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## **Cahill and Anson of Avison Young handle 15,000 s/f lease for Cambridge Hanover**

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Avison Young has completed a 15,000 s/f long-term lease at Cambridge Hanover's 100 Trap Falls Rd., with Microphase Corp., a leading radio frequency and microwave filter manufacturer. Sean Cahill, Avison Young principal and managing director of the firm's Fairfield/Westchester office, and senior vice-president William Anson represented Cambridge Hanover, while Roger Ludwig of Pyramid Real Estate Group represented the tenant. Microphase is scheduled to take occupancy in March.

Cambridge Hanover purchased 100 Trap Falls Rd. in July 2013, and has completed major capital improvements to convert the building from a single-tenant industrial property to a modern, multi-tenant flex building. The improvements have also included significant upgrades to the property and tenant spaces.

"With the building's recent improvements, 100 Trap Falls Rd. is an appealing choice for technology and manufacturing firms seeking centrally located, well-maintained flex/office facilities," said Cahill. "With its lease in Norwalk set to expire, Microphase was looking for a space that would accommodate its specific requirements. This building provides the technology manufacturer with high-performance infrastructure in a strategic location that is equidistant between Bridgeport and New Haven."

Microphase will join other high-caliber tenants of 100 Trap Falls Rd., including Walgreens subsidiary Option Care Enterprises and COMET Technologies USA, Inc. Approximately 25,000 s/f of space is available for lease at the building, which features dedicated glass entrances, modern office space, climate-controlled industrial space, and loading docks.

The property provides convenient access to Rte. 8 by nearby Exits 11 and 12, and is located within close proximity to Fairfield County's residential communities and neighborhood amenities, including daycare facilities, fitness centers, dry cleaners, hotels, restaurants, drug stores, retail bank branches and grocery stores.

Avison Young is also responsible for the leasing and marketing of nearby Cambridge Hanover properties, including the adjacent 100,000 s/f high-tech office building at 1 Parrott Dr., currently 92% occupied by biotech and technology companies, and the recently purchased Commerce Center in Trumbull, an 100,000 s/f high-tech office building, which is also undergoing extensive renovations.

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