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## **Grubb & Ellis leases 7,842 s/f at the Watch Factory for Berkeley Investments, Inc.**

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Boston-based Berkeley Investments, Inc. has executed a lease for 7,842 s/f on the fourth floor of Phase I of the Watch Factory Offices to Harvest Power, Inc.

Through innovative technologies and industry experience, Harvest is ushering in a new era of organics recycling. Harvest develops, builds, owns and operates state of the art facilities that produce renewable energy and compost from discarded organic materials. Harvest deploys best-in-class technologies for composting, biogas production, and biomass gasification.

Berkeley Investments, Inc. is now transforming the 400,000 s/f historic complex into a mix of offices, loft-style apartments and retail uses with riverfront amenities. Phase 1 consists of 160,000 s/f of newly renovated brick and beam office space which is now 70% leased. Phase 2 of the project will provide 96 loft style apartments, a café and a restaurant.

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 Waltham Commuter Rail Station on Moody St. Bus routes pass by the property and Berkeley Investments has partnered with the 128 Business Council to offer a shuttle bus 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.

Berkeley Investments was represented by Eric Ekman, project manager and Steven Brooks, vice president of asset management, as well as Dan Krysiak of Grubb & Ellis. Harvest Power was represented by Eric Solem of Landmark Real Estate Advisors.

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