example and New Haven's plan is another focusing on coastal resiliency, progressive economic strategies and community engagement," said Taylor.

Water Street currently owns and manages 18 commercial real estate assets and has offices in New Haven and San Antonio, TX. Water Street will be relocating from Guilford to a new 4,500 s/f suite at 545 Long Wharf on December 1st.

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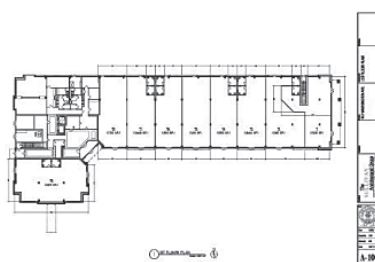


Newington - Former Boston Market, 2495 Berlin Turnpike (Route 5/15). Corner Kitts Lane and Superior Avenue 1.3 acres. 3,250 SF. Traffic Count is 37,100 CPD.
For Sale/Lease



Meriden - 6,000 SF former bank for sale. Half has been renovated into office.

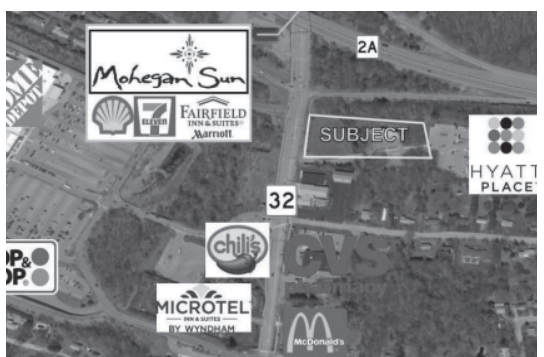
Hamden - Former Goodwill storefront for lease on Dixwell Avenue near Skiff Street. 6,950 sf building on 0.59 acres in the heart of Hamden's retail corridor.



North Haven - Join this new mixed use project at 447 Washington Avenue (Rt. 5). Be a part of 225 apartments in front of the 1 million square foot Amazon distribution facility. Spaces start as small as 1,550 SF and up to 14,000 SF.

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1-acre buildable lot zoned C-2 at busy Route 2A intersection. Shared entrance with the Hyatt Place Hotel; 16,000 ADT; located opposite Stop and Shop/Home Depot Plaza and a mile away from Mohegan Sun Resort Casino. James x4



Mystic, CT
Two buildings consisting of 60,000 SF commercial, class "A". All metal, free span construction on 5.32 acres in Mystic, CT. Close proximity to two major highways, this property is currently used for indoor sports, and large scale events. Bill x3



Montville, CT
1.4 Acres, Cleared and Level, City Water, Sewer and Gas. 13,200 ADT. Over 240' of State Route 32 frontage. Ideal site for QSR, Bank, Auto Parts, Gas/Convenience Store, etc. Tim x1

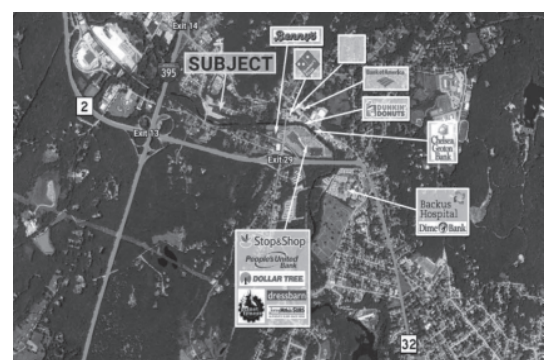
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Waterford, CT *Mago Point*
1,676 SF building with three garage bays being offered for sale along the Niantic River. The parcel consists 0.6-acres on a corner lot. James x4



Groton, CT
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Norwich, CT
Newly renovated plaza for sale. 100% occupancy. Tenant roster, income, and expenses available upon request. Large private parking in an expansive lot. Bill x3



Uncasville, CT *The Center of Montville*
1,800 SF with Drive-Thru Next to Walgreens. Pylon sign. 200+ car parking. Fully approved. Part of the 50,000 SF. The Center of Montville. Tim x1



Waterford, CT
1-acre re-development site on the highly traveled Norwich-New London Turnpike commuter route. Opposite a new prototype Cumberland Farms; next to a retail strip center with Liberty Bank and Sunoco Gasoline station. James x4



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Winstanley Ent. and Surrey Equities acquire 225,000 s/f Chelmsford Mall for \$28 million

CHELMSFORD, MA Winstanley Enterprises, LLC and Surrey Equities, LLC have acquired the Chelmsford Mall, a 225,000 s/f open-air shopping center. The property was acquired privately off market for \$28 million from the original local developer who owned and operated it since the early 1970s.



