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## **The Economic Development Foundation of Rhode Island and New England Construction complete 20,000 s/f flex building at 1700 Highland Corporate Drive, Cumberland**

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The Economic Development Foundation of Rhode Island (EDFRI) has completed their newest flex building project at 1700 Highland Corporate Dr. in the Highland Corporate Park abutting CVS/Caremark's corporate facilities. The 20,000 s/f building shell can accommodate up to four individual tenants. With 20' high ceiling bays, the individual units can be built out to meet the needs of a mix of uses including light/technical manufacturing, research & development, sales & service, biotech lab and business office uses. The building was constructed with insulated architectural masonry block and is profiled by a dark grey band of dri-design metal panels that accentuates the four separate and prominent blue glass entryways. The building shell has been designed to LEED energy standards and all site lighting utilizes LED fixtures to maximize energy efficiency. The project site is attractively situated abutting a wooded conservation area and overlooking a pond. There is sufficient parking to accommodate up to 76 employees. Provisions have been made to have separate loading areas with 8' loading door bays for each tenant.

The building's architectural design team was headed by Keith Davignon and Jamie Hughes from Vision 3 Architects. New England Construction (NEC) was the building contractor. Leo Hudon served as NEC's project manager and Guido Giorgi as project supervisor. Narragansett Improvement Co. was responsible for all site development work under the management of Andrew Crowshaw.

This is the fourth flex building that EDFRI has built in the Highland Corporate Park. The other three buildings, representing 60,000 s/f of flex business space, are fully occupied with a tenant list that includes Pfizer, Coty, Medcure, Neurotech and Precision Dermatology.

EDFRI is a private, non-profit development company with a long history in planning and developing premium business parks and providing economic development services to public and private clients. They are the developer of record for the Highland Corporate Parks in Cumberland/Woonsocket. This master-planned 235 acre development currently houses nearly 2 million s/f of office and industrial space and a 100% occupancy rate. Its location with access to I-295 and Rte. 146 and within 45 minutes to Boston provides a locational advantage for companies servicing the entire New England market. With CVS/Caremark as the major anchor tenant in the Park, the site has attracted a number of national firms that provide vendor services to this fortune 100 company. With design covenants in place and ongoing professional management, the Highland Corporate Park has emerged as a leading premium business address in Southern New England.

In addition to its flex building program, EDFRI owns the last two remaining land parcels in Highland Cumberland that can accommodate a 15,000 s/f single story and 40,000 s/f two story building. These sites have all zoning and subdivision approvals in place and have been cleared and graded.

All underground utilities are available at the property line and storm water can be handled through the parks mastered planned storm water management system. These sites represent shovel ready land development opportunities in the region. EDFRI would entertain build to suit options or joint ventures on these remaining sites.

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