



CELEBRATING  
55 YEARS

# nerej

## **A.W. Perry's One Tech campus commands spotlight with one of the South Shore's largest new office deals in a decade**

July 04, 2025 - Front Section



Rockland, MA The South Shore's office market just got its headline: A.W. Perry's flagship property, One Tech, has secured the region's largest new office lease in over a decade, further cementing the campus as the area's go-to business address.

Strategically located at the nexus of Rockland and Hingham and surrounded by a thriving business ecosystem, One Tech Campus offers more than just square footage – it delivers a future-forward workplace experience. The landmark 140,000 s/f lease with Rockland Trust brings the A.W. Perry-owned South Shore portfolio to near full capacity. This transaction leaves 60,000 s/f at One Tech for other companies looking to benefit from the campus' attractive amenities.

### **One Tech: A Blueprint for the Modern Workplace**

One Tech Campus is purpose-built for today's workforce – combining flexibility, innovation, and wellness. The property features a full-service cafeteria, cutting-edge fitness and spin studios, yoga rooms, walking trails, locker facilities, and outdoor patios with lawn games – all designed to promote productivity, community, and lifestyle balance.

"In today's office landscape, it's not just about location – it's about inspiration. One Tech offers an

environment that fosters growth, culture, and employee well-being,” said Kerri Gallaway, executive vice president at A.W. Perry. “We’re proud to see One Tech resonate so strongly with companies who want more from their office space.”

#### A Legacy of Leadership on the South Shore

Founded in 1884, A.W. Perry has long played a vital role in shaping the commercial fabric of Greater Boston and the South Shore. With an expansive and diverse commercial real estate portfolio south of the city, the firm continues to drive value through long-term vision, community investment, and enduring tenant relationships.

“One Tech is more than a building,” Gallaway said. “It’s a reflection of A.W. Perry’s commitment to creating places where companies – and people – thrive.”

#### Limited Availability – Unlimited Potential

With the South Shore portfolio nearing full occupancy, A.W. Perry’s One Tech offers a rare opportunity for companies seeking a best-in-class, suburban corporate environment with direct access to Rte. 3 and the broader metro region. A.W. Perry also offers companies the opportunity to fully customize buildings tailored specifically to their business and employee needs through build-to-suit developments.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540