



Shields Healthcare signs 36,615 s/f lease at Campanelli's 100 TECH at 100 Technology Dr.

November 02, 2018 - Front Section

Stoughton, MA Campanelli has signed another lease at the newly redeveloped 100 TECH located at 100 Technology Center Dr. Shields Health Solutions will relocate from current Quincy headquarters to occupy 36,615 s/f at 100 TECH. In collaboration with Peter Brown, director of leasing at Campanelli, the Newmark Knight Frank suburban team of Mike Frisoli and Tyler McGrail serve as the exclusive leasing agents for the property. Conrad Group's Bob Conrad and James McEvoy represented the tenant.

Shields Health Solutions is a specialty pharmacy integrator and care provider, partnering with hospital leaders on every aspect of specialty pharmacy creation, growth and management. Founded in 2012, Shields provides the fastest, lowest risk model for health systems to create or grow a hospital-owned specialty pharmacy program. The rapidly growing company will occupy the entire sixth floor at 100 TECH; Campanelli's in-house construction arm, Campanelli Construction, will perform the tenant build out.

“We are excited to have the opportunity to grow as a team and as a company here at 100 TECH,” stated Shields Health Solutions Founder and CEO, Jack Shields. “Campanelli has a great reputation for offering first class office space, so we know we're in good hands moving to 100 TECH.”

Shields Health Solutions' executed lease comes at the end of a busy summer for 100 TECH, which saw its inaugural tenant, Collegium Pharmaceuticals, take occupancy of the second and third floors.

“Campanelli has delivered an incredible quality amenity package, in what happens to be one of the only quality large spaces available right now on the South Shore,” said Newmark Knight Frank's executive managing director Mike Frisoli.

“Signing both Collegium and Shields Health Solutions to the building, equaling the largest

leases south of Boston this year, is a home run for all involved.”

100 TECH is the latest redevelopment from renowned South Shore-based Campanelli. Known for their keen eye and savvy repositioning skills, Campanelli recently ignited the market by creating the fastest-leasing office complex south of Boston at Heritage Landing, a 3-building, 516,000 s/f waterfront office campus that underwent extensive renovations and introduced an amenities platform that attracted tenants from both downtown Boston and Suburban markets under Campanelli’s ownership.

100 TECH was treated to the same revitalization efforts, undergoing a rebranding to match several million dollars in upgrades to the infrastructure and common areas. Recently unveiled improvements include a strikingly redesigned main entrance, new lobby finishes and a new Café concept by FOODA, an expansive new fitness center featuring shower and locker rooms and a spin studio with virtual ride instruction, and the addition of meeting / conference space adjacent to the Café, allowing tenants to reserve these areas for larger group meetings, as well as designated spaces within the café for gaming such as foosball and ping pong. Exterior improvements include patio seating with complimentary Wi-Fi, a fire pit, and a multi-sport court.

“This property is unique in that it offers the flexibility to lease between 2,500 and 102,000 s/f of contiguous office space in a corporate headquarters setting in the Rte. 128 South market,” said Campanelli partner & principal of acquisitions Steve Murphy. “Our goal was to create a Best in Class space, offering businesses a high quality infrastructure and a complex of exceptional amenities that can’t be found elsewhere in this market, and we are confident that we have delivered on that promise.”

100 TECH, a six story, 188,000 s/f Class A office building, is ideally situated at the intersection of Rtes. 139 and 24, just minutes from I-93/128 and midway between two commuter rail stations.