Adam Winstanley

Chelmsford Mall is a 22.4-acre property located on Rte. 110 at 265 Chelmsford St. The site has steady drive-by traffic volumes, over 1,000 parking spaces for automobiles, and its location on the Chelmsford/Lowell border offers immediate accessibility to Rte. 3 and I-495. The property is 100% leased with seven strong established retailers including Kohl's, Michaels, PetSmart, Sta-



ples, Famous Footwear, Carter's, and Best Fitness.

"This is a unique and exciting opportunity to acquire a thriving location that is fully occupied with top-tier retailers," said Adam Winstanley, a principal of Winstanley Enterprises. "We see this as another strong long-term investment in the Chelmsford area."

The Chelmsford Mall will continue to operate as is with the Winstanley/Surrey team becoming the new owner/operator. Winstanley Enterprises also owns and operates Chelmsford Town Center which was purchased in 2013. Chelmsford Town Center is a 41,000 s/f retail center at the

intersection of Rtes. 110, 27, and 4.

Chelmsford Mall was developed in the early 1970s as a central mini mall with dual endcap anchors (formerly Child World and Bradlees) presently Kohl's and Staples. Over 25 years ago, the property was converted to its open-air configuration and maintained its Chelmsford Mall name.

The property is well maintained, and the Winstanley/Surrey team anticipate making immediate investments to the site to improve



aesthetics. Betterments will include exterior painting, parking lot improvements, landscaping, and signage upgrades.

"The community has fond mem-

ories of the Chelmsford Mall dating back over fifty years," said Edward Silvera, president and principal of Surrey Equities.

FOR FULL STORY VISIT NEREJ.COM

Horvath & Tremblay brokers sale of Harwich East Plaza for \$11.5m

Washington Trust welcomes Kile as EVP and chief retail banking officer

WESTERLY, RI Washington Trust has appointed Michelle Kile executive vice president and chief retail banking officer. Kile is responsible for the retail sales and customer service through Washington Trust's 28 retail branch offices, Customer Solutions Center, and digital banking services.



Michelle Kile

"Michelle joins us with 20 years of experience in retail banking delivery from several New England financial institutions," said Edward Handy III, Washington Trust chairman and chief executive officer. "We're excited to have her lead Washing-

ton Trust's Retail teams as they focus on branch transformation, solution-oriented personal service, and digital optimization to help our customers achieve their financial goals."

A Rhode Island resident, and a graduate of Rhode Island College, Kile comes to Washington Trust most recently from Digital Federal Credit Union in Franklin, Mass., where she led retail branch services, business development, and customer experience. She has speaking and panelist experience in the banking industry, acting as mentor and sharing her knowledge with peers, and has served on community boards including the Women's Initiative Advisory Committee for The United Way of Central Mass.

FOR FULL STORY VISIT NEREJ.COM

HARWICH, MA Bob Horvath, Todd Tremblay, Aaron Huntley and Dan Bernardini of Horvath & Tremblay have completed the sale of Harwich East Plaza. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$11.5 million.

The Harwich East Plaza is located at 1421 Orleans-Harwich Rd. Constructed in 1988, the Harwich East Plaza is improved by a 42,987 s/f center on a large 4.6-acre lot. The property is 86.25% leased to a mix of local and regional retailers and service tenants that serve the needs of the area residents. The property is anchored by the East Harwich Market, Portside Liquors, Sherwin Williams, and 400 East Restaurant, a well-established restaurant that has been in the center for more than 30 years. Harwich East Plaza also offers significant upside through the lease-up of 5,909 s/f of vacant



space. Spread over five suites, the vacant space is versatile and sized for lease-up. Harwich East Plaza is located at the signalized intersection of Orleans-Harwich Rd. (MA Rte. 39) and Brewster-Chatham Rd. (MA Rte. 137), the area's primary commercial and commuter corridors. The intersection

is home to Stop & Shop, CVS, a gas station and several banks, all of which drive traffic to the area. Harwich East Plaza has frontage, visibility, signage and access and is 1.3 miles from US Hwy. 6 (Mid-Cape Hwy.) and 1.9 miles from MA Rte. 28, the two roadways traversing Cape Cod.

