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## **Project of the month: HDS Architecture designs 7,175 s/f retail center for Sanford Custom Builders and The Growth Companies**

April 17, 2014 - Construction Design & Engineering

HDS Architecture has completed design of 170 Needham St. retail center. It is being developed by Sanford Custom Builders and The Growth Companies.

This new high profile/ high visibility retail center begins construction this spring and will provide 7,175 s/f of space for three to four tenants, including retail and restaurant uses.

The design of the retail center takes full advantage of its corner location. "We have created 'value' frontage around the building that increases tenant visibility and provides a lively pedestrian experience," said Hans Strauch, principal of HDS Architecture. The building is faced in brick and precast concrete with glass and metal storefront and has been engineered to support multiple tenant configurations. Pristine Engineers is the MEP/FP design engineer. Structural design is being provided by Webb Structural Services.

The project required planning approvals from the city of Newton. Attorney Alan Schlesinger of Schlesinger & Buchbinder took the lead in the process.

The building and site design is consistent with the city's vision for Needham St. The redevelopment of the property includes new sidewalks, street trees, planters, planting beds and outdoor seating. The building's frontage is Needham St. with multiple entrances and storefronts. Parking for 33 spaces will be behind the building.

Marc Kaplan, owner of Sanford Custom Builders and co-developer purchased the property from longtime owner Audio Visual Design based on its unique potential as a high visibility retail location. "I have seen Needham Street evolve over the years and believe the redevelopment of this property will contribute to the city's vision for the corridor and will be an exciting new retail destination," said Kaplan.

Fred Margolis, principal at The Growth Cos. sees terrific potential for the property. "We are very pleased with the strong interest in our project from many local and national retailers. Vitamin Shoppe has already leased 3,000 s/f at the corner. We expect the building will be fully leased well before construction is complete," said Margolis.

The Dartmouth Companies is the retail agent for the project.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540