



berkeley

Berkeley Investments executes 3,284 s/f lease at Watch Factory Offices

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Berkeley Investments, Inc. has executed a lease for 3,284 s/f on the fourth floor of phase 1 of Watch Factory Offices with Rogaris Law Office.

Rogaris Law Office focuses on residential real estate and estate planning law. Rogaris Law Office is moving its offices from 411 Waverly Oaks Rd.

Berkeley Investments, Inc. is transforming the 400,000 s/f historic complex into a mix of offices, loft-style apartments and retail.

Phase 1 consists of 160,000 s/f of newly renovated brick-and-beam office space, which is now 28% leased.

Phase 2 of the project will provide 96 loft style apartments, a café and a restaurant. Construction is expected to begin this spring and be completed in the spring of 2011.

Phase 3 targeted for a 2011 start, will include the renovation of an additional 77,000 s/f of office space and a structured parking garage.

Berkeley Investments was represented by Eric Ekman, project manager and Steven Brooks, vice president of asset management, as well as Jack Kerrigan, Jr., Dan Krysiak, and Patrick Carey of Grubb & Ellis. Rogaris Law Office was represented by Tim Brodigan of Klemmer Associates LLC.

Berkeley Investments, Inc. is a real estate investment, development and asset management company with a focus on urban commercial and mixed-use properties. Berkeley Management, Inc., an affiliate of Berkeley Investments, Inc., provides on-site property management and maintenance services. Berkeley's reputation is built upon its hands-on management focus, skills as a value-based investor and regional market penetration and expertise. For more information on Berkeley, please visit www.berkinv.com.

To learn more about the Watch Factory, please visit www.walthamwatchfactory.com.

For more information on Rogaris Law, please visit www.rogarislaw.com.

The Watch Factory is located less than two miles from the Mass. Tpke., less than three miles from Rte. 128/I-95 and within walking distance of the commuter rail station on Moody St. Bus routes pass by the property and a shuttle bus service is being planned for access to nearby Commuter Rail Stations. Phase 1 has over 535 surface parking spaces available for office tenants. The Watch Factory is also located within walking distance of "Restaurant Row" and other amenities on Moody St. and has direct access to the Charles River walking and bike path.

According to John Rogaris, owner of Rogaris Law Office, the decision to move was based on a few reasons, "Our office is thrilled to be moving to the Waltham Watch Factory. The building has a unique combination of old world charm and the luxury of modern amenities. With interior brick walls and wood beam ceilings, the office spaces are exceptional. When you consider the state of the art gym, luxurious indoor and outdoor common areas and courtyards, on-site café, and scenic views

of the Charles River, it was clear that there is no building that can offer this combination in the area. Further, the management team at Berkeley Investments has been tremendous in accommodating our office needs and has been extremely generous in building out a truly first class office space."

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