Tuccio Props. and Salvatore Capital JV acquire Gould's Plaza for \$8m

MEDWAY, MA Medway Route 109 LLC, a joint venture between Tuccio Properties Group and



Andrew Tuccio

Salvatore Capital Partners, has acquired Gould's Plaza for \$8 million.

Gould's Plaza, located at 74 Main St., is a 49,000 s/f neighborhood retail plaza. Key tenants include a mix of restaurants, specialty retail, medical and office spaces. The property spans over four acres and has two pad sites.

Gould's Plaza has been a cornerstone in town for many decades,



and the new ownership group is excited to bring fresh life to the property.

Andrew Tuccio, owner and founder at Tuccio Props., said, "Gould's Plaza offers an exciting

opportunity to expand the portfolio into a new market. Medway is well positioned for strong growth, and the engaged community combined with the strategic location on Rte. 109 make it an attractive property."

F45 Training leases 6,600 s/f at Cummings' 64-J Concord St.

WILMINGTON, MA F45 Training is expanding its global fitness brand with a 6,600 s/f lease. The Australian-born workout community will launch a newly renovated training facility this winter at Cummings Properties' 64-J Concord St. business campus.

F45 Training offers instructor-led group sessions designed to maximize full-body strength, energy, flexibility, and overall wellness. Aided by proprietary technology, each 45-minute workout consists of a unique combination of high-intensity interval, circuit, and functional training movements.

Since its launch in 2013, the



brand has expanded to encompass more than 3,000 franchises operating in 67 countries across six continents. Aiding its notoriety in the U.S. are numerous celebrity endorsements, including that of part owner and chief brand officer Mark Wahlberg. The new F45

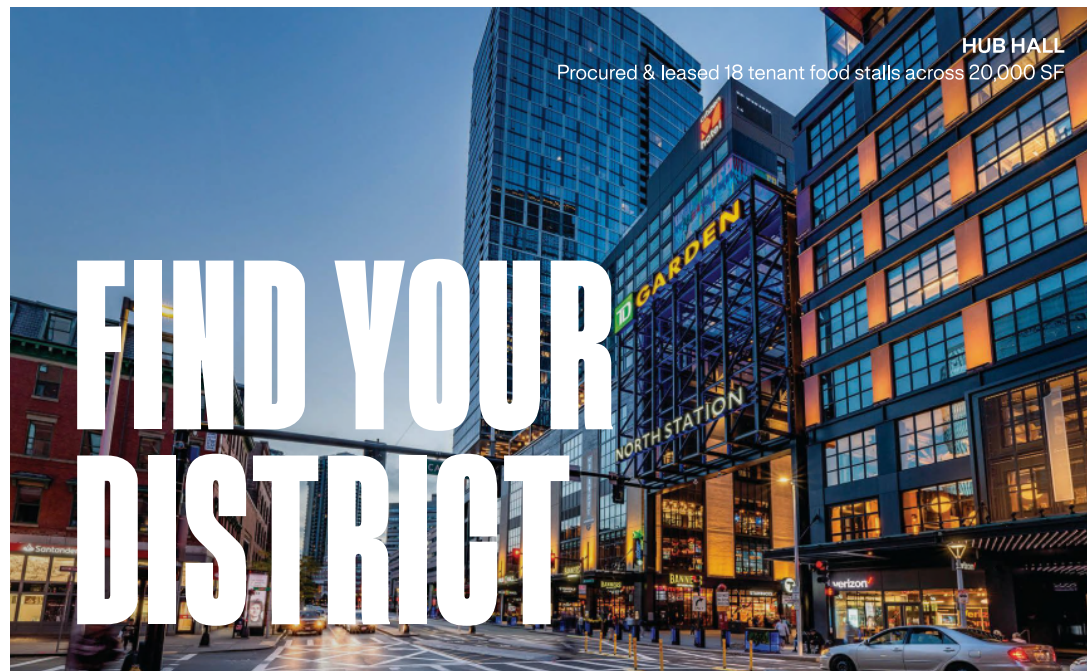
Training Wilmington will be its 21st location in Mass.

Existing infrastructure and a ready client base made the Concord St. site an attractive option for F45 Training, according to Cummings senior leasing director Mike Truesdale, who noted that the space had previously housed a gym.

"F45 Training recognized a great opportunity to fulfill an unmet demand for community fitness and team training in the area," said Truesdale.

