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## **R.W. Holmes negotiates three new leases totaling 22,581 s/f**

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10 State Street in Woburn, MA

Woburn, MA R.W. Holmes negotiated three new leases, totaling 22,581 s/f of office and flex space.

Grossman Marketing Group, a full-service provider of marketing materials and solutions to customers in fields as varied as financial services, law, biotechnology, education, and the arts, leased 6,800 s/f of new office space at 10 State St. R.W. Holmes' assistant vice president Mike Ogasapian represented the landlord, JTD Family Trust, in the transaction. Micah Stubblebine of The Stubblebine Company represented the tenant.

Factorial, Inc., a growing company developing battery products for the automotive industry, leased 5,781 s/f of office space at 10 State St., for its increasing presence in greater Boston. In the transaction, Ogasapian represented the landlord, while Bill Lynch of Colliers International represented the tenant.

East Coast Microwave (ECM), a national distributor, specializing in RF/Microwave connectors, cables, and components, leased 10,000 s/f of flex space at 470 Wildwood Ave. in Woburn. Ogasapian represented ECM, and Ed Carbone of Carbone Commercial Real Estate represented the landlord, Soper 470, LLC.

“We’re very pleased to bring 10 State St. to 100% occupancy on behalf of ownership. In that case, the two tenants found an ideal leasing opportunity in a building that ownership has carefully improved and maintained since purchasing it in 2020,” said Ogasapian.

“For ECM, we identified a space that allowed them to relocate in an extremely constrained flex and industrial space market.”

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