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Avison Young arranges 11,883 s/f lease for landlord, Campanelli

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Strawberry Hill Corporate Center, 289 Great Road - Acton, MA

Acton, MA According to Avison Young, New England Center for Mental Health, a premier psychiatric group, has signed a 10-year, 11,883 s/f lease at Strawberry Hill Corporate Center, located at 289 Great Rd.

Avison Young principal Jack Kerrigan, along with Bill Sullivan, Chris Adams and Anne Flanagan, a vice-president, associate, and senior account manager, respectively, who are all based in the firm's Boston office, represented the landlord, Campanelli. The Avison Young team worked closely with Campanelli's senior director of asset management, Mark Carroll to market the available space.

To date, Campanelli has signed more than 40,000 s/f in new and expansion leases since purchasing the building in February 2014.

"This lease with New England Center for Mental Health has been a crowning achievement in the redevelopment and lease-up at Strawberry Hill. The combination of modernized common area amenities and Campanelli's turn-key, full service platform has proven to be a successful strategy in attracting new tenants to the building," said Carroll.

New England Center for Mental Health will move from its current location at 119 Russell St. in Littleton to Strawberry Hill this spring in order to accommodate recent growth of the practice.

"Strawberry Hill Corporate Center offers the perfect setting for New England Center for Mental Health's relocation," said Kerrigan. "The Rte. 2A location is minutes from the previous Littleton location, and is easily accessible via Rtes. 2 and 27. Furthermore, the building offers excellent parking access for both staff and patients."

Since purchasing Strawberry Hill Corporate Center, Campanelli has implemented a significant capital-improvement program, which comprises a fully renovated and modernized front entrance, repaved parking lot, upgraded landscaping and exterior lighting, and a new energy-management system. New onsite amenities include a modern fitness center, upgraded common spaces and vending area by LeanBox.

Located on Rte. 2A, Strawberry Hill Corporate Center is situated near highways, including Rtes. 2, 495 and 128. With a variety of spaces available for lease, the four-story building is landscaped, visible to Great Road, and provides a parking ratio (3.6 stalls per 1,000 s/f). The property features a brick exterior and ribbon window facade with a sloped glass atrium. Current building tenants include Harsip & Stuart, Inc., Automotive Networks Corp., 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.

About Campanelli

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 its seamless ability to work with its clients and act as the “real estate division” of a company, has developed 11 business parks in Massachusetts, more than 22 million square feet 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.

About New England Center for Mental Health

New England Center for Mental Health is a premier psychiatric group of exceptional people providing extraordinary care. The center offers a unique, highly qualified and experienced mental health team dedicated to providing outstanding care for patients of all ages. The collaborative approach focuses on promoting the understanding of mental illness and removal of the stigma associated with mental health. The center strives to bridge the gaps in the current mental health system by facilitating easy access to quality care to children, adolescents, and families dealing with emotional and behavioral disorders.

About Avison Young

Avison Young is the world’s fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 79 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-family properties.

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