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Vantage Builders completes renovation for Rockwood Capital and Griffith Properties' 275 Second Ave. building: design for \$400,000 project provided by LaFreniere Architects

August 14, 2014 - Construction Design & Engineering

Vantage Builders, Inc. completed a \$400,000 renovation project for Rockwood Capital, LLC (Rockwood) and Griffith Properties, LLC (Griffith) at 275 Second Ave. Part of a capital upgrade plan for the building, the multi-phase project included new office space, a new fitness center, cafeteria upgrades, and lobby improvements.

Working from design plans from LaFreniere Architects, Vantage installed a demising wall on the first floor, dividing equally a 2,600 s/f area. One side features new office space, the other a fitness center for tenant use.

The new office space features upgraded millwork, carpeting and painting. An IT room and kitchen area were created. Vantage constructed a new fitness area, with exercise and cardio equipment, such as treadmills and free weights. The firm also renovated the women's and men's shower rooms with new tiling throughout, milled lockers and new ceilings.

Renovations to the first floor cafeteria include millwork, installation of new kitchen equipment and serving stations, enhanced lighting, new flooring and ceilings, and painting. The building's second floor lobby was redesigned, with new flooring, painting, and accent lighting. Access to the tenant areas on the second floor was made more welcoming with the installation of new glass entry doors.

"Waltham Place is a busy, active location for a diverse group of tenants," said Denise Regan, senior project manager, Vantage. "We were very mindful of their business and aimed at finishing the project as quietly, quickly and efficiently as possible. We were able to complete the entire project within four weeks, with minimal disruption to the tenants."

275 Second Ave. is part of Waltham Place, a two-building campus owned by Rockwood and managed by Griffith. Ownership hired Vantage as part of its capital upgrade program for the buildings.

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