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## Timberline Construction partners with MLL Capital to renovate medical office buildings at 7 and 12 Alfred St.

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Woburn, MA Partnering with MLL Capital and LK Design Group, Timberline Construction completed renovations at two medical office buildings, located at 7 and 12 Alfred St. This project took place within an occupied 112,000 s/f medical complex and included renovation of existing entries, lobbies and common areas in both buildings.

MLL Capital's vision was to create a first-class clinical medical office environment with a clean, contemporary aesthetic which complimented the world-class physicians and health systems (Beth Israel Lahey Health, Tufts Floating Hospital for Children and Woburn Pediatrics) currently occupying space at the property. To accomplish this, new finishes including porcelain tile and luxury vinyl tile flooring, new ceilings and lighting were selected. The building entries were reconstructed with automatic sliding glass doors to increase accessibility to the buildings and enlarge the building lobbies. The atrium of 7 Alfred was also refinished with a new aluminum and glass storefront to give the space a modern feel. The common corridors were redone to provide a modern, clean aesthetic, as tenants and visitors walk through both buildings.

Steve Wassersug, president of Timberline Const., said "It was a pleasure working with the MLL Capital team on this transformative project. Working in an occupied medical office building is always challenging but with careful planning and execution the project was a great success."

According to MLL Capital's principal acquisitions Wyndor DePetro, "Timberline did an excellent job working through complex scheduling issues of an active medical office property, and really helped us create an environment that will attract new practices to join the medical ecosystem that already exists at the property"

Fourteen miles north of Boston and four miles north of Lahey Medical Center, the property is ready to be leased.

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