



# nerej

## **Lupoli Cos. leases 30,000 s/f to The MENTOR Network at Riverwalk**

May 11, 2018 - Front Section

Riverwalk - Lawrence, MA

Lawrence, MA Lupoli Companies said that The MENTOR Network, a national network of local health and human services providers, has signed a 30,000 s/f lease for the top-floor office space at Riverwalk.

The MENTOR Network's new Riverwalk location will accommodate more than 200 employees. The entire 60,000 s/f space on the sixth floor has been renovated to retain the original wood beam truss framing, brick characteristics and a vaulted ceiling with additional windowpanes that filter in natural light, offering views of the Merrimack River and the surrounding valley. The historic space was formerly the top floor of the iconic Worsted Wood Mill building.

The transaction was facilitated by real estate advisory firm Mohr Partners' account manager Victor Salvino IV.

"The MENTOR Network is exactly the kind of mission-driven organization we want to attract at Riverwalk. Their decision to move their Shared Services Center to Lawrence demonstrates the city's increasing appeal as a place where employers want to grow their businesses," said Sal Lupoli, president and CEO of Lupoli Cos. "We are excited to have this great organization as a Riverwalk tenant and look forward to the positive impact they will have on our community."

The MENTOR Network is a national network of local health and human services providers that offers an array of quality, community-based services to adults, children and elders in need across 36 states.

"The MENTOR Network has long provided quality of life enhancing services to residents of Lawrence and we now look forward to locating our Shared Services Center in this vibrant and growing city," said Bruce Nardella, president and CEO of The MENTOR Network. The Network's Shared Services Center provides administrative support—including finance, billing, HR and IT services—that enables the delivery of community-based services in communities across the

country.

With its new offices at 280 Merrimack St., The MENTOR Network joins like-minded organizations in the education and social service industry, such as Melmark New England, Clarendon Early Education Services and Family Continuity. Additionally, employees will have the opportunity to take advantage of Riverwalk's proximity to the McGovern Transportation Center, the main MBTA public transportation center in Lawrence, as well as its accessibility to I-495.

"This lease is significant for Lupoli Companies and we are thrilled to welcome The MENTOR Network to the Riverwalk community," said Gerry-Lynn Darcy, senior vice president of Lupoli Development. "Our team of architects is actively designing the perfect space for this innovative national organization."

"Mohr Partners, Inc. is excited to bring The MENTOR Network to Lawrence and its growing market," said Salvino. "The space for The MENTOR Network is anticipated to be ready this fall."

In the past year, Riverwalk has attracted 39 companies and created 370 new jobs. Today, the sprawling 3.6 million s/f mixed-use development houses more than 200 companies and has created more than 4,000 jobs in one of Massachusetts' key Gateway cities. Lupoli Companies' unique model enables these businesses to customize a space and explore expansion options within the development. As a result, Riverwalk's tenants truly value and respect the tenant/landlord partnership.

The success Lupoli Cos. has seen at Riverwalk has inspired the creation of more community-focused mixed-use projects across the Merrimack Valley, which include: Thorndike Exchange in Lowell, The Heights in Haverhill and The Dascomb Rd. project in Andover.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540