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## Vantage Builders completes office renovation for DLJ Real Estate

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Charlestown, MA Vantage Builders, Inc., a commercial contractor specializing in pre-construction, construction management and design-build services, has completed a 15,000 s/f office renovation for DLJ Real Estate Capital Partners on the second floor of 40 Warren St.

Soon after purchasing 40 Warren St., DLJ began a capital program to redevelop the 53,000 s/f mixed-use building. As part of the plans, DLJ added a fourth floor to the original building and converted the second floor from parking to office space, for which the firm hired Vantage Builders.

“Our vision of 40 Warren St. meets the needs of what office occupiers are looking for in the current market, and we appreciate Vantage Builders’ efforts in helping to make our vision a reality,” said Nick Barker, associate, of DLJ. “With onsite amenities, newly renovated Class A office space, and

an excellent location, we anticipate a high level of interest for the building.”

Vantage Builders completely renovated the building’s second floor, transforming the former parking level into Class A office space, following plans from architects Visnick & Caulfield. The floor plan features a large open office area and four glass-walled conference rooms, to support collaborative work teams of varying sizes. A new kitchenette area provides a place for co-workers to take a break.

Redesigning office space that previously had been planned for parking created certain challenges. The Vantage and Visnick & Caulfield teams were in constant communication throughout the project, particularly to complete mechanical, electrical, plumbing and HVAC coordination that required real-time updates from the onsite superintendent.

The office area has an interesting design aesthetic that will appeal to tenants, with exposed ductwork and building support columns, which feature intricate new capitals. The building offers expansive views of Boston via its plentiful windows and Vantage installed new lighting with timers to complement the abundant natural lighting that fills the new office area.

“This is one of the most interesting office renovations that Vantage Builders has worked on and the space looks beautiful,” said Phil Beati, project executive, Vantage Builders. “The project’s success rests completely on the hard work of the strong team we had in place and the collaborative efforts of all involved.”

The project team included Visnick & Caulfield (architect), WB Engineers | Consultants (engineering) and Kiln Brook (owner’s project manager). JLL is the exclusive leasing agent for 40 Warren St.

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