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Project of the Month: Vantage Builders completes 13,000 s/f build-out of cannabis dispensary for GreenStar Herbals

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Dracut, MA Vantage Builders, Inc., a general contracting, construction management and design-build firm based in Waltham, Mass., has completed the build-out of GreenStar Herbals' first recreational cannabis dispensary. The 13,000 s/f shop, located at 76 Pleasant St., opened on October 5th.

GreenStar offers a wide variety of recreational cannabis products, including flowers, tinctures, oils, salves, patches, and various edible choices. Located in a historic mill building, the store is the first recreational dispensary in town and the first of three GreenStar plans to open, with shops in Chelsea and Maynard following later this year.

“We are very pleased to have our first dispensary open to serve the cannabis customers in the Merrimack Valley area, and to support the town of Dracut,” said Tom Morey, owner, GreenStar Herbals. “This is a historic building where supplies for World War II were produced. We honor that history and look forward to being a strong part of Dracut’s future as a strong, committed member of the community.”

Vantage worked closely with Caveney Architectural Collaborative on the project. Customers are welcomed in a secure reception area for check-in. The retail area has a large space for customers to browse products and two relaxing seating sections, one featuring a fireplace. There is new millwork throughout, most notably in the point of sales counters and display cases. Numerous plants, striking

artwork from Maynard ArtSpace and abundant natural lighting create a very warm atmosphere.

A consultation area provides GreenStar a more discrete space for customer conversations and education. For GreenStar employees there are two small offices for administrative work, a break room and a locker area. The project included new electrical and HVAC systems, to ensure the proper care and storage of GreenStar's products.

GreenStar's dispensary is located on the fourth floor of the former manufacturing facility, in a space that had been long unoccupied. The Vantage project team took care to retain as much of the structure's historic character as possible. The building envelope was fully restored, utilizing existing brick, and the 100-year-old hardwood floors were reconditioned to a beautiful finish. The result creates an interesting contrast between the historic brick building's aesthetic and the modern flourishes of the high-end retail location. Vantage added new entrances to the parking area, as well as an ADA-compliant ramp.

"We worked closely with Caveney Architectural Collaborative to deliver GreenStar Herbals an elegant yet welcoming retail establishment," said Ed Silva, principal, Vantage Builders. "We were very mindful of GreenStar's desire to open as quickly as possible and were pleased to complete the project in a timeframe that met their sales plans."

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