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Ebbrell Architecture + Design creates new office for KS Partners at 130 New Boston St.

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Woburn, MA Ebbrell Architecture + Design (EAD) has completed a new home office for KS Partners, a long-standing client and leading commercial real estate investment firm, at 130 New Boston St. The project reflects both companies' commitment to creating functional, collaborative, and forward-thinking work environments.

"This is the first time we've made a former home a forever home," said Jennifer Carrigan, vice president and director of leasing at KS Partners. "Ebbrell guided us through a process that delivered exactly what we needed – functionality, flexibility, and a welcoming design that supports our people."

The process the EAD team employs is space optimization – using space intelligently and strategically. Rachel Molé, LEED AP, interior designer at EAD, said they use space usage studies,

test fits, and programming that help clients make data-informed decisions. And while most clients usually have a few internal staff working on a project, KS opted to bring their whole team into the mix. “Having employees included in the design process was a nice change because the KS team knows what works best for them, and their skills as CRE professionals added real value,” she said.

Molé touched on several highlights when discussing the design.

Light-filled, collaborative environment: Ebbrell’s interior design team developed three color schemes, with KS unanimously selecting a slate blue palette accented by warm wood tones. The design balances brightness with comfort, ensuring opportunities for connection and collaboration.

Inviting amenities: The office features an oversized café-style lounge/kitchen that doubles as informal gathering and meeting spaces. A new conference center serves both KS and its tenants.

Distinctive design elements: Polished concrete floors, exposed ceilings, wood slat accent ceilings, lighting and carefully chosen art – including pieces by British visual artist Julian Opie and Brazilian graffiti artist OS Gemeos – reflect the owner’s appreciation for art and creativity.

Furniture and functionality: Employees were engaged throughout the process, including visits to furniture showrooms to see options that maximize style, comfort and productivity.

Ebbrell and KS Partners have worked together for more than ten years. Miika Ebbrell, AIA, LEED AP and principal at EAD said, “KS Partners had many architectural firms to choose from, and their decision to trust us with their forever home is especially meaningful. It reflects the strength of our long-standing partnership and our ability to listen, adapt, and create spaces that truly express a client’s identity.”

“We’ve built a strong relationship with Ebbrell,” said Carrigan. “They listen carefully, pose the right questions, and consistently bring forward-thinking solutions that support our clients and growth.”

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