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Project of the Month: Integrated Builders, Calare Properties and Hackman Capital Partners begin phase two of Riverview Technology Park

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Integrated Builders has begun phase two construction at Hackman Capital and Calare Properties' 700,000 s/f Riverview Technology Park. The companies completed phase one of the multi-million-dollar redevelopment, earlier this summer, which focused on the park's 560,000 s/f building at 495 Woburn St. and completely transformed the building's façade and added a contemporary new lobby and 400-car parking lot. Other improvements included a new park entrance and roads, landscaping and signage, plus upgrades to the site's infrastructure, including water retention, drainage and irrigation systems.

Ideal for creative offices, research and development or light manufacturing, 495 Woburn St. is strategically located less than 30 minutes from Boston and will offer users the same first-class, high-tech amenities found in costlier facilities in Cambridge and Waltham. With close proximity to major highways and nearby commuter rail, the park also will provide access to the area's highly educated workforce.

Phase two of the redevelopment will only heighten the appeal. Integrated Builders is currently completing demolition of interior offices and demising walls to open up the space, installing 90 punched windows and saw-tooth skylights to fill it with natural light. They also are creating a brand new façade at the building's west entrance and adding additional outdoor seating. Improvements will continue once the building begins to lease—including the addition of a fitness center, a new, full-service cafeteria and common-area corridor.

"With first-class features and robust amenities, 495 Woburn St. will attract state-of-the-art companies whose economic presence continues to drive job growth along the I-495 corridor," said Steven Brooks, senior vice president of asset management in Hackman Capital's Boston office.

"What's more, their employees will be able to collaborate in multiple common areas, have a meal, indoors or out, and even work-out at the gym, all without having to leave the building."

Integrated Builders was selected as the general contractor for both phases of the Riverview project because of the firm's extensive construction experience with office, manufacturing and biotech facilities. One of those facilities was another Hackman and Calare project—retrofitting high-tech manufacturing space at the former Evergreen Solar plant, in Devens, Mass., for tenant Saint Gobain.

"We are proud that we've been able to collaborate with Hackman Capital and Calare Properties on such top-tier projects," said Jay Dacey, president of Integrated Builders. "Most recently, our work together at 112 Barnum Rd. in Devens led to the project receiving the Boston Business Journal's Deal of the Year Award, and Riverview Technology Park is on target to be as equally an impressive project."