Truesdale worked with Elizabeth Sardina, of Pasciuto & Associates brokerage firm, on the lease.

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CBRE completes \$11.2m sale of Woburn Pl. to Chestnut Realty Mgmt.

WOBURN, MA CBRE negotiated the sale of Woburn Plaza, a 31,994 s/f shopping center located at 299 Mishawum Rd. Situated 10 miles from downtown Boston, Woburn Plaza was acquired by Chestnut Realty Management for \$11.2 million from Linear Retail Properties.

The CBRE national retail partners team of Nat Heald, Kyle Juszczyszyn, Connor Scott, and Jordana Roet led the marketing campaign for the shopping center and represented the seller.

“Small shop retail centers have matured into the ‘it’ product type within the retail landscape,” said Heald. “Woburn Plaza received tremendous attention from the market based on its manageable size and prime location. We are proud to have played a part in this exciting transaction.”



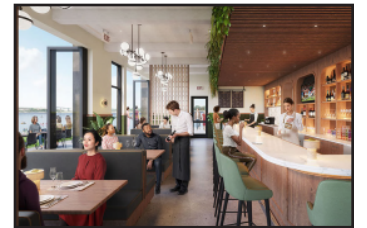
Located adjacent to I-95, Woburn Plaza is occupied by West Marine, Eastern Bank and Mattress Firm. The shopping center has visible signage along I-95 which sees 175,000 vehicles per day and Mishawum Rd., a local and regional connector road seeing upwards of 38,000 vehicles per day.

Woburn Plaza also benefits from its proximity to the institutionally owned Woburn Village, which includes a 350-unit rental community adjacent to a retail center anchored

by a Market Basket Supermarket.

Additional retailers at the center include T.J. Maxx, HomeGoods, HomeSense, Sephora, Shake Shack, Dave’s Hot Chicken, Sally’s Apizza, Crumbl Cookies, Caffe Nero and Cava.

Mila’s at Gibson Point to open at Redgate’s apartment community



REVERE, MA Developer Redgate Real Estate, in collaboration with restaurateur Michael Aldi, unveiled plans for Mila’s at Gibson Point. This new dining destination will bring day-to-night coastal dining to the Gibson Point residences. Currently under construction and slated to open in early 2025, Mila’s will offer residents and visitors a seamless experience from morning café vibes to an evening bar and lounge, all set against waterfront views.

Located in the 291-unit Gibson Point apartment community, which is professionally managed by Greystar, Mila’s promises to be the city’s next culinary hotspot, featuring outdoor dining with views of the North Shore and the Boston skyline.

“Mila’s will be a place for gathering and connecting, with both residents and the broader community enjoying its warm, welcoming atmosphere,” said Damian Szary, principal at Redgate. “We’re thrilled to collaborate with Michael Aldi and his team again, and we’re confident Mila’s will become a centerpiece of the Gibson Point experience.”

Aldi Companies, the team behind local favorites such as Dryft, Fine Line, and VIVI’s Tapas Bar, will bring their community-driven dining concept to Mila’s.

“Gibson Point offers a unique opportunity to create a space that meets the needs of modern residents while embracing the spirit of the community,” said Michael Aldi, owner of the Aldi Companies.

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End of the year retail thoughts



**Carol
Todreas**

The Todreas Group

Now what? As the year comes to a close, the state of retail is always in the news. The answers vary greatly depending on who in the various related industries you ask, each offering a unique lens on the challenges and opportunities ahead.

From where I stand and what I see, here is my take:

In General

1. Discounters Thriving (For Now): Discount stores, value-oriented clubs like BJ's, and retailers emphasizing sales are performing well. Shoppers feel more comfortable finding bargains as uncertainty dominates. With food, housing, and childcare costs skyrocketing compared to wages, the economy feels like it's in a downward spiral for many. However, this trend may not hold strong — experts predict its appeal will wear thin in the coming years.

2. Luxury Goods Losing Favor: Luxury goods are falling out of favor, particularly among younger generations, whose priorities lean toward more pressing social and environmental issues. The value proposition simply doesn't resonate.

3. Department Stores Experimenting: Department stores like Bloomingdale's and Macy's are testing smaller, highly curated formats tailored to local preferences. Others continue to struggle with finding a niche amidst the digital age and shifting consumer habits, leading to closures and also to tweaked concepts, like the soon to be reopened Bed, Bath and Beyond.

