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## **National Development and Charles River Realty Investors sign two leases totaling 76,701 s/f**

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According to National Development and Charles River Realty Investors, Winchester Hospital and Excel Orthopedic Specialists each recently executed 15 year leases for the entire 76,701 s/f at 200 Unicorn Park Dr. The four story building is located within the 600,000 s/f Unicorn Park office campus.

Carol Levin of RE Advisors and Michael Dalton of Cassidy Turley/FHO Partners represented Winchester Hospital and Joe Sciolla and Matt Harvey of Cresa Partners represented Excel Orthopedic Specialists in this transaction. National Dev. was represented by Matthew Adams and Rory Walsh of Cushman & Wakefield. Winchester Hospital will occupy 41,531 s/f and Excel will occupy 35,170 s/f.

"Early on in our acquisition process last summer, our team identified an opportunity to convert this building to a medical use. These leases represent the successful execution of an exciting plan to transform an older multi-tenant office building in to a state of the art outpatient medical facility," said Thomas Alperin, president of National Dev.

"The redevelopment of 200 Unicorn Park is one part of our team's overall efforts to revitalize one of suburban Boston's great office parks," said Andrew Gallinaro, a director and asset manager at National Dev. "Since acquiring Unicorn Park, we have significantly enhanced the overall property and will continue to improve common area features by undertaking lobby, bathroom and cafeteria renovations throughout the park. We are delighted that the leasing level within the park is now at 95% and our team is eager to provide Winchester Hospital and Excel the same high level of service that our existing tenant base currently enjoys."

Winchester Hospital is the leading provider of comprehensive health care services in the northwest suburban Boston area. Unicorn Park will be home to Winchester Hospital's new, state-of-the-art Imaging Center as well as its Breast Care Center and Community Health Institute. Excel Orthopedic Specialists is widely known as a regional center of excellence for orthopedic care. Unicorn Park will be home to its outpatient clinical services as well as its Physical and Occupational Therapy Practices.

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