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## **Martignetti Real Estate leases 38,615 s/f to GCP Applied Tech.**

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Wilmington, MA Martignetti Real Estate has leased 38,615 s/f of lab space at 100 Research Dr., to GCP Applied Technologies. Upon sale of their long-time headquarters in Cambridge and in coordination with relocating its corporate headquarters to Atlanta metro area, GCP is establishing a world-class global research and development center at 100 Research Dr.

“GCP is a great addition to the existing tenant mix at 100 Research Dr. and to the park. We look forward to working with their team and J. Calnan Associates on the delivery of a premier laboratory research facility,” said John Paul Martignetti of Martignetti Real Estate.

The existing infrastructure of the building was attractive to GCP and critical to their speed to occupancy. With ease of access to I-93, ample parking and nearby amenities, GCP joins a significant cluster of other lab and R&D tenants in the area including Bausch & Lomb, Symbotic,

Locus Robotics and Charles River Laboratories.

Martignetti Real Estate was represented by Jordan Yarboro, Don Domoretsky, Andy Whipple and Zach Gramlich of JLL. GCP Applied Technologies was represented by Matt Adams and David Townsend of Newmark.

With additional acreage available on Research Dr., Martignetti is kicking off construction for a new 20,000 s/f stand-alone R&D/flex facility. With significant base building infrastructure/utilities, 27 foot clear, ample parking and loading, the building will be uniquely suited to many prospective tenants in the market from a variety of industries.

“JLL is delighted with the outcome and the opportunity to represent Martignetti Real Estate on this lease transaction,” said Jordan Yarboro, JLL vice president. “GCP recognized the value of the building’s robust lab infrastructure and is a great example of the continued migration of lab tenants from Cambridge to the Suburbs.”

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