4. Malls Making a Comeback: Malls are slowly reviving, thanks to an influx of food concepts, gyms, fitness studios, spas, beauty, and health-related services. These tenants are pulling in foot traffic and signaling optimism for brick-and-mortar retail hubs.

5. Pop-Ups and Markets on the Rise: Pop-up stores, farmers' markets, craft fairs, and other unique retail formats are capturing attention. They offer a refreshing break from commercial sameness and provide a platform for independent creators.

6. Community Spaces Evolving: The idea of the "Third Space" — neither home nor work — is gaining momentum. This concept offers opportunities for gathering spaces that foster community and could emerge as a viable tenant category.

7. Boutiques Under Pressure: Locally owned boutiques with carefully edited merchandise are highly desirable but often struggle to survive due to high rent

pressures.

8. National Chains Testing Experiences: Experiential retail remains a focus for national chains, with concepts like Lululemon's in-store yoga spaces combining retail and lifestyle. However, these initiatives are costly and not suitable for every product category. One consistent takeaway: Stores must prioritize trained, attentive staff. Shoppers visit physical stores for the personal experience — this is what keeps them coming back.

Specific

When it comes to older, historic downtowns and neighborhood commercial centers, there is great disagreement about a trend that seems to momentarily be a point of pain and controversy: bike lanes replacing parking spaces.

While this has made cyclists joyful, it has displeased retailers and many shoppers who find it difficult and confusing to drive and too dangerous to walk. Here is where

traffic planning and innovation are desperately needed.

Keep in Mind

Retail is forever changing, but one thing has remained constant. Most consumers want to drive to stores and park nearby. In today's retail scene, choices abound from clicks to bricks. For success for physical retail it is critical to provide parking be it in a revitalized mixed-use mall or a neighborhood commercial center or downtown.

Some people will bike, some people will take public transportation if it is available, but many people coming to shop or dine will drive. Easy access, limited congestion, no-hassle parking will make a difference...and soon with innovation there will be smaller, greener cars, but there will still be cars.

Carol Todreas is retail consultant for The Todreas Group, Cambridge, Mass.



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The Fresh Market celebrates grand opening at Mansfield Crossing



MANSFIELD, MA The Fresh Market commemorated its arrival at Mansfield Crossing with a special grand opening event on December 11. The specialty grocery chain officially open its doors and offered complimentary reusable bags to the first 500 guests. The community was invited to celebrate with an indoor grand opening ceremony

that included a ribbon cutting, various food samplings, and more. Mansfield Crossing introduced the premium grocery shopping experience to its unique assortment of retail and restaurant offerings, which includes the newly opened Sweetgreen and several other notable brands including The Paper Store, Cava, and Warby Parker.

Gurtler of O'Brien Comm'l. sells 11,604 s/f to Fly By Night Furniture

MAYNARD, MA O'Brien Commercial Properties brokered the sale of 36 Nason St. for \$1.4 million.



Keith Gurtler

The building was the original home of the Paper Store, now with more than 100 stores and over 3,000 employees nationwide. The 11,604 s/f jewel box of a building, was constructed in 1920 and consists of two floors with direct retail frontage along Nason St.

The building was purchased by Fly By Night Furniture, which operates a store in Northampton, and plans to expand their footprint.

Keith Gurtler of O'Brien Commercial represented the Paper Store.



Porobic Wicker and Dalis promoted at Simon's Burlington Mall as new general manager and director of marketing & business development

BURLINGTON, MA Simon's Burlington Mall has promoted two Simon employees. Melisa Porobic Wicker has been named general manager at

Burlington Mall, and Lauren Dalis is the new director of marketing and business development.



Melisa Porobic Wicker



Lauren Dalis

Porobic Wicker has decades of experience in retail, and joined Simon 2.5 years ago as the general manager of Coral Square Mall in Coral Springs, FL. During her time in Florida, she is credited with developing strong relationships with leasing, retailers, and municipal partners. Porobic Wicker is also a recent graduate of Simon's Advanced Management Program.

"I am honored to begin this new chapter at Burlington Mall. This is a powerhouse center, well-known across New England and beyond," said Porobic Wicker. "I look forward to building on this legacy and collaborating with our incredible team to continue to elevate the shopping experience for all our visitors."

