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## **Pearlman, Wright, Gibson and Jarosz of CBRE lease 150,000 s/f at Condylne's Littleton Distribution Center**

September 22, 2009 - Spotlights

According to Condylne, LLC, Verizon Corporate Service Group, Inc. has signed a 7-year lease at the Littleton Distribution Center. The facility is a 480,000 s/f newly constructed, tilt up concrete warehouse located on Rte. 2A.

The 150,000 s/f lease includes 7,650 s/f of office space, 30 loading docks, one drive-in door and a 1.25 acre fenced-in outdoor storage area with exterior lights and perimeter fencing. Advantage Construction will perform the tenant improvements which will include the installation of fourteen 9'x14' loading docks with three inch tracks and 30,000 lb levelers and column protection on all columns. The existing 60 foot trailer dolly strip will be increased to a 120 foot concrete pad extending from the building. T5 lighting with lay-in fixtures will be installed throughout the warehouse as well as 12 Patterson fans. The existing HVAC is to be upgraded to provide one air change per hour. The finished office area will be fully carpeted and include private offices, conference rooms and an employee break area. Additional employee parking will be added as well.

CB Richard Ellis represented the tenant and the landlord in the execution of the lease. Amy Pearlman and David Wright represented the tenant while Bob Gibson and Ed Jarosz represented the landlord.

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