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Kelleher & Sadowsky arranges 24,702 s/f lease to J.F. White

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Framingham, MA Kelleher & Sadowsky Associates has arranged a long-term, 24,702 s/f office lease on behalf of Paradigm Properties and North Colony Asset Management with J.F. White Contracting Company at 111 Speen St.

Phil DeSimone, Andrew Sherman, and Ross Miner of Kelleher & Sadowsky in Worcester represented the landlord in the transaction.

Founded more than 100 years ago, J.F. White is a multi-disciplinary contracting firm specializing in heavy/civil, electrical, mechanical, marine construction, and deep foundation systems. The company will relocate its headquarters from 10 Burr St. in Q1 2026.

111 Speen St. is a 135,000 s/f class A office building offering top-tier amenities and immediate access to the Mass. Tpke. (I-90).

Paradigm Properties, a full-service real estate investment firm, acquired 111 Speen St. in partnership with North Colony Asset Management of Cambridge in March 2022. Since the acquisition, the ownership group has invested more than \$5 million in building upgrades, including a new exterior envelope, a redesigned main entryway, and enhanced landscaping.

Despite ongoing headwinds in the broader office market, 111 Speen St. has demonstrated strong leasing momentum, with nearly 90,000 s/f leased in recent years, including two full-floor tenants.

Notable tenants currently include Ameresco, Workbar, and AI3 Architects.

