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Newmark and Nordblom secure 55,975 s/f in leases at Blue Sky Center

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65 Blue Sky Drive - Burlington, MA

Burlington, MA Newmark and Nordblom Company arrange two new office and R&D leases totaling 55,975 s/f at Blue Sky Center, a world-class high-tech campus. The new tenants are Nth Cycle, Inc., a clean-tech, metals processing company whose technology supports the recovery of production-grade critical minerals; and UII America, Inc., which utilizes AI to develop advanced medical imaging, radiotherapy equipment and medical robotics.

Newmark senior managing director Matt Malatesta, executive managing director Tyler McGrail, vice

chairman Michael Frisoli and associate director Margaret Fee serve as the exclusive leasing agents on behalf of the ownership. Malatesta and Newmark executive managing director Dave Townsend represented UII America, Inc., while Nick Amarante and Mekae Hyde of Hughes Marino represented Nth Cycle, Inc.

15 Blue Sky Drive - Burlington, MA

Both tenants were driven by recent and future growth and the need to accommodate an expanding, highly-skilled workforce. Nth Cycle, Inc. signed a 47,578 s/f lease on the first floor at 15 Blue Sky Dr. UII America, Inc., relocating from Cambridge, signed a 7,397 s/f lease on the first floor at 65 Blue Sky Dr.

In addition to Blue Sky Center's eight buildings – which total 937,042 s/f – a 270,000 s/f lab building is slated for delivery in Q2 2024, which will house The Broad Institute and Vericel. Additionally, the campus's 158-acre site can accommodate up to 620,000 s/f of additional new development and its existing infrastructure leaves it well positioned to support a wide array of innovation, clean-tech, life-science and corporate office users.

"We are thrilled to welcome two strong innovation tenants, Nth Cycle, Inc. and UII America, Inc., to Blue Sky Center's campus ecosystem," said Malatesta. "The ability to scale and attract/retain top tier talent remains a driver in the marketplace, and Blue Sky Center's robust amenity package, and diverse workspace offerings continue to garner steady leasing activity."

The business campus features a world-class roster of on-site amenities, including cafes serving breakfast, lunch and a 24/7 grab-and-go menu; a top-of-the-line fitness center; a community vegetable and herb garden; multiple outdoor patios; 28 EV charging stations; a gaming area with pool tables, a bocce court, shuffleboard and arcade games; a putting green; indoor and outdoor basketball shooting courts; a TrackMan golf simulator and more.

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