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## **Choyce Peterson inks 9,992 s/f office lease for O&G Industries**

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Wallingford, CT Choyce Peterson, Inc., a full-service commercial real estate brokerage and consulting firm, has completed lease negotiations on behalf of O&G Industries, a privately-held construction firm, for a new 9,992 s/f office at 900 Northrop Rd. Choyce Peterson vice president Charlene O'Connell represented O&G Industries (O&G) in this transaction.

Upon being awarded the second construction phase of a major reconfiguration of I-91, I-691 and Rte. 15 Interchange in Meriden by the Connecticut Department of Transportation (CTDOT), O&G's vice president John Rouleau reached out directly to O'Connell for assistance in securing nearby office space for the project team. O'Connell had taken the lead in the past for O&G's Heavy Highway Division's real estate needs, helping this division find office space for their staff near various highway projects. For this assignment, O'Connell researched the area within a five-mile

radius of Meriden for available space with multiple offices, conference rooms and adequate parking to house CTDOT inspection consultant's large mobile staff.

After touring numerous office buildings throughout Meriden and Wallingford, O&G decided on 900 Northrop Rd. for its location with easy access to both I-91 north and south and suitable space. O'Connell then negotiated a lease including tenant-improvement funds to redesign the multiple suites to accommodate O&G's specific office layout requirements, as well as lease extension and expansion options to accommodate potential new nearby projects.

O'Connell said, "It was a pleasure working with John and the O&G team on another assignment. Securing dedicated office space for state contractors proves mutually beneficial for both O&G and the local economy. Not only does it provide a comfortable environment for the construction team, but it also helps local office building owners fill vacancies."

The landlord, Midwood Investment & Development, was represented by David Barnes, SVP of CBRE Hartford.

Rouleau said, "We were happy to work with Charlene on this project. Once again, she worked tirelessly to negotiate favorable lease terms on our behalf, securing office space ideally suited for our current needs while ensuring flexibility to accommodate any future requirements. Her efforts have provided us with a workspace solution that aligns perfectly with our objectives."

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