In addition to being a life-long Burlington Mall shopper, Dalis began her career with Simon as a Northeastern University co-op student in 2005, working for the Marketing Department. She started her full-time career as a marketing assistant while finishing her senior year in college. Dalis' roles with Simon have included marketing positions at Square One Mall, Arsenal Mall (now Arsenal Yards), Liberty Tree Mall, and most recently Northshore Mall, which Dalis has called "home" for the past 12 years.

"I am beyond excited to partner with the top-tier retailers and restaurants at Burlington Mall, as well as with the surrounding neighborhoods to drive business and engagement," said Dalis.

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Dyer Brown reinvents 3,250 s/f Christian Science Reading Room

BOSTON, MA With its street presence and welcoming interior, The Mother Church Christian Science Reading Room in the city's Back Bay is the latest in a growing portfolio of innovative and sustainably designed retail venues by national architecture and interiors firm Dyer Brown.

As new photography shows, the firm's reinvention of the street-level space adjacent to Christian Science Plaza – home of the First Church of Christ, Scientist, built in 1906 – is both tranquil and inspiring, an urban oasis for visitors and locals alike with a welcoming atmosphere offering multiple spots for quiet, reading and reflection.

According to Dyer Brown interior designer Samantha Worth, IIDA, WELLAP, who led the redesign effort, the updated look highlights the institution's tradition of imparting each Reading Room (there's one at every church campus worldwide) with a design concept unique to that community's character and culture, instead of a prescribed brand-based aesthetic. "The church leadership saw an opportunity to expand and also to update how the Reading Room is perceived," said Worth. "Our complete design refresh, from the new storefront exterior to the warm, inviting arrival sequence, touches every aspect of the store interior."

Suited for both individuals and families, the expanded 3,250 s/f Reading Room combines spaces for textual study and reflection with varied opportunities to view historical and retail offerings. Worth, who worked on the project with Dyer Brown senior architect Paul Koch, AIA, LEED AP, an expert in experiential retail, adds that the stated goal was to appeal to the widest possible range of potential guests by creating a physical embodiment of the church's slogan, "All Are Welcome!"

From the street side the updated concept starts with a refreshed façade: Overhead the entryway is adorned with blade signs, illuminated signage and natural-finish wood. Underfoot the word "welcome" is emblazoned in mosaic floor tiles, and multiple panels of large-format glazing offer passers-by views of the offerings within. Inside, ring-shaped pendant fixtures suspended over tables combine with natural daylight to illuminate an interior finished in a palette of neutral finishes and natural wood, with blue and green accents to evoke the "oasis" theme. Lounge areas are marked by area rugs.

The warmth combined with decorative trim and crown molding offers a feeling of home. Arched forms pay homage to the Mother



Church, and a feature area in green indicates a retail zone for making purchases and requesting assistance.

A coffered ceiling design with recessed LEDs demarcates various interior zones, including a space

for kids to read and interact among a playful variety of furnishings, including cubby-style seating integrated into the millwork. An interactive feature wall allows staff to prompt discussions with a question or a quote.

Summit Properties completes \$700m acquisition phase of U.S. shopping ctrs.

NEW YORK, NY Summit Properties USA (Summit), a subsidiary of UK-based Summit Properties Ltd., has completed the acquisition and consolidation of its U.S. retail center portfolio, valued at \$700 million. This marks a milestone in the company's strategy to strengthen and expand its property assets across the U.S., with a focus on quality, growth, and long-term value.

Over the past several quarters, Summit Properties USA has deployed nearly \$700 million to acquire a range of shopping centers throughout the country, primarily located on the East Coast and Midwest. Looking ahead, the company plans to invest hundreds of millions more to develop and reposition these assets. These investments will focus on capital improvements, redevelopment projects, and attracting strategic tenants, including leading retail chains and lifestyle brands. This commitment

to upgrading and modernizing the portfolio is designed to enhance both the individual assets and the overall value of the portfolio, which currently spans 13 million s/f of leasable area across 1,400 acres.

Historically, Summit's retail centers were managed by an external property management firm. However, with the completion of the acquisition phase, the company is transitioning to direct management through the launch of an internal management platform. This shift is expected to streamline operations, improve asset quality, and better position the properties in the market by enabling more hands-on management and a faster response to emerging opportunities. Summit's internal platform will also enhance tenant relations and optimize the leasing process, creating a more efficient, tenant-friendly experience.

