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## **NAI Hunneman reps Duffy in 23,000 s/f lease at 411 Waverly Oaks**

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Waltham, MA NAI Hunneman represented Duffy Properties as well as tenant Mighty Squirrel Brewing Co. for a new 23,000 s/f, 15-year lease at 411 Waverley Oaks Rd. (Building 1). The space will be home to Mighty Squirrel's new full production brewery and tap room.

NAI Hunneman Urban Advisory Group team members Peter Evans and Colin Gordon represented Mighty Squirrel, while the suburban team of Steve James, LeeAnne Rizzo, and Patrick Grady represented Waverley Oaks owner Duffy Properties.

Peter Evans, NAI Hunneman

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“We are over the moon excited to be opening our first brick and mortar in Waltham with its diverse population and rich manufacturing history,” Mighty Squirrel co-founders Naveen Pawar and Henry

Manice said. “The Duffy’s business park is top notch and there is a stunning 300-acre park literally steps from the brewery with beautiful walking and biking trails that people can explore before stopping by Mighty Squirrel for a pint of fresh beer.”

“Our goal is to make the tap room a fun and vibrant hangout for Waltham residents and many others,” Pawar and Manice said. “We have been distributing our beers over the past three years in bars, restaurants, and stores across the state and can’t wait to finally have a chance to welcome everyone to our tap room.”

Waverly Oaks Park was chosen for the brewery after an “extensive review of the market, examining options in the city as well as the suburbs,” Evans said.

“Waverley Oaks Park provides Mighty Squirrel with a first-class, high visibility space within an active suburban park, and allows the company to expand its operations, all while working with great ownership in Duffy Properties,” Evans added.

“We are thrilled to welcome such a fantastic and innovative company like Mighty Squirrel to Waverley Oaks Park,” said Duffy Properties Principal Bob Duffy. “This is part of our continued commitment to providing our tenants with a variety of exciting amenities just steps from their office doors.”

Located just minutes from Rt 128, Waverley Oaks Park is a 1.2 million s/f office park that includes a corporate headquarters environment, excellent expansion opportunities, established local ownership, efficient floor plans, amazing on-site amenities, and abundant parking. Learn more at [www.waverleyoakspark.com](http://www.waverleyoakspark.com).

The space was a perfect fit for Mighty Squirrel, as the brewery will be a cultural and social hub for the park as well as the surrounding community in Waltham.

“We are going to engage the community with all kinds of cool events in addition to offering regular tap room hours,” Naveen and Henry said. “We really want to provide an exceptional and memorable experience for people. For starters, all of our customers will be able to see the whole beer making process from start to finish while they are standing in the tap room. People can come to Mighty Squirrel to catch up with friends and family, fit in some work on a Saturday afternoon at a table using our Wi-Fi, or celebrate their latest adventures and mighty moments, big or small.”

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