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Choyce Peterson arranges three headquarter leases - 8,093 s/f

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800 Connecticut Avenue - Norwalk, CT

Stamford, CT Choyce Peterson, Inc., full-service commercial real estate brokerage and consulting firm, has completed the following lease negotiations:

- Oban BioPharma (Oban) (www.obanbiopharma.com), a biotechnology firm, has signed for its new 3,062 s/f headquarter lease at 1 Landmark Sq. in Stamford, CT. Choyce Peterson principal John Hannigan represented Oban in the transaction.

In April 2023, Derek Chalmers co-founded Oban, and as president and CEO of this new company he reached out to Hannigan to handle the establishment of headquarters space, as he previously worked with Hannigan on a headquarters relocation in 2015. Chalmers selected a fully furnished, pre-built office at 1 Landmark Sq. on one of the highest office floors in Fairfield County.

Hannigan negotiated lease terms, securing a favorable rental rate along with free rent. The suite's plug-and-play layout features numerous exterior windows with stunning views of Long Island Sound. In addition, the Landmark Square complex has a range of amenities, including a fitness center, building conference facilities, indoor parking, gourmet café, full-time security, and on-site ownership. With its prime location, less than a mile from both I-95 and the Stamford Train Station, tenants enjoy immediate access to downtown shopping and dining.

The landlord, Reckson, was represented in-house by Larry Kwiat, senior vice president, Leasing.

"It was a pleasure collaborating with Derek on this exciting project to establish a new headquarters in downtown Stamford," said Hannigan. "By focusing on key attributes, we were able to find the perfect balance of office layout, location and amenities, while securing lease terms that align with Oban's business needs."

Chalmers said, "Working with John on our new office space was a great experience. He presented me with several strong options in downtown Stamford and successfully negotiated financial and business lease terms that met our company's goals. I'm thrilled with our beautiful new office and excited to continue advancing our cutting-edge technology to accelerate the development of new medicines."

- Circulent, Inc., a technology managed service provider, signed a 2,881 s/f lease for their headquarters at 800 Connecticut Ave in Norwalk, CT. Choyce Peterson principal Hannigan represented Circulent in the transaction.

Prior to their lease expiration, Circulent's CEO Marcus Lee reached out to Hannigan to represent them in the search and negotiation for new headquarters office space. Lee selected a furnished pre-built office at 800 Connecticut Ave., and Hannigan negotiated the lease terms, securing a favorable rental rate along with free rent.

The landlord, KH 800 Connecticut Ave LLC, was represented by Brian Scruton, managing director, Adam Klimek, executive director, and Michael Norris, executive managing director of Cushman & Wakefield.

The suite was designed with a high-end aesthetic that appealed to Lee and his team. In addition, the complex at 800 Connecticut Ave. offers a wide range of amenities, including a fitness center, building conference facilities, abundant parking, gourmet café, full-time security, an atrium lobby, and a re-imagined outdoor patio with gathering spots for both meetings and recreation activities. With its prime location across the street from the I-95 Exit 13 exit ramp and adjacent to the Rte. 1 shopping corridor, along with free transportation to both the Darien and South Norwalk Train

Stations, tenants can enjoy both a convenient commute and shopping opportunities.

“I enjoyed working with Marcus on this important endeavor to relocate their headquarters to Norwalk,” said Hannigan. “In selecting a pre-built space, we were able to secure favorable lease terms that fit with Circulent’s business goals, while giving their employees a high-end office space and best-in-class amenities.”

Lee said, “I am so glad to have worked with John on our new office space. By leading me on multiple building tours, I was able to get a feel for what the office space market had to offer, which enabled me to choose the best space for my company and sign a lease that works well for our business. I’m excited to begin the next chapter for my company in our beautiful new office.”

- Mercury Business Associates, a financial and accounting support services company, have signed a 2,150 s/f lease for their headquarters office at 111 East Ave. in Norwalk, CT. The Choyce Peterson team representing Mercury in this transaction consisted of vice presidents Charlene O’Connell and Scott Peterson, and associate James Riffice.

Having previously met during a local Chamber of Commerce event, the team at Choyce Peterson reached out to Michele Johnson, owner of Mercury, regarding her upcoming lease expiration. Given her business’s growth and increase in staff, Johnson was interested in obtaining an update on the Norwalk office market. After considering various offices and offers, Johnson selected the semi-furnished space at 111 East Ave. and O’Connell negotiated a lease including a competitive rental rate and a landlord-funded customization of the space to meet Mercury’s needs.

The landlord, Melbourne Realty Co., was represented by Natalie Mazzola and Monica Osorio of Realty ONE Group.

O’Connell said, “It was truly a pleasure working with Michele and her team on this project. We are pleased to have negotiated a lease that grants Mercury a customized, showcase office space with plenty of natural light, ample parking and easy access to I-95.”

Johnson said, “Charlene and her team made the decision to move versus renewing in place easier than I ever could have hoped. By showing me various alternatives and negotiating a competitive lease, I am confident that I made the best decision for my business. My team and I look forward to enjoying our new office space and continuing to grow our business.”

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