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## **Cook, Kerrigan, Sullivan and Flanagan of Avison Young secures 4,500 s/f, seven year lease for Wheels TV**

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According to Avison Young, one of the world's fastest-growing commercial real estate services firms, Automotive Networks Corporation (WheelsTV) has renewed its lease at Strawberry Hill Corporate Center.

Wheels TV has committed to a 4,500 s/f, seven-year lease with the landlord, Campanelli, at Strawberry Hill Corporate Center, located at 289 Great Rd.

Avison Young principals Jack Kerrigan and Steve Cook, along with Bill Sullivan and Anne Flanagan, a vice president and senior account manager, respectively, in the Boston office, represented the landlord, and are working closely with Peter Brown, director of leasing at Campanelli, to market the available office space.

"The Wheels TV lease renewal and other recent ones like it signal the continuing tenant interest in Strawberry Hill Corporate Center," said Kerrigan. "Existing and prospective tenants are impressed with the vast improvements being made to the building by ownership."

Since taking ownership in March 2014, Campanelli has experienced increased activity at the building, with almost 11,000 s/f in new lease transactions occurring in recent months.

Additionally, Campanelli is currently negotiating with several prospective tenants, representing another 30,000 sf of office demand in this market.

"With Campanelli taking ownership of the building, our decision to stay at Strawberry Hill Corporate Center was an easy one," notes Jim Barisano, Chair and CEO of Wheels TV. "The renovations that Campanelli has made and are currently making to the building, in conjunction with the firm's exceptional property management team, allowed us to sign a new long-term lease with confidence." Campanelli has implemented a significant capital-improvement program at Strawberry Hill that includes a fully-renovated and modernized front entrance, repaved parking lot, upgraded landscaping and exterior lighting, as well as a new energy-management system. Upon completion in late September, tenants will have access to new onsite amenities, including a modern fitness center, free Wi-Fi in common spaces, and a vending area.

Located on Route 2A, Strawberry Hill is conveniently situated near major highways including Routes 2, 495 and 128. With 1,000 sf to 42,000 sf available for lease, the four-story building is attractively landscaped, highly visible to Great Road, and provides an excellent parking ratio (3.6 per 1,000 sf). The property features a brick exterior and ribbon window facade with a dramatic sloped glass atrium. Current building tenants include Geosyntec, Harsip & Stuart, Inc., Automotive Networks Corporation, and Westchester Management. Nearby amenities include Citizens Bank, Dunkin Donuts and the Acton Shopping Plaza, which contains Roche Bros., TJ Maxx, T.C. Lando's and Not Your Average Joe's.