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Paradigm Properties and North Colony Asset Management to renovate 111 Speen St. - sign new leases

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Framingham, MA Paradigm Properties, North Colony Asset Management and Kelleher & Sadowsky have begun a \$5 million renovation plan for 111 Speen St., including a new envelope, redesigned entryway, and landscape improvements aimed at activating open spaces. In this hybrid workplace era, 111 Speen offers clients indoor and outdoor spaces designed to promote greater collaboration, health, and employee satisfaction. Amenities include an outdoor patio, a café/ lounge area, a fitness center with private shower facilities, and access to Workbar as the newest tenant to lease the entire second floor (21,460 s/f). Workbar signed a long-term lease and is expected to be operational this spring.

In December 2022, architectural firm Ai3 signed a long-term lease and will occupy the third floor (19,502 s/f) of 111 Speen. They realized the benefits of a newly modernized property that has access to the Mass Pike.

Workbar and Ai3, together with several lease extensions in the building, represent over 50,000 s/f of combined leasing activity at 111 Speen in the past sixty days.

Kelleher & Sadowsky's Philip DeSimone, Andrew Sherman, Todd Alexander and Ross Miner represented Paradigm Partners and North Colony Asset Management as lessor.

Paradigm Properties acquired 111 Speen with North Colony in March 2022.

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