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## **2024 Year in Review: Ted Galante, The Galante Architecture Studio, Inc.**

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Ted Galante, AIA, LEED AP  
Founder + Lead Principal

What noteworthy transactions or deals from this year best exemplified key market trends or shifts?

Consolidation of property ownership seems to be on the rise, as well as vacancies of retail and lab space. However, inventive developers are starting to strategize how to put high-end residences into retail spaces and turn a profit with the proper design approach. If spaces are inventively designed, they can translate that design into lease-ability and significant increase in value for rentals or purchases. For example, in Beacon Hill and Cambridge, there are private-deal residential developments now under construction in the very high-end residential category; these will turn profits in '25 and beyond.

What was your greatest professional accomplishment or most notable project, deal, or transaction in 2024?

We're proud to design a new headquarters and bus maintenance facility for Yankee Line, the company that lends buses to Boston when the T needs repairs. The 60,000 s/f facility and the 10,000 s/f dispatch center are connected by a footbridge, making it a developed campus. The design is a signature identification for Yankee, including five maintenance bays, two wash bays, and a three-story event space with a dramatic cantilever providing visual connection to the Yankee buses. Team members include TGAS project manager Yar Laakso, LeMessurier, CES, Secure Our City, Weston & Sampson, Carr Enterprises, and others.

What emerging trends will drive investment and development in 2025?

The sophisticated developer will take advantage of opportunities to create a combination of event spaces, commercial spaces, or housing to redevelop areas of New England that are currently lying fallow. Mahoney's Garden Center, which went from being an outdated car dealership to becoming Boston's premier greenhouse retail center with flexible event spaces developed on the interior as part of the overall program, is a perfect example. By bringing in innovative design teams who have experience in a broad range of markets, the level of success will be much greater for investors and developers.