



# nerej

## **Campanelli completes two new leases at Heritage Two totaling 15,600 s/f**

January 29, 2015 - Front Section

Campanelli, a full-service commercial real estate development, acquisition and construction management company, has signed two leases totaling 15,600 s/f with Yasso and Stran Promotional Solutions at Heritage Two. In collaboration with Peter Brown, director of leasing at Campanelli, the Cushman & Wakefield suburban team of Mike Frisoli and Matt Morgan with downtown brokers Dave Martel and Molly Davis serve as the exclusive leasing agents for the property.

With the completion of a multi-million dollar amenity package in 2014, Campanelli has transformed the property into one of the most coveted buildings south of Boston, signing over 75,000 s/f with ten tenants in a building that had been previously vacant for five years.

Yasso, a Boston-based frozen Greek yogurt company will relocate to Heritage Landing as of March 1. The company, founded in 2009, is a leader in the better-for-you dessert category and has quickly gained distribution in over 14,000 grocery stores nationwide. Yasso was represented by Ryan Romano and Colin Greenhalgh of DTZ.

Stran Promotional Solutions, a global player in the promotional products, tradeshow & event marketplace, and program management business, will relocate from Boston to Heritage Landing as of April 1. Stran recently earned the distinction of Best Place to Work by Counselor Magazine, the leading trade journal for the advertising and promotions industry. Cushman and Wakefield was the sole broker in the transaction.

"Heritage Landing has become the preeminent location South of Boston for growing companies looking for room to expand while maintaining the luxury of a live-work-play environment," said Frisoli, executive vice president, Cushman & Wakefield. "Over 70% of the total square footage leased since Campanelli's purchase of this Campus has been by tenants migrating out of downtown Boston, which speaks highly to the quality and access HeritageLanding provides to innovative companies."

"Yasso is growing so fast that we really needed space to spread our wings. It was important to us to be on the Red Line for easy access in and out of the city. Heritage Landing offered us the full package - awesome amenities, a perfect location and plenty of room to grow," said Drew Harrington, Yasso co-CEO and co-founder.

Andy Shape, co-founder and president said, "Coming from Boston, Heritage is close enough to downtown in order to offer our employees a similar commute but gives us the opportunity to afford enough space for our growing company as well as plenty of parking and T access. This space gives our employees access to amenities and views of Boston and the water that you just don't find in the city."

Located off I-93 and Rte. 3A, Heritage Landing is a class A urban waterfront campus consisting of three buildings totaling 520,000 s/f. The buildings are only seven miles from downtown Boston and

are directly accessible via the MBTA Red Line. Campanelli officially unveiled their multi-million dollar renovations at Heritage Two last year, which are accessible to all tenants on the Heritage Landing Campus. The brand-new amenity package includes a sleek new entrance, a full-service café featuring downtown eatery Sebastians, a high-end fitness facility and a modern 80-seat conference center. The café features the first-ever Micro-Mart in a multi-tenant suburban building which offers snacks, drinks and sandwiches that can be accessed via a tenant's FOB 24/7 with an automated pay station. This was created to cater to the young, innovative companies in the building that work off-hours.

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 1960's. 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 Mass., 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.

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