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Ryan Development LLC to open 114,340 s/f Apex Center of New England this fall - JLL is leasing agent for office/medical office component

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Marlborough, MA According to Ryan Development LLC, construction on Apex Offices, the 114,340 s/f office and/or medical building in Apex Center of New England, is ahead of schedule. Hot Table Panini, a boutique salon, Ideal Immersion, a hibachi & sushi concept restaurant, European Wax Center, Breakout Games, and many others have pre-leased 95% of the complex's available space. The new 13-building 496,000 s/f entertainment, hospitality, retail and office development is well under construction and set to open this fall.

Apex Center of New England is a custom designed destination on Rte. 20 at I-495, set in a landscaped 43-acre setting with covered and surface parking.

These six new tenants join these retail stores and restaurants that have already signed at the complex: 110 Grill, Evviva Cucina, Starbuck's, IC Federal Credit Union, Sports Clips, Zoots, T-Mobile, Qdoba Mexican Eats, Friendly's, Primrose Touchfree Car Wash and more. Hotels Hyatt Place and Fairfield Inn & Suites by Marriott will add a total of 245 guest rooms, meeting spaces, pools and fitness facilities.

The Apex Center also features an office building, a first class 114,340 s/f office and/or medical building to be built in two phases. The first phase offers 44,640 s/f three-story building. Phase two is a 69,700 s/f building connected by a two-story glass atrium. JLL is the exclusive leasing agent for this office and medical office component.

"Apex Center is quickly taking shape," said developer Robert Walker. "We're excited to bring together a dynamic, custom designed commerce center with outstanding exposure on one synergistic site. The office/medical component of the development is one of the most convenient, unique, and prominent buildings within an amenity rich environment to serve the Metro West business community and beyond."

Apex Center of New England is the first entertainment-based complex of its kind. The development will have multiple options for families, visitors, employer functions and guests including: indoor kart racing, bowling and arcade games, a trampoline park, 2-story laser tag, fitness center, ropes course, and more. Its signature architecture, storefronts and signage have distinctly modern design elements unique to New England.

JLL's leasing team is led by managing directors Phil DeSimone and Bill Bailey, assistant vice president Rob Mahoney and associate Andrew Sherman.

The leasing agent for retail space is Dusty Burke of American Commercial Real Estate.

Apex Center retail and entertainment leasing broker Dusty Burke of American Commercial Real Estate said, "Apex will be fully leased prior to opening. This is a visionary center with a thoughtful and imaginative mix of national, regional and local tenants greatly enhancing the retail base of the area."

JLL managing director Phil DeSimone said, "Ryan Development is a major differentiator. Their entrepreneurial spirit and track record for delivering quality mixed-use projects ahead of schedule is unmatched."

Ryan Development is a commercial real estate developer of office buildings, research & development locations, retail stores, flex facilities, hotels and more. Headquartered in Westford, it has worked on properties throughout Massachusetts and New Hampshire. This includes Cornerstone Sq., a 240,000 s/f retail and professional center. Ryan Development is part of RAVentures, a group of exciting and diverse companies that has been forming strategic alliances since 1987. RAVenture's diversification is the key to its success, and it includes companies in industries from hospitality to carwashes and development to television.

JLL is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion s/f, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management.

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