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Newmark and Colliers broker 43,000 s/f lease at Bulfinch's 117 Kendrick Street building in Needham, MA

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Needham, MA An affiliate of The Bulfinch Companies, Inc. (Bulfinch) said that a new long-term lease was negotiated with Evolved By Nature, Inc. for 43,000 s/f at 117 Kendrick St.

117 Kendrick is a 213,000 s/f office and lab building in the heart of Needham Crossing, the town's innovation hub and home to some of the nation's fastest growing technology companies such as Trip Advisor, Shark/Ninja, Big Belly Solar, and IDG.

Following on the heels of a 17,000 s/f lease with Xenon Pharmaceuticals at 117 Kendrick, this new lease strengthens Bulfinch's repositioning of the asset from an office to life science property and brings the building to 92% leased. Bulfinch plans to reposition an additional 18,000 s/f of existing office space to lab in 2023 and the company is partnering with The Richmond Group for the construction.

The leasing team representing Bulfinch included Newmark's executive managing director Mark Roth and, managing director Matt Malatesta. Evolved By Nature was represented by Colliers International's executive vice presidents Bill Lynch and John Carroll.

"We are excited to welcome Evolved By Nature to our portfolio of tenants in the Needham area," said Michael Wilcox, SVP, director of leasing at Bulfinch. "The Needham market continues to grow, attracting top-tier innovative companies that want to work in close proximity to one another. Similar to other new tenants Bulfinch has welcomed to the area, Evolved By Nature will further strengthen the life science cluster."

Evolved By Nature's Activated Silk biotechnology leverages natural silk protein to create sustainable molecules with the potential to protect, repair, and enhance the barrier function of anything with a surface, enabling the next generation of products that advance the health of people and the planet. Evolved By Nature has unlocked potential applications for Activated Silk biotechnology within textiles, personal care, aesthetic and medical treatments, and more, with limitless possibilities.

"We are thrilled to join the Needham innovation and technology community at 117 Kendrick St.," said Rebecca Lacouture, Ph.D., president and COO, Evolved By Nature. "Our new space will allow us to further our mission of developing cutting-edge sustainable molecules.

Evolved By Nature will join tenants at the 117 Kendrick St. property including Xenon Pharmaceuticals, Candel Therapeutics, Verastem Oncology, Warner Bros. Entertainment, Workbar, BBK Worldwide, and C&W Services. The property offers creative office and lab space available across functional suites with 17' clear heights and direct exterior entry. Bulfinch signed a new lease for 15,000 s/f of space with ABio-X Holdings, Inc. at the end of last year adding to the cluster of life science tenants and creating a location for more R&D in the area.

117 Kendrick St., as well as Bulfinch's other local properties, are accessible via Rte. 128/I-95, feature MBTA shuttle services as well as free and dedicated parking. The location offers access to recreational outdoor activities including Cutler Park Reservation walking and jogging trails. 117 Kendrick also offers a café and fully equipped fitness center as well as the HqO tenant engagement app to increase communication and provide on-site amenities and perks to local retailers.

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