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55 YEARS

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The Gutierrez Company leases 75,495 s/f to One Communications

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According to The Gutierrez Co., One Communications has signed a 75,495 s/f lease to become the lead tenant at 5 Wall St., the green LEED certified class A building which is set to open this fall.

The company has decided to merge two of its Mass.-based offices, along with remote sales offices, in order to help reduce real estate costs as well as its environmental footprint.

"We applaud the company for selecting a building that symbolizes its forward thinking and employee-centric culture," said Doug Fainelli, VP of development, Gutierrez Co.

"Moving to 5 Wall St. reinforces our value-driven culture by providing a safe and healthy environment for our employees, while fostering more employee interaction and collaboration," said Howard Janzen, CEO, One Communications.

Managing principal of Newmark Knight Frank (NKF) Jim Thomson, who represented the tenant locally, said that One Communications, "will substantially reduce its consolidation overhead costs over the next five years by moving from several class B and C buildings into a single class A building, and at the same time, it is getting brand-new, top-of-the-line office space with superior amenities at 5 Wall St."

"Our team continues to see high demand for new, class A office space along Rte. 128, particularly when it comes to environmentally conscious construction," said Jack Kerrigan, executive VP, Grubb & Ellis, the commercial real estate advisory firm representing The Gutierrez Co.

Kerrigan, along with Steve Cook, senior VP, and Mark Norton, advisor from Grubb & Ellis represented Gutierrez Co. A NKF team of Thomson, executive VP and principal Mike Ippolito and managing director Brian Carcaterra represented the tenant.

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