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## Vantage Builders completes Café 9 at Westboro Executive Park

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Westboro, MA Vantage Builders, Inc. completed the build-out of Café 9, a new, 50-seat eatery located in the Westboro Executive Park at 112 Turnpike Rd.

Park ownership, Albany Road Real Estate Partners, made the decision to add an onsite café to satisfy existing tenants and attract new ones. The café, which is open from 7am to 2pm, serves breakfast, lunch and snacks, and provides tenants with a fast and convenient alternative to driving to nearby restaurants. It is operated by NexDine.

The café includes a kitchen area, serving space and a section for customers to sit down to enjoy their meals or discuss business, with seating near the gas fireplace being the most sought-after. Café 9 features a sleek, contemporary style with a new glass-door entryway, custom millwork and quartz counters. New state-of-the-art lighting creates a bright atmosphere and also helps display a photography exhibit from Delilah Knisley, a recent graduate of the Rivers School in Weston.

Vantage Builders made space for the 5,000 s/f café by renovating two empty office suites. Two new HVAC systems were installed, to enable separate temperature controls for varied requirements of the dining section and the much warmer kitchen. A new, 2,000-gallon grease trap was installed outside the building and underground plumbing connects a new, dedicated sanitary line to the park's existing system. Fire protection sprinkler heads were reconfigured to support the new café layout.

The architect was Walsh/Cochis Associates, Inc. The project team also included Engineered Systems, Inc. and Dankers Structural Consulting, LLC.

“Tenant satisfaction is always one of a landlord's primary concerns, right up there with safety,” said Ryan LaVangie, senior vice president of sales & marketing, Vantage Builders. “A top-tier café provides tenants with another option for dining, as well as an informal place to socialize. By adding Café 9, Albany Road Real Estate Partners has helped Westboro Executive Park stand out in the region's very competitive office market.”

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