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## **Phoenix Park is a multi-tenanted 300,000 s/f commercial business park owned by The Lexvest Group**

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Shirley, MA Phoenix Park comprises a multi-tenanted 300,000 s/f commercial business park on a 56-acre setting. In today's dynamic commercial real estate landscape, tenants want a vibrant, collaborative community. The property owner, The Lexvest Group, is always exploring strategies and ideas to promote 'community' within their properties, enhancing tenant experience, creating a more attractive environment. The site is home to more than 70 tenants who lease space ranging from single offices to large production and manufacturing units. Among the current tenants are Stryker, Burkart Flutes, Annie's Gluten Free Bakery, Golden Girl Granola, CRJ/Community Resources for Justice, and Closets by Design, to name a few.

Phoenix Park offers access to Rtes. 2, 495, and 190. Amenities also include on-site professional property management, ample parking, ample loading docks, free conference room and fitness

center, an expansive solar energy system and long-term energy contracts to help control electricity costs.

Melissa Fetterhoff, president and CEO of the Nashoba Valley Chamber of Commerce – a 10-year Phoenix Park tenant – appreciates Lexvest’s tenant extras including ‘Lunch ‘n Learn’ sessions which she calls “a fantastic way to connect with other professionals and share insights.”

She also enjoys the seasonal ‘Food Truck Wednesdays,’ saying they are the “highlight of our week – a fun and delicious way to break up the workday and foster connections with others. These small but meaningful initiatives create a true sense of community.”

“The blend of historic charm and modern amenities, along with Lexvest’s commitment to creating a welcoming environment makes this a truly special place for any business to call home. Phoenix Park is more than just a workplace—it’s a thriving ecosystem of businesses that support and inspire each other. Whether it’s through networking events or casual hallway conversations, the opportunities to collaborate are endless.”

One example of Lexvest’s commitment to building community at Phoenix Park is their investment in each tenant’s chamber membership. Lexvest covers the cost for each new tenant’s membership in the Nashoba Valley Chamber of Commerce. The Lexvest team understands that networking and community support is just one of many tools that a small business owner can use to help them become successful.

The Lexvest Group is a privately held real estate development, investment, and advisory company headquartered in Maynard, MA. They focus on value-add and opportunistic real estate projects in all commercial real estate segments – with extensive experience in mill redevelopment, industrial, office, hospitality, and multi-family residential properties.

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