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SPACE AVAILABLE GUIDE

NAME OF CENTER LOCATION	SIZE OF UNIT AVAILABLE	ADJACENT STORES	KEY TENANT	CONTACT
Main Street Shopping Center Rtes. 1A & 27, Walpole Center	1,350 - 6,300 SF	CVS Pharmacy 7-11	CVS Pharmacy	Property Pros David M. Goldman 617-566-1110, Fax: 617-879-1900
Medway Plaza Shopping Center 98 Main Street (Route #109) Medway, MA	1,545 RSF	CBD Releaf Ad Print	Ocean State Job Lot O'Reilly Auto Parts Bank of America Rocky's Hardware	Diversified Funding Inc. Patricia Holland 781-389-3862
New London Shopping Center I-95 New London, CT	19,000 SF dividable	Harbor Freight Tools Citizens Bank Texas Roadhouse	Staples, Burlington Coat	BEST BROKERS Daniel Del Grosso 860-443-2003
The New Village Plaza 375 Putnam Pike (Route #44) Adjacent to the Crossing at Smithfield Smithfield, RI	3,000, 1,350 1,080 RSF	Yamato Steakhouse Ace Wood Flooring	D'Angelo's Domino's Pizza	Diversified Funding Inc. Patricia Holland 781-389-3862
Shopperstown Corner Rt. 44 - Taunton Ave. & Rt. 1A Pawtucket Ave. East Providence, RI	30,000 SF 2-4,000 SF	CVS Washington Trust H&R Block	Shaw's Supermarket	Jobel Realty, Inc. 781-329-5090
Webster Square Plaza Worcester, MA	15,000-30,000 SF Avail 2,000 SF Available in new bldg.	15,000-30,000 SF A.J. Wright F.Y.E.	AJ Wright, Shaw's 2,000 SF New Bldg.	Beal and Company, Inc. Steve N. Faber, Mike Tammaro 617-451-2100 ext. 223
Westborough Shopping Center Rt. 9 Lyman St. Westborough, MA	1,500 SF-7,000 SF	Starbucks Dress Barn Tatnuck Booksellers	Stop & Shop Marshalls HomeGoods Staples	Progressive Realty Consultants 508-366-4163 www.westboroughshoppingcenter.com

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TENANT	LOCATION	TYPE OF SPACE	SIZE	# OF STORES	# PLANNED OVER THE NEXT 5 YEARS	CONTACT
	Massachusetts, New Hampshire, Maine, Vermont	In-Line, Pad, or Existing Buildings in high traffic retail areas	6,000 - 10,000 SF	82	15	Northeast Retail Leasing & Management Company, LLC Daniel Plotkin 360 Bloomfield Ave., Windsor, CT 06095 860-683-9000, Fax 860-683-1600

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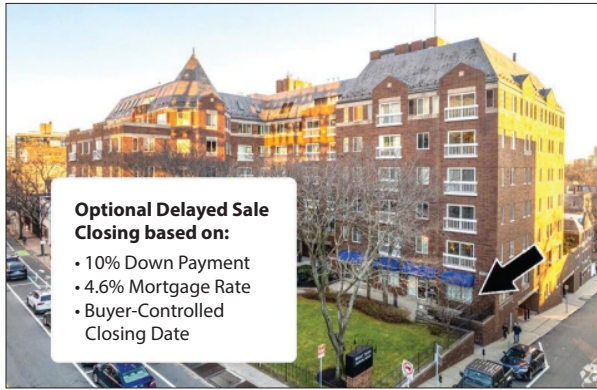
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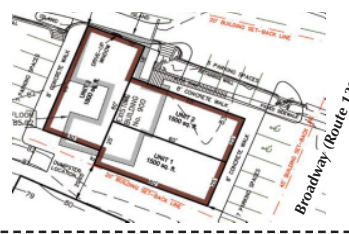
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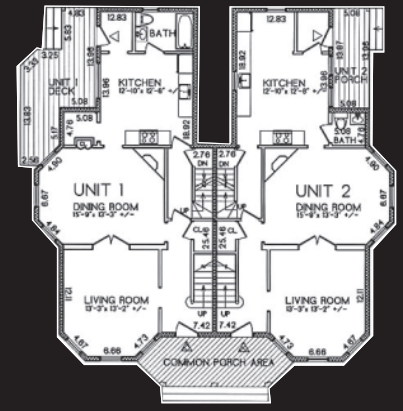
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GLA = 2,103 sf; Lot Size = 21,812 sf

Plymouth County Book 56892, Page 203

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