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## **Preotle, Lane & Associates Ltd. completes and achieved full occupancy of 115,140 s/f 400 River's Edge Dr. office building**

December 06, 2019 - Owners Developers & Managers

Medford, MA Preotle, Lane & Associates Ltd. has completed and achieved full occupancy of 400 River's Edge Dr. – a four-story, riverfront office building bordering on the Park at River's Edge. The building will house the new corporate headquarters of Agero, as well as those of two related entities – Financial Recovery Technologies (FRT) and the Cross Country Group (CCG), pursuant to a lease entered into in December, 2017.

At 115,140 s/f, 400 River's Edge Dr. was sited to maximize views of the Park and adjacent Malden River - with non-river exposures opening to landscaped plazas and highlighted by custom-made benches and granite seat walls.

“Our goal at River's Edge was to create an environment which would attract ‘interesting people doing interesting things.’ Agero, FRT and CCG clearly meet that goal, and we're thrilled to have attracted such a successful, dynamic group of companies,” said John Preotle of Preotle, Lane & Associates. “Their presence will further enhance River's Edge.”

Project professionals for Building 400 included Gensler (building architect), Shadley Associates (landscape architect), Tetra Tech (civil engineers and permitting), McNamara Salvia (structural engineers), ARUP (MEP engineers), Haley & Aldrich (geotechnical engineers), Nangle Consulting Associates (environmental consultants), Columbia Construction (construction management core and shell), Visnick & Caulfield (tenant improvements design for Agero, FRT and CCG), WB Engineers (tenant improvement MEP engineers for Agero, FRT and CCG), and Elaine Construction (tenant improvements construction for Agero, FRT and CCG).

The newly occupied building includes a two-sided lobby finished in Oak True-wood panels, light gray back-painted glass, and Basaltina stone flooring. Exterior finishes include precast concrete and high-performance vision glass. Preotle, Lane & Associates is targeting LEED Gold for 400 River's Edge Dr.

Building 400 also features a fitness center with lockers and showers, the new 400 Café and full access to the River Café and multi-purpose conference space overlooking the park - both located in Building 200 across the shared Dining Plaza.

“We could not be more excited about the new building and the way it turned out, as well as the spectacular design-forward mixed-use park and its amenities. Each of our businesses is growing and undergoing important digital transformation, and the new state-of-the-art facility should play an important role in attracting top level talent, fostering collaboration and driving continued innovation across each of the companies,” said Howard Wolk, co-president of CCG.

Prior to completion of the site’s first office and lab building in 2009, Preotle, Lane & Associates created a major community resource with the Park at River’s Edge – just steps from the banks of the Malden River. The 12-acres of green space include more than a mile of paths for running, walking and cycling – and are also host to the Tufts University William Shoemaker Boathouse.

The River’s Edge community is a complete “live, work and enjoy” opportunity – featuring 504 luxury rental apartments, shuttle service to the Wellington MBTA station, secured bicycle storage and access to Zip Cars and electric car chargers in the project’s superior parking facility. The experience is highlighted by The Porch, a southern fare BBQ restaurant with live music; and the Freerange Market - a specialty-food market, lunch café and open workspace positioned at the heart of River’s Edge Drive.