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## **Elliot & Co. LLC brokers three leases for CMI Property Inc.**

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Elliot & Co. LLC has negotiated three new lease transactions totally 9,500 s/f of space on behalf of CMI Property Inc. at 76 Astor Ave. Office International Gallery leased 1,800 s/f and Gerber Electronics signed on as a tenant for 1,700 s/f. EPSG Inc. renewed its lease, tripling its space in the building in the process from 2,000 s/f to 6,000 s/f.

Office International Gallery, which provides quality crafted office furniture for homes and businesses, is relocating to 76 Astor Ave. from 210 Carnegie Row in Norwood. The company's customers range from start-ups to Fortune 500 companies. Office International Gallery is occupying 1,800 s/f of warehouse/distribution space at 76 Astor Ave.

Gerber Electronics, Norwood-based distributor of semiconductors, passive and electromechanical components, enclosures, cabling and electronic assembly materials, will take 1,700 s/f of warehouse space.

EPSG, which is headquartered at 76 Astor Ave., is an engineering and manufacturing company established in 1993. EPSG integrates product design, material development, process development, and prototyping into plastic and elastomeric solutions. EPSG specializes in shock and vibration isolators, molded products and custom material development utilizing rubber, urethane, silicone and thermoplastic. EPSG, which extended its lease expanded its space at the building by 4,000 s/f to a total of 6,000 s/f, is the developer of trademarked DuraFlex rubber products.

Elliot Ravech, president and principal of Elliot & Co., represented CMI Property Inc. in each of the three transactions.

Managed by Norwood-based CMI Property Inc., 76 Astor Ave. is a 70,000 s/f industrial facility with flexible space, including office, laboratory and R&D. Elliot & Co. is the exclusive leasing agent for the property, which now is 100 percent leased.

"The recent flurry of lease signings at 76 Astor Ave. is reflective of the quality and flexibility of the space there," said Ravech. "Add to that the convenient Norwood location, and its easy to see why 76 Astor Ave. is a winner and an easy choice for tenants seeking office, warehouse and distribution space."

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