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The Davis Companies executes 20,360 s/f lease with Datawatch at The Xchange at Bedford

July 30, 2015 - Front Section

The Davis Companies (TDC) has executed a 20,360 s/f lease with Datawatch Corporation at The Xchange at Bedford. This lease coincides with TDC's acquisition of over four acres of land adjacent to the eight-building office and R&D campus. Purchased from MassDOT, the land site provides visibility for the campus from Rte. 3 at the Rte. 62/Rte. 3 interchange. TDC plans to construct 250 additional parking spaces on the land, increasing The Xchange's parking ratio to 3.2 per 1,000 s/f. TDC worked with CBRE's suburban leasing team, led by Andrew Majewski, Jason Levendusky and Kerry Olson Hawkins to complete Datawatch's lease. Mark Cote from T3 Advisors represented Datawatch.

Datawatch will relocate its headquarters from Chelmsford, to The Xchange in November. With this transaction, The Xchange is now 92% leased. Datawatch will be joining such innovative tenants as iRobot, MultiPlan, Inc., Joule Unlimited and BiOM.

Cappy Daume, managing director for TDC said, "The acquisition of this land is strategic to our larger repositioning, as it enables us to substantially increase the number of parking spaces on the property and to locate them closer to a number of our major tenants' front doors, making for an improved user experience. As tenants are increasing the density and efficiency of their space, their parking needs are increasing as well, so securing this additional land enhances the park's overall image and competitive position. With the Datawatch commitment we have leased over 115,000 s/f in the last four months, which is very gratifying. We welcome them to our growing and dynamic tenant base."

As a result of TDC's capital improvement plan, The Xchange features robust new amenities centrally located at the heart of the campus for easy access by tenants from all eight buildings. Amenities include: common meeting spaces, a 4,700 s/f fitness center and yoga studio with showers and locker rooms, a 7,300 s/f full-service WiFi enabled café, a 3,500 s/f outdoor patio with fire pit and a newly created 5,200 s/f green space, as well as updated facades and landscaping.

Michael Morrison, president and CEO of Datawatch said, "We are thrilled to join this cohesive campus with activated space that provides amenities for the great employees that keep our business running and successful."

The Xchange is an eight-building campus totaling approximately 475,000 s/f. It is conveniently located just three minutes from Burlington and one exit north of I-95/Rte. 128. The park provides direct frontage and visibility on Route 3 and is within close proximity to numerous amenities.

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