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## **Margulies Perruzzi Architects completes repositioning of Campanelli's Two Heritage Dr. office building**

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Margulies Perruzzi Architects (MPA) has completed the repositioning and renovation of the building at Two Heritage Dr. at Heritage Landing. Campanelli engaged MPA to work with their design, leasing and construction teams to develop a comprehensive strategy for improvements to the nine-floor, 185,000 s/f Class A office building that provides potential tenants with all the amenities and dynamism of a downtown building.

"It was important to us that the repositioning of Heritage Landing be competitive with the building and workspace design - as well as amenities - of similar Class A office buildings in downtown Boston," said Russell Dion, AIA, project executive at Campanelli. "Creating an urban feeling space within a suburban property, MPA worked collaboratively with us to transform Two Heritage Dr. into the hip office address that is attracting Boston's growing professional tenants."

Built in 1982, Two Heritage Dr. required significant exterior and interior updates to renovate it as an upscale, high-tech building with urban amenities. The exterior front access point was repositioned to a more accommodating area of the building, and two entries were redesigned as easily recognizable, branded arrival points; both feel more current and inviting. Inside, MPA redesigned the lobby with a sleek and dynamic vibe and added a new contemporary urban café featuring the downtown eatery Sebastians, a grab-and-go coffee kiosk, and a high-end fitness center. The existing 70-seat conference center was refreshed with modern finishes, and core building components were updated, including elevator lobbies, bathrooms, and common spaces on upper floors.

Located less than a mile from I-93 and seven miles from downtown Boston, Heritage Landing offers direct access to the MBTA Red Line.

Consistently ranked as one of Boston's top architectural and interior design firms, Margulies Perruzzi Architects creates buildings and interiors for clients who value design. The firm services the corporate, professional services, healthcare, research/lab, and real estate communities with a focus on sustainable design. Clients include Manulife/John Hancock, Nuvera Fuel Cells, Reliant Medical Group, Sapien, Hobbs Brook Management and Forrester Research.

Established in 1947, Campanelli is a third generation, full-service commercial real estate development and acquisition company with extensive experience in the industrial, office, medical office, warehouse/distribution, retail, educational and cold storage markets. Campanelli began building homes during WWII and transitioned from residential to commercial real estate in the 1960s. The team, known for their seamless ability to work with their clients and act as the "real estate division" of a company, has developed 11 business parks in Massachusetts, over 20 million s/f across the nation and provided international development consulting and site selection services.

The company's signature capabilities include land development, design and build, redevelopment and value-added acquisitions. It is Campanelli's all-encompassing and quality services that have led to its successful track record as a highly-regarded developer; from site selection, feasibility analysis, local, state and federal permitting, to architectural and engineering design, building construction and facilities and property management.

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