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Combined Properties, Inc. renews 76,000 s/f lease with Cambridge Health Alliance

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According to Combined Properties, Inc., Cambridge Health Alliance (CHA) has renewed its 76,000 s/f lease at 195 Canal St. and will continue to operate its Malden Family Medicine Center there for at least another decade.

The Malden Family Medicine Center opened in June 2007. Affiliated with Tufts University School of Medicine, more than 30 doctors work on-site and see patients of all ages. Services include primary care, acupuncture, anticoagulation management services, diabetes management services, family planning, integrative medicine, mental health services, nutrition counseling, orthopedics, sports medicine, women's health and pregnancy care, and x-ray services.

"A true asset to the Malden area public, Cambridge Health Alliance provides the highest quality of healthcare at this leading medical facility," said Greg Regazzini, vice president and director of leasing for Combined Properties. "The outstanding care is complemented by this first-class property, outfitted with all the latest medical technologies. The conveniently located site is very attractive as well, with the Malden River and newly completed Riverwalk path to its right and a portion of the Northern Strand Community Trail to its left."

The property was not always the attractive and well-maintained one it is today. When Combined Properties first purchased 195 Canal St., the full-service real estate and development firm executed a complete transformation of the once-vacant 4.5 acre industrial site into an attractive modern office campus. The firm's investment in 195 Canal St. is reflected in the city's assessment of the property's value, rising from about \$2 million prior to redevelopment to almost \$10 million today.

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