



CELEBRATING
55 YEARS

nerej

Campanelli Companies and Colliers Meredith & Grew sign 9,000 s/f in leases at 300 Crown Colony

October 27, 2010 - Front Section

Campanelli Companies, has recently signed three leases totaling nearly 9,000 s/f at 300 Crown Colony.

Forsythe Solutions Group, Inc., a leading IT infrastructure integrator, executed a new 3,494 s/f lease to relocate from Dedham Executive Center. Scott Shelbourne of Grubb & Ellis Company represented Forsythe nationally and was assisted locally by Taryn Wilson and Lance Carlton. The firm will relocate in November.

Shannon Law Associates, Inc. signed a 2,537 s/f lease to relocate from One Bowdoin Sq. in Boston. The firm took occupancy in August, one month after lease execution, and was represented by Nat Kessler of CB Richard Ellis New England.

Additionally, Transition Solutions, a provider of outplacement services and career development tools, renewed its lease for 2,811 s/f.

In collaboration with Peter Brown, leasing director for Campanelli Companies, the Colliers Meredith & Grew team of Jim Elcock, David Goodhue and Caleb Hudak serves as the exclusive leasing agent for the property.

Campanelli Cos. has completed a total of 31,249 s/f in lease transactions, bringing occupancy levels from 73% to 92% in less than nine months.

The property has attracted five new tenants and three tenants have renewed commitments.

"The hands-on local ownership of the Campanelli Companies has provided our team with the ability to reposition the building and increase occupancy levels by 20%. Campanelli's vertically integrated platform provides both existing and prospective tenants with a turnkey solution, a key factor when a tenant is considering a long-term lease commitment," said Brown.

Elcock said, "Tenants are responding favorably to the extensive capital improvement program Campanelli has instituted at 300 Crown Colony. Once again, Campanelli successfully identified the business needs of its tenants and provided them with greater amenities and high quality services."

Located in the Crown Colony Park at the intersection of I-93 and Rtes. 128 and 3, 300 Crown Colony is a five-story, 118,000-s/f, class A office building with immediately available office suites ranging in size from 1,200 to 7,300 s/f. The property features 25,000 s/f floor plates, ample parking and a five-story atrium.

Recent capital improvements include a newly designed conference facility and Caf   300, a full-service caf   and corporate caterer. The caf   features daily specials and full breakfast and lunch offerings that include hot meals, omelets and paninis. A new HD flat screen television and comfortable seating accommodates the busy professional. In addition, Caf   300's corporate catering services are an added bonus for businesses in the park.

Immediate highway access via recently completed access ramps and complimentary shuttle services to the Quincy Adams MBTA station and commuter rail make Crown Colony an ideal location for commuters. Additional Crown Colony amenities include the Boston Marriott Quincy hotel and restaurant, as well as a Bright Horizons daycare facility. Corporate tenants include State Street Bank, Harvard Pilgrim Health Care, Arbella Insurance Company and Boston Financial Data Services.

Building photo is attached.

About Campanelli Companies

Established in 1947, Campanelli Companies is a full-service commercial real estate development and construction company with extensive experience in the industrial, office, medical office, warehouse/distribution and retail markets. To date, Campanelli has developed 18 million square feet of commercial real estate property in New England and the Eastern Seaboard. The company's signature capabilities include land development, design and build, redevelopment and value-added acquisitions. It is Campanelli's all-encompassing and quality services that have led to its successful track record as a highly-regarded developer; from site selection, feasibility analysis, local, state and federal permitting, to architectural and engineering design, building construction and facilities and property management. With a cohesive development team that has worked together for more than fifty years, Campanelli can assure its clients that every aspect of a project is directed, monitored and controlled by Campanelli Companies. For more information, visit www.campanelli.com.

About Colliers Meredith & Grew

Colliers Meredith & Grew is a Boston-based commercial real estate company with integrated service groups including Brokerage, Capital Markets, Counseling & Valuation, Development & Advisory, Investment Sales, and Property & Asset Management. In addition to representing its core clients in New England, Colliers Meredith & Grew provides national and international real estate services to its multi-market clients through Colliers International, a global leader in real estate services with more than 15,000 professionals operating out of 480 offices in 61 countries. The Lipsey Company and National Real Estate Investor magazine ranked Colliers International as the world's number two commercial real estate brand.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540