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Spenlinhauer of RJSRealty Trust plans 175,000 s/f office development

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"What's Your Vision?" Developer Robert Spenlinhauer of RJSRealty Trust is asking that question to potential build-to-suit tenants for his new Hingham Tech Park 3 or HT 3, a planned office park.

Spenlinhauer has retained the architectural firm Sheskey Architects of Quincy to master plan and design Hingham Tech 3. The park has a potential build out of 175,000 s/f of first-class office space. This location is ideal for medical/research, financial services and technology companies.

HT 3 is on 9-acres of land adjacent to Rte. 3 at the intersection of Derby St.. For many years the site has been home to the South Shore Educational Collaborative (SSEC) which occupies the current 61,000 s/f building.

Concept plans for HT 3 call for construction of up to two first-class office buildings flanked by parking garages, plus additional ground level parking. Building A could consist of 92,670 s/f and building B could consist of 82,800 s/f. While the conceptual design for the full build office park and garages would require razing the existing building, under an alternative plan the owner would consider renovating and leasing the existing 61,000 s/f building. While at the same time develop the remainder of the park.

Richard McKinnon, director of brokerage services for The Grossman Companies, Inc., has been named exclusive broker for the project. The space is being marketed to potential users asking 'What's Your Vision?' to emphasize that no part of the design is yet set in stone.

McKinnon says there are several attractive elements to HT 3 for prospective tenants: It is just off Rte. 3 at Derby St. with over 1,100 lineal feet of frontage and direct highway signage, visible to over 150,000 vehicles per day. The property is a short distance from the Derby Street Shoppes, and is easily accessible to downtown Boston and Cape Cod.

McKinnon said, "Now is an ideal time for a tenant to design their headquarters building. A large user will have the opportunity to reserve building naming rights. This is indeed a rare opportunity."

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