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## **Colliers facilitates 81,293 s/f flex sublease on behalf of Tegra Medical at 9 Forge Pkwy. in Franklin, MA**

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Franklin, MA Colliers has secured an 81,293 s/f sublease on behalf of Tegra Medical, a leading medical device contract manufacturer, at 9 Forge Pkwy.

Colliers southwest leasing expert Stephen Woelfel led the transaction negotiations alongside team members Kevin Brawley, PJ Foster, John Real and Glenne Bachman. The new tenant, Lyndra Therapeutics, is expanding its operations out of Watertown to the 495-submarket. Lyndra Therapeutics is a biopharmaceutical company pioneering the first-ever oral, ultra-long-acting, extended-release therapies.

CBRE's Tim Lahey, Perry Beal, and John Lashar represented Lyndra Therapeutics in the lease negotiations.

Tegra Medical previously occupied the entire building at 9 Forge Pkwy. before expanding its operations to 120,000 s/f at 16 Forge Pkwy. Life science and biopharmaceutical companies alike are looking to expand their footprints in the 495-submarket due to a lack of supply in Cambridge and Rte. 128. Colliers research has found that office product along the 495 belt has been scrapped or converted for new industrial to be built, including for new warehouse, distribution or flex space.

"We've worked with Tegra Medical for several years and it was a pleasure to develop a flexible real estate solution to accommodate the company's continued growth at 16 Forge Park, a lease we previously helped to secure," said Woelfel.

The property, which features six loading docks, is situated on 8.23 acres and is located off I-495 and is near a MBTA commuter rail station. The property is also located within Forge Park, a mixed-use project.

that includes 2.75 million s/f of commercial space, a retail center, a childcare center, hotel, YMCA and residential development.

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