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## **Pramand leases 41,400 s/f at Blue Sky Center - arranged by Newmark**

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Burlington, MA Newmark has arranged a 41,411 s/f top-floor lease for medical technology company Pramand at Blue Sky Center, a world-class office/R&D campus. This move marks the Pramand's relocation and expansion of its corporate headquarters from Bedford, Mass.

Newmark senior managing director Matthew Malatesta, executive managing director Tyler McGrail, vice chairman Michael Frisoli, associate director Eric Jeremiah and associate Connall Chamberlain represented building ownership, a joint venture between Nordblom Company and a global real estate private equity firm, in lease negotiations.

"This lease highlights the strong demand from innovative companies seeking premier work environments," said Malatesta. "Ownership's investment at Blue Sky Center reflects a clear vision to

create a workplace destination that fosters collaboration and long-term tenant success, and Pramand's relocation affirms that strategy."

Ownership recently implemented a \$10 million capital improvement program at the campus that will deliver a 40,000 s/f amenity hub designed by architecture firm SMMA. Slated to debut in late Q3 2025, the hub will serve as a destination designed around collaboration and community.

Pramand's commitment comes on the heels of a 36,000 s/f lease that Newmark arranged with Myomo, another medical technology company specializing in robotics, which signed at 45 Blue Sky and is completing its move-in this summer. Together, these transactions underscore the strong demand for modern, amenity-rich environments at Blue Sky Center.

CBRE's Jon Varholak and Perry Beal represented the tenant in lease negotiations.

"Workplace amenities used to be a box-checking exercise, but with individuals now having increased power of choice as to how and where they spend their time, we need to be hyper-focused on the employee experience," said Crosby Nordblom, executive vice president at Nordblom Company. "People want a unique work environment that elevates their productivity and enhances their well-being through thoughtfully designed spaces and programming."

Blue Sky Center features 1.2 million s/f of premier office, R&D, lab and GMP space. Six of the buildings are connected by secure enclosed walkways and the campus's amenity hub. Highlights include a new fitness center, a 200-person conference center, an expansive activity center and expansive green spaces. The campus also benefits from proximity to Third Avenue and a high-end lifestyle retail center that abuts the campus, providing tenants with an unmatched depth of amenity offerings.

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