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## **Bryne and McLaughlin of Cushman & Wakefield handle 27,671 s/f lease**

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115 4th Avenue - Needham, MA

Needham, MA According to Cushman & Wakefield, Davis Marcus Partners has leased 27,671 s/f of office and lab space at 115 4th Ave. Cantel Medical, a leading provider of infection prevention products and services in the healthcare market, leased 15,000 s/f. BioPorto, an in-vitro diagnostics company that provides healthcare professionals in clinical and research settings a range of diagnostic tests and antibodies, leased 7,479 s/f. Syniti (formerly BackOffice Associates), a locally-based software and services company, also leased 5,192 s/f.

The Cushman & Wakefield team involved in the leasing includes managing director, Rob Byrne and associate, Elizabeth McLaughlin.

Corporate neighbor TripAdvisor has been an early entrant to this area, with companies like Shark Ninja and NBC Universal following. There has been a surge of bio-tech companies joining the scene. Situated along the new Rte. 128 off-ramp and within walking distance to an amenities-filled retail and residential area on Needham St., the property is ideal for both commuters and area residents.

With the Upper Falls Greenway, Charles River and Cutler Lake only a two-minute walk away, tenants can enjoy access to kayak rentals, biking, and walking trails. The building is also five minutes to the Needham Heights Commuter Rail Station and seven minutes to the Newton-Highlands Green Line Station.

The class A building has made numerous site improvements including a new tenant lounge with LeanBox grab-n-go food service, a new fitness center with showers, new outdoor patio, and a new move-in-ready spec suite of 5,067 s/f on the second floor.

“We are thrilled to have these three new tenants at 115 4th Ave,” said Matthew Katz, VP of Asset Management. “The improvements to the building and location make this a coveted spot for the contemporary office user.”

“This property is a rare find in the current market with the ability to accommodate such a wide variety of office, R&D and Life Science uses said Rob Byrne, managing director at Cushman & Wakefield. “The convenient location near a multitude of retail, dining and other amenities has also already appealed to firms looking at the mixed-use lab and office space on the first floor.”

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