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The Bulfinch Companies, Inc. sign 28,779 s/f in leases at 117 Kendrick

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Needham, MA The Bulfinch Companies, Inc. (Bulfinch) has fully leased 117 Kendrick St. Workbar and Waterstone Properties are both set to join the list of tenants at the building. The leases total 28,779 s/f.

Workbar, a company providing coworking space, has signed a long-term lease for 16,893 s/f of office space. Mike Wilcox, SVP, director of leasing at Bulfinch, represented the ownership in the transaction. Rob Bryne, managing director at Cushman & Wakefield, represented the tenant, Workbar. 117 Kendrick will be Workbar's first coworking space in the Needham Crossing/N2 Innovation District providing more flexibility to a variety of tenants in the area.

Waterstone Properties, a commercial real estate development company, has signed a long-term lease at the property for 11,886 s/f of office space. Wilcox again represented the ownership in the transaction. Gary May, an independent broker, represented the tenant, Waterstone.

117 Kendrick St. is located in Needham Crossing business park within the N2 Innovation District, one of Greater Boston's leading tech hubs. The location offers access to I-95/Rte. 128 and the 128 Business Council Shuttle Service to the MBTA Green Line.

"Bulfinch is pleased to have Workbar and Waterstone join the list of notable tenants at 117 Kendrick St.," said Eric Schlager, CEO at Bulfinch. "The addition of both tenants to the property provides a synergy with Bulfinch's substantial portfolio, and Workbar will bring much-needed coworking space to the N2 District."

Bulfinch acquired the property in 2014. Recognizing the growing demand for technology and life science space, Bulfinch identified key renovations to the property's systems, common areas and outdoor spaces. Lobbies have been transformed from outdated designs to modern welcoming entrances that enhance visitor and tenant experiences. An updated outdoor courtyard complements the interior upgrades with seating options, gas fireplace and landscaping.

117 Kendrick tenants have access to a full-service cafeteria, fitness center and lounge and use of the HqO tenant engagement app to increase communication and provide tenants with a variety of on-site amenities and perks at local retailers. The building has earned a Gold Level Wired Score and is pursuing LEED Silver Certification.

Workbar and Waterstone will join tenants at 117 Kendrick including Candel Therapeutics, Verastem Oncology, Warner Brothers, Standing Stone Games, Enservio, Firestone Financial and BBK Worldwide.

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