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## **Conrad and McEvoy of The Conrad Group broker 86,000 s/f lease for South Shore Educational Collaborative**

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The South Shore Educational Collaborative (SSEC) has entered into an agreement to re-locate their school to 105 Research Rd., due to a major increase in enrollment of students who need advanced therapeutic services for physical and medical needs. The new facility will also provide improved educational and vocational opportunities for students to be successful when they transition to the working community or higher education. The new facility will provide 86,000 s/f for the school.

The brokers consummating the transaction were Bob Conrad and Jim McEvoy of The Conrad Group. Occupancy is expected in the summer of 2013.

Leading the design team is the architectural firm Roth & Seelen, Inc., while the engineering is being conducted by Coler & Colantonio.

Presently located in South Shore Park at 90 Industrial Park Rd., the school will remain in the park. The new facility will be a school which will involve the renovation of the existing 58,000 s/f building as well as a 28,000 s/f addition. The new school will contain many amenities which do not exist at its present building. The interior amenities include a gymnasium, locker rooms, a cafeteria and increased bathroom facilities. New amenities outside will include an expanded playground and recreational areas.

The new school will provide parking for 270 vehicles. Foxrock Properties, LLC, owner of 105 Research Rd. worked diligently for over a year in order to fully understand and then provide a solution to their long term goals and needs which were identified in the request for proposals which was advertised last fall by the school.

Jason Ward, said, "Foxrock Properties is thrilled to be able to partner with SSEC. We feel this is a great real estate deal which helps us fulfill our mission in two ways. First, it enables us to create the highest and best possible use of our property at 105 Research Rd. by transforming a 58,000 s/f industrial warehouse into an educational facility. Secondly, it enables us to demonstrate good corporate citizenship through our partnership with Dr. Henry Perrin, principal of SSEC, and the school. We will create a campus worthy of the collaborative and their students."

Dr. Henry Perrin, principal of SSEC, said, "The new facility will be home to Careers High School, Community School, Quest School South Shore High School and Assistive Technology. These schools will total approximately 200 students. Many other students attend the Language Enhancement and Mini-School in local south shore schools. The SSEC is an extension of the public schools to provide special education for students whose needs cannot be met in their community schools. The relocation to the new school will continue the work of Dr. Michael Savage who retired in 2009 after 30 years of providing excellent educational opportunities for special people. We are very appreciative of the cooperation of Jason Ward of Foxrock Properties, Jerry Seelen of Roth & Seelen, Bob Conrad of The Conrad Group and our board of directors. Through everyone's diligent

efforts, their proposal will become a reality for our students and families."

The collaborative provides specialized educational and residential programs and services for students and adults diagnosed with a wide range of intellectual, educational, emotional, social, physical and/or medical challenges. Experienced personnel offer instruction, counseling and therapeutic services based on an individual's specific needs.

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