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## **Paszyc and Estes of The Boulos Co. lease 87,906 s/f to BerryDunn at 2211 Congress St.**

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2211 Congress Street - Portland, ME

Portland, ME BerryDunn is moving its national headquarters to 2211 Congress St., leasing 87,906 s/f in the building, owned by Unum. Chris Paszyc, CCIM, SIOR and Jessica Estes of The Boulos Company represented BerryDunn in the transaction. Unum was represented by a team including Tim Stewart of Cushman & Wakefield, Boulos' Drew Sigfridson, SIOR, Craig Young, CCIM, and Jon Rizzo. BerryDunn expects to occupy the new location in early 2021 after extensive renovations.

BerryDunn has been headquartered at 100 Middle St. for over 30 years, and the firm did not take pulling up roots lightly. Founded in 1974, BerryDunn has grown to 500 employees across the country, with 250 Portland employees spread across two office buildings. Running out of office space, the firm retained The Boulos Company to assist in analyzing its options.

"A tremendous amount of research, thoughtful consideration, and broad-based input went into making the best long-term decision for us," said Robert Moore, director of operations at BerryDunn. "The employee engagement and data gathering were immensely valuable. Boulos helped us secure the perfect place; our lease with Unum reflects that."

Boulos surveyed BerryDunn employees on qualities they valued in a productive workspace. "We looked at every angle," said Paszyc, CCIM, SIOR. "Downtown versus the suburbs, remaining

together versus bifurcation of offices, company growth projections, and evaluation of new construction versus second generation space, all in terms of costs, amenities, and employee attraction/retention.” The building at 2211 Congress St. is unique in its footprint and ability to meet the needs of the employee culture.

The considerable floor plate ticked the most important box for the growing firm. “The fresh canvas of 2211 Congress allowed us to envision a world-class learning and development headquarters and hub for our employees from around the country,” said John Chandler, president and managing principal of BerryDunn.

The space accommodates airy gathering spaces, a sizable training facility, and client reception areas. For the renovation, BerryDunn has hired Lavallee Brensinger Architects to design an interior layout that makes the most of natural light. Consistent with the firm’s emphasis on well-being, the campus has outdoor space and access to walking and biking trails. BerryDunn will be installing a professionally managed fitness center, as well as a micro-market with fresh meal options. “This is the kind of office space that will attract employees for its spaciousness, amenities, and accessible location,” said Estes.

The move dovetails with Unum’s own shifting needs. “We’ve invested in making smarter use of our workspace over the last few years,” said Richard Meadows, vice president of real estate at Unum. “Doing so has the added benefit of freeing up space that can be leased, which brings energy to our campuses that mirrors the vibrant nature of Portland.”

The project will bring 2211 Congress up to the highest 21st century standards, while honoring the glass façade of the original design. By 2021, BerryDunn’s sign will go on top of the building, as this Maine company prepares for its future.

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