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Eliassen, CCMSI and Mavenir sign leases at 55 Walkers Brook - Daniels, Decembrele, Whipple and Yarboro of JLL represent owners

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Reading, MA According to Nordblom Company, in partnership with Rubenstein Partners, Eliassen Group, CCMSI, and Mavenir have signed long-term leases for 25,065 s/f, 12,830 s/f, and 12,255 s/f, respectively, of first class office space at 55 Walkers Brook Dr. The 140,000 s/f office building is located off of I-95/Rte. 128 and two miles from I-93. JLL managing director Matt Daniels, senior vice presidents Chris Decembrele and Andrew Whipple, and vice president Jordan Yarboro represented building owners in the three transactions. Eliassen Group was represented by Michael Dalton of Cushman & Wakefield, Paul Giannopoulos of JLL and Joe Doyle of Cresa represented CCMSI, while Chris Curley of Newmark Grubb Knight Frank negotiated for Mavenir. These leases bring the six-story class A building to 71% leased.

Matt Daniels, JLL

Chris Decembrele, JLL

Andrew Whipple, JLL

Jordan Yarboro, JLL

Eliassen Group, a leading technology staffing, consulting and training firm, occupies the entire sixth floor. The relocation and expansion serves as their new headquarters and accommodates the company's considerable growth. They moved from 40 Audobon Road in Wakefield, MA. Independent third-party administrator CCMSI is coming to 55 Walkers Brook Drive from 100 Quannapowitt Parkway in Wakefield to occupy part of the fourth floor. Mavenir relocated from 200 Quannapowitt and has taken a portion of floor four as well.

"The new workplace is a direct reflection of our incredible company and mission," said Eliassen Group CEO David MacKeen. "We really took the time to analyse the needs of our employees and our commitment to the local community. We clearly require an expanded space to support our team as they deliver key staffing and consulting services to our clients."

"We are delighted that Eliassen Group, Mavenir, and CCMSI have decided to be part of the success story at 55 Walkers Brook Drive," said Og Hunnewell, Executive Vice President/Partner of Nordblom Company. "They recognize the value of the contemporary designed building's convenience, new

systems, amenities and spacious lobby. We welcome them to our impressive and diverse tenant roster.”

55 Walkers Brook Drive also features a full-service cafeteria, rich landscaping with outdoor seating, a new fitness center, abundant parking, rich landscaping, and continuous ribbon windows that provide plenty of natural light. The open 24,000-square-foot floor plates allow for efficient layouts perfect for today’s innovative workforce. Other companies in 55 Walkers Brook Drive are Aptus Health Care and the headquarters for Reading Cooperative Bank. The building now has just 44,000 square feet available for lease.

According to JLL’s Daniels: “The building’s flexibility, large open floor configuration, and institutional ownership were key factors in their decisions to locate here.”

Nordblom Company is a real estate enterprise with a 90-year history of investing, managing and developing properties throughout the New England region and select markets across the country. The company currently owns office, commercial and multi-family properties in the New England and Carolina markets, and is committed to creating dynamic work and living environments that further the quality of life for the people who occupy its properties. Headquartered in Burlington, Massachusetts with offices in Boston, Brookline, and Raleigh, North Carolina, Nordblom Company has \$1.2 billion in assets under management.

Rubenstein Partners, founded in September 2005, is a private real estate investment management and advisory firm with operations throughout the Eastern United States. The firm is led by its founder David Rubenstein, and a group of senior real estate executives, and is focused on directing and managing value-added office real estate investments primarily in markets in the Eastern US that encompass more than two-thirds of US office space inventory. Rubenstein Partners’ predecessor company The Rubenstein Company, LP and affiliates, founded in 1969, was one of the largest private owner operations of Class A office real estate in the Mid-Atlantic, owning and operating a portfolio of assets valued at approximately \$1.2 billion at the time of its disposition in 2004. Since 2005, Rubenstein Partners has, on behalf of its investors and clients, invested in more than 10 million s/f of office real estate assets throughout the Eastern U.S.

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 \$145 billion. At the end of the second quarter of 2017, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of nearly 80,000. As of June 30, 2017, LaSalle Investment Management had \$57.6 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.