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Brown of Campanelli leases 28,220 s/f to innoPad, Inc. at 265 Ballardvale Street - Wilmington, MA

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Campanelli has executed a 28,220 s/f lease at 265 Ballardvale St. to innoPad, Inc. The innoPad lease brings the building to 100% occupancy.

innoPad is a developer and marketer of polishing pads used in chemical mechanical planarization (CMP), a critical process in semiconductor manufacturing and is planning for occupancy in the fall.

Campanelli was represented by Campanelli's director of leasing, Peter Brown along with NAI Hunneman's suburban leasing group. Led by Jim Thomson, the team includes James Boudrot, Dan Collins, Brendan Daly, Evan Gallagher, Stephen James, Devon Manfredonia and Michael McCarthy. innoPad was represented by Lenny Owens, executive vice president at McCall & Almy.

"This transaction was a true team effort," said Thomson. "Campanelli, NAI Hunneman, McCall & Almy and innoPad worked seamlessly to develop a creative solution for a technologically unique build out."

Having acquired the property in September 2010 with a 29% occupancy, Campanelli's rapid success in leasing 113,000 square feet is a testament to the quality of the location and the attributes the building has to offer tenants in the market.

"Campanelli is excited to have innoPad join our roster of tenants at 265 Ballardvale Street. InnoPad represents the type of innovative, high technology company that are the drivers of our region's economy. InnoPad will make a significant investment in their new facility and, in the process, bring our Ballardvale portfolio to 100% occupancy," said Stephen Murphy, partner, Campanelli.

265 Ballardvale Street is a recent addition to the Campanelli portfolio. Campanelli acquired the building in fall of 2010 as part of its joint venture with TriGate Capital. The 74,527 square foot flex/office building is located directly off of Interstate 93.

About Campanelli

Established in 1947, Campanelli 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 over 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. For more information, visit www.campanelli.com .

About NAI Hunneman:

Headquartered in Boston, NAI Hunneman is a leading provider of commercial real estate services to corporations, institutions and the private market. Through its association with NAI Global, NAI Hunneman is a local firm with global reach offering brokerage and project management services in more than 325 markets across the nation and around the world. For more information, visit the NAI Hunneman website at www.naihunneman.com .

About TriGate Capital, LLC

TriGate Capital is a market leading real estate private equity firm that manages a fully discretionary real estate fund, TriGate Property Partners, LP (the Fund), on behalf of institutional investors. TriGate invests in real estate operating companies, value added real estate assets and financial restructuring opportunities stemming from changes in the real estate capital markets. The firm is majority owned and controlled by Jay Henry, Jon Pettee and Jeff Yarckin. For more information, visit www.trigatecapital.com .

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