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Development Associates proposes 80,000 s/f Northampton/I-91 Professional Center office project

May 12, 2011 - Spotlights

The Northampton / I-91 Professional Center is the most significant new office project to be proposed in Northampton in decades. The 80,000 s/f office project is designed to appeal to professional and medical office tenants with its high profile and convenient access to Northampton and I-91.

The project includes two new Class A 3-story office buildings on over 4 acres of land adjacent to the Clarion Inn and Conference Center at Exit 18 of I-91. Building 1 is approximately 39,000 s/f and Building 2 is approximately 43,000 s/f. Tighe & Bond of Westfield has done the civil engineering of the site.

The well-landscaped site has been designed to provide adequate parking for medical and professional uses and easy access for employees and visitors. The exterior of the buildings feature a high proportion of glass, complimented by natural brick and EFIS accents. The major entrances of the buildings feature a two-story glass lobby, enclosing a high-quality elevator lobby and a main stairway to the upper floors. Green materials and high efficiency mechanical systems will be implemented throughout the project to reduce energy and improve overall quality.

Northampton / I-91 Professional Center

As a new project, the buildings provide tenants the opportunity to design a custom floor plan from 1,000 to 12,000 s/f which maximizes their use of space. The developers have considerable experience in completing interior build-outs for all office uses and can work with tenants on the ideal floor plan before interior construction. The rental rates for space will be based on the degree of specialty and finish desired by the tenant, but is expected to be competitive with other area options.

The Owners and Developers

The Northampton / I-91 Professional Center is being developed by Development Associates of Agawam in collaboration with the owners of the property, Atwood Drive LLC. Atwood Drive LLC purchased the Clarion Inn and Conference Center, formerly operated as a Hilton Hotel, in 1995 and has been operating the hotel property since then. Over time, Atwood Partners acquired additional adjacent parcels, including a former Mobil gas station and a small auto repair property to create the 4+ acre site to be used for the project. The principals of Atwood Drive LLC are part of the Hampshire Hospitality Group which also owns and operates five hotels in Hadley including the Marriott Courtyard, Holiday Inn Express, and the Econolodge.

The project manager and developer, Development Associates, has been developing commercial and industrial property throughout the pioneer valley for over 30 years. The company has completed numerous major projects throughout the region including the Agawam Crossing professional building, the 85,000 s/f North American headquarters for Convergent Lasers in the Chicopee River Business Park, 190,000 s/f Greenfield Corporate Center, Seahorse BioScience and dozens of other

single and multi-tenant facilities. Development Associates manages a 1.5 million s/f portfolio of property from North Haven, Conn., to Greenfield including office, industrial, automotive, high tech and warehouse/distribution properties. The company has also been active in the brokerage community and will represent the owners as exclusive leasing agent.

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