

Fall 2009

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VERIZON SIGNS ON FOR 7 YEARS AT THE LITTLETON DISTRIBUTION CENTER



Condyne, LLC is pleased to announce that Verizon Corporate Service Group, Inc. has signed a 7-year lease at the Littleton Distribution Center in Littleton, MA. The Littleton Distribution Center is a 480,000 SF newly constructed, tilt up concrete warehouse located on Route 2A in Littleton, making it accessible to Route 495 and all major New England cities.

The 150,000 SF lease includes 7,650 SF 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 performed the tenant improvements which included the installation of fourteen 9'x10' loading dock doors with three inch tracks and 30,000 lb. levelers and column protection for all interior columns. The existing 60 foot trailer dolly strip was increased to a 120 foot concrete pad extending from the building. T5 lighting with lay-in fixtures were installed throughout the warehouse as well as 12 Patterson fans. The existing HVAC was upgraded to provide one air change per hour. The 7,650 SF finished office, which is fully carpeted, includes private offices, conference rooms and an employee break area. Additional employee parking was also added.

CB Richard Ellis represented both the tenant and the landlord in the execution of the

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Mission Statement

