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Conrad and McEvoy of The Conrad Group broker 80,000 s/f medical lease

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The Conrad Group, Inc. recently negotiated a long term medical lease at Longwater Place located at 141 Longwater Dr.

Located in Assinippi Park, the site of the "to be built" medical building is on the 29 acre parcel formerly owned by Wearguard, Inc, a division of Aramark Industries. In the spring of 2010, the 270,000 s/f facility and its 26 acres was sold to Foxrock Properties. The new owners have initiated a 3 phase re-positioning of the property with the help of The Conrad Group.

Phase I included the renovation and re-tenanting of 100,000 s/f of first class office space which is now complete. Phase II which is underway includes the renovation and re-tenanting of the remainder of the building along with the acquisition of additional adjacent land.

Phase III includes the development of the 2 story, 80,000 s/f medical office building which has been pre-leased to South Shore Medical Center. According to Robert Conrad, president of The Conrad Group, "Longwater Place is a very unique property. Rarely do you find a site of approximately 30 acres with the ability to create such a magnificent professional environment. It has excellent visibility to Rte. 3, easy access and the infrastructure to accommodate future growth. For medical and general office users alike, the property offers tenants amenities rarely found in suburban office buildings such as a full service cafeteria which seats 185 people, a fitness center with adjacent locker rooms/showers and a conference center."

South Shore Medical Center, with offices in Norwell, Weymouth, Hingham and Kingston expects to occupy the new facility in the later half of 2013. The official ground breaking is expected later this Spring.

Assisting Conrad with the acquisition of the property along with the re-development of the campus is James McEvoy, senior vice president of The Conrad Group.

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