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Campanelli signs Collegium Pharma to 50,678 s/f at 100 TECH

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Stoughton, MA Campanelli has signed its first lease with Collegium Pharmaceuticals for 50,678 s/f at the newly redeveloped 100 TECH located at 100 Technology Center Dr. In collaboration with Peter Brown, director of leasing at Campanelli, the Newmark Knight Frank suburban team of Mike Frisoli and Tyler McGrail serve as the exclusive leasing agents for the property. CBRE's John Lashar and Steve Purpura represented the tenant.

Collegium Pharmaceuticals, a specialty pharmaceutical company focused on becoming the leader in responsible pain management, will occupy the entire 3rd floor and half of the 2nd floor when their lease commences this summer. Campanelli's in-house construction arm, Campanelli Construction, will perform the tenant build out.

"We are thrilled to have signed our first lease with Collegium Pharmaceuticals, a leader in developing and commercializing innovative products for patients suffering from pain. We have worked hard to create a dynamic, collaborative workplace that will help tenants like Collegium achieve compelling employee experiences and enhance their ability to recruit and retain top quality

employees,” said Campanelli’s director of leasing Peter Brown.

100 TECH is the latest redevelopment from renowned South Shore-based Campanelli. Known for their keen eye and savvy repositioning skills, Campanelli recently ignited the market by creating the fastest-leasing office complex south of Boston at Heritage Landing, a 3-building, 516,000 s/f waterfront office campus that underwent extensive renovations and introduced an amenities platform that attracted tenants from both downtown Boston and suburban markets under Campanelli’s ownership.

100 TECH was treated to the same revitalization efforts, undergoing a rebranding to match several million dollars in upgrades to the infrastructure and common areas. Recently unveiled improvements include a strikingly redesigned main entrance, new lobby finishes and a new Café concept by FOODA, an expansive new fitness center featuring shower and locker rooms and a spin studio with virtual ride instruction, and the addition of meeting / conference space adjacent to the Café, allowing tenants to reserve these areas for larger group meetings, as well as designated spaces within the café for gaming such as foosball and ping pong. Exterior improvements include patio seating with complimentary Wi-Fi, a fire pit, and a multi-sport court.

100 TECH, a six story, 188,000 s/f Class A office building, is ideally situated at the intersection of Rtes. 139 and 24, near I-93/128 and midway between two commuter rail stations.

“With Collegium signed, this property is unique in that it offers the flexibility to lease between 2,500 and 138,000 s/f of contiguous office space in a corporate headquarters setting in the Rte. 128 South market,” said Stephen Murphy, partner & principal of acquisitions, Campanelli. “Our goal was to create a Best in Class space, offering businesses a high quality infrastructure and a complex of exceptional amenities that can’t be found elsewhere in this market, and we are confident that we have delivered on that promise.”

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