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## **Condyne breaks ground on 12,000 s/f NOAA Weather Forecast Center**

June 16, 2017 - Construction Design & Engineering

Norton, MA Condyne Capital Partners has broken ground on a 12,000 s/f office building within the Norton Commerce Center for the National Oceanic and Atmospheric Administration (NOAA). The new building is sponsored through the General Services Administration (GSA), and will be home to the Weather Forecast Group and the River Forecast Group, both entities cover the entire New England area.

The development location was made possible through the efforts of JLL and Transwestern, and finances were secured through Middlesex Bank. The new building is a component of Condyne Investment Fund II, LLC dba 46 Commerce LLC.

The NOAA groundbreaking event included ceremonial speakers vice president Donald O'Neill of Condyne Capital Partners, meteorologist-in-charge Robert Thompson of the NOAA Weather Forecast Group, hydrologist-in-charge David Vallee of the NOAA River Forecast Group, (Acting) regional administrator Glenn Rotondo of GSA, and Norton town manager Michael Yunits.

The site work commenced on the 5.4 acre lot as the construction team prepares the area for the building foundation and underground utilities. Mangel Architects collaborated with the development team to design the exterior utilizing materials that complement the existing buildings within the Norton Commerce Center. The exterior of the building will be a combination of brick veneer, glazing, horizontal metal panels, and ACM panels that surround the main entrances. There is a strong emphasis on natural light in the architectural design based on collaborative decisions made with NOAA personnel. The interior of the building will have offices and conference rooms on the perimeter walls with an open space plan that will serve as the main operations for the Weather Forecast Group and the River Forecast Group. The design also includes a kitchenette, center core bathroom, reception, computer room that will house the main data interchange, and a back-room shop area. The facility will have a gas generator back-up for the entire operation, a redundant HVAC system, and extensive security surveillance on the property.

The new home for the NOAA Weather Forecast Center and River Forecast Center is located at 46 Commerce Way.

It is situated close to Rte. 495 which makes it a convenient location for commuters in the

Southeastern Massachusetts region, and ideal for the organization's operations. It is also among corporations such as Horizon Beverage, Penske Truck Leasing and Alnylam Pharmaceuticals within the Norton Commerce Center industrial park.

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