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Bulfinch completes multiple new leases at 117 Kendrick St.

May 12, 2023 - Front Section



Needham, MA An affiliate of The Bulfinch Companies, Inc. (Bulfinch) has completed multiple new leases at 117 Kendrick St. along with tenants executing expansions and extensions at the property.

The property has seen an increase in activity after repositioning the asset from office to life science. Recent leasing brings the building to 92% leased. Bulfinch plans to repurpose an additional 18,000 s/f of existing office space to lab and the company is partnering with The Richmond Group for the construction.

New leases include 15,000 s/f of space with ABio-X Holdings, Inc., a 17,000 s/f lease with Xenon Pharmaceuticals and a new long-term lease with Evolved by Nature, Inc. for 43,000 s/f at the end of 2022. Additionally, Workbar is expanding its space at the property from approximately 16,000 s/f to close to 27,000 s/f to meet increased co-working demands in the suburban market. Warner Bros.

Entertainment, a long-time tenant at 117 Kendrick, has extended its lease for many more years.

117 Kendrick is a 213,000 s/f life science and R&D building in Needham Crossing. Needham Crossing continues to serve as a major innovation hub and home to some of the nation's fastest growing and well-known companies such as Wellington, Trip Advisor, Shark/Ninja, Big Belly Solar, and IDG. In addition, Children's Hospital is under construction with a \$300 million ambulatory care center. Bulfinch's Kendrick St. property is Energy Star rated and WiredScore certified with creative office and lab space available across functional suites with 17' clear heights and direct exterior entry.

"We are thrilled to be able to attract top-tier life science and office tenants to the Needham area," said Michael Wilcox, SVP, director of leasing at Bulfinch. "Welcoming new life science tenants to 117 Kendrick further strengthens the growing cluster of life science companies and promotes the location as an attractive option for more research and development."

Additional tenants at 117 Kendrick St. property include Candel Therapeutics, Verastem Oncology, BBK Worldwide, and C&W Services.

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 features a café, outdoor fire pit and fully equipped fitness center as well as the HqO tenant engagement app to increase communication and provide a variety of on-site amenities and perks to local retailers.

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