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## **Celera Properties partners with Timberline on office/lab conversion**

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Andover, MA Celera Properties, Boston-based medical office and life science real estate experts, acquired 600 Federal St. intending to convert the 120,000 s/f building, comprised of mostly office space, into lab-ready space. Timberline Construction Corp. (Timberline) has been hired by Celera to build out this office-to-lab conversion for the asset.

This repositioning project will convert the entire building into lab-ready space. Later this year there will be two fully functional spec lab suites available with 50/50 office to lab space. The space is being outfitted with new supply and exhaust air handling units, pH neutralization facilities and connections, along with a new boiler plant.

“We are thrilled to be delivering the first phase of our project in Andover, at 600 Federal St., later this year, and with our partner True North Management Group, have assembled a great project team” said Brian Carlisle, principal and founder of Celera Properties. “We knew Timberline would be able

to navigate the current challenges of budgeting for, purchasing and scheduling equipment to deliver high-quality life science space.”

Supply chain issues are not news, but in the life science construction space things like HVAC units and lab casework have become hard to get items. This has proven to be challenging for several clients.

“To progress the project along, while being faced with lead time issues around major equipment, we are working with Celera to accelerate fundamental project scope in order to uphold their timeline,” said Jim Davis, director of preconstruction at Timberline. “We quickly focus on what we can get done versus waiting on the supply chain to catch up.”

The lab fit-out is being designed by Vivo Architecture and AHA Engineers is the MEP partner on the project. For availability and property information, JLL Boston is the leasing broker on the property. The entire team looks forward to introducing the final product to the marketplace later this fall.

Timberline is a leading construction management firm dedicated to excellence with a focus on delivering exceptional results. Specializing in preconstruction, design-build services and managing the construction process, they partner with some of the region’s leading institutions, corporations and developers resulting in successful built environments unique to each client’s needs.

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