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Condyne acquires Bolton Office Park for \$14 million from The Flatley Company

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Condyne has acquired the \$14 million Bolton Office Park from The Flatley Co. The Bolton Office park is an existing 105,600 s/f fully leased office building. It is one of the office parks located in the 495-north submarket. The building, which can be expanded by approximately 50,000 s/f sits on 39 acres off of Rte. 495 at the intersection of Rtes. 117 and 495.

Currently, the property is fully leased to two major publicly traded companies, Emulex Corp. and New Cingular Wireless . Emulex, a global provider of enterprise solutions and technologies that connect storage, serves and networks across the world, occupies 50,600 s/f. New Cingular, a division of the newly formed AT&T merger with Bellsouth and Cingular Wireless, leases 55,000 s/f.

"This asset supports our continued growth into the office market and exemplifies our efforts in sourcing quality, well located real estate at or below replacement costs," said Jeff O'Neill, president of Condyne. "Further expansion to the facility will provide additional upside to the investment creating a 150,000 s/f corporate center."

The Class A facility has brick construction and two interior courtyards provide natural light within the building.

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