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## **Normandy Real Estate Partners signs Emerson Hospital to 80,785 s/f lease**

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Normandy Real Estate Partners has signed Emerson Hospital to an 80,785 s/f lease at 300 Baker Ave. A full-service, non-profit community hospital with over 300 active primary care doctors and specialists on staff, Emerson Hospital renewed its existing 44,757 s/f lease of office space, and signed for an additional 36,028 s/f of office expansion, bringing the building occupancy to nearly 80%.

Cassidy Turley senior managing director, principal Duncan Gratton and associate Kate McGovern represented Normandy in the transaction. Jack Kerrigan and Steve Cook of Avison Young represented the tenant, Emerson Hospital.

"Normandy's commitment to maintain the site's amenities and continuously look for new upgrade opportunities is what helps prolong the duration of tenant occupancies at their properties. It was a great pleasure to assist in Emerson Hospital's lease renewal and expansion," said Gratton.

"We are pleased that Emerson Hospital has expanded its operations at 300 Baker Avenue, a unique property that has served them well for many years," said Mark Roopenian, senior vice president at Normandy Real Estate Partners. "300 Baker Ave. boasts wonderful amenities including a full-service cafeteria, fully equipped fitness center and a common conference facility that our tenant Emerson has appreciated and utilized since their first day in the building. We look forward to their continued stay and expansion here in Concord."

The 300 Baker Ave. property is a first-class office and research complex situated on 78 acres of land. Located in the Rte. 128 sub-market, the site also provides plenty of parking and a "park-like" environment for leisure. Normandy has recently completed multi-million dollar renovations to the property, including upgrades to the cafeteria and fitness center along with landscaping, signage and other common area enhancements.

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