



CELEBRATING
55 YEARS

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The Davis Companies leases 103,000 s/f in 12 months at Cityside - represented by Byrne, McLaughlin and Gaudet of C&W

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Boston, MA The Davis Companies has leased 103,000 s/f of space at Cityside over the past 12 months; notably, nearly half of this total was secured during the pandemic. Currently, only 86,000 s/f of space remain available at the class A, 300,000 s/f office destination less than one mile east of Rte. 128 and adjacent to a revitalized downtown.

As the city has continued to be a desirable location for companies, the interest in Cityside has been strong. Most recently, Magellan Health Inc., a Fortune 500 health care management company, leased 40,449 s/f and will be relocating to Cityside from its current location in East Cambridge, joining other well-known technology and life science tenants – among them, the Massachusetts Life Sciences Center, TMP Worldwide, GreatHorn Software, NaviHealth and OpenClinica – at the recently renovated building.

The Cushman & Wakefield team of Rob Byrne, Liz McLaughlin and Ross Gaudet represented The Davis Companies; Michael O’Leary and Ryan O’Keefe, also of Cushman & Wakefield, represented Magellan Health.

“The success of Cityside can be attributed to the ‘best of both worlds’ features and amenities that tenants are demanding,” said Patrick Kimble, asset manager at The Davis Cos. “Unlike suburban office campuses, Cityside offers the benefits of urbanization along with top-notch amenities, a dynamic community, and a feeling of authentic connectivity.”

“Cityside stands out among suburban office buildings because of its proximity to the countless amenities that Moody St. and downtown Waltham provide,” said Byrne. “It’s a viable and cost-effective alternative to the more expensive Seaport or Boston-proper offerings and provides employees everything they need within steps of their workplace. It’s the perfect recipe for companies looking to attract top talent and grow, while adhering to a lower real estate investment.”

Located at 1025-1075 Main St., Cityside delivers a convenient location that provides companies with connectivity to neighborhoods, high-end amenities and easy transportation options.

I-95/Route 128 and the Mass Pike are both nearby, as is easy access to public transportation; the commuter rail is a short walk from the property and a Boston Express MBTA bus stop is just steps away. In the neighborhood, tenants can take advantage of more than 50 restaurants and bars, numerous banks, supermarkets, dry cleaners, pet food stores and pharmacies, all within a 10-minute walk.

Following its acquisition of Cityside in 2015, The Davis Companies reimagined the property from the inside out to provide world-class amenities inside and a fully connected, urban environment outside. On-site amenities include a two-story, all-glass atrium lobby, modern fitness studio, window-lined café, common workspace areas, outdoor plaza with ample green space and an indoor parking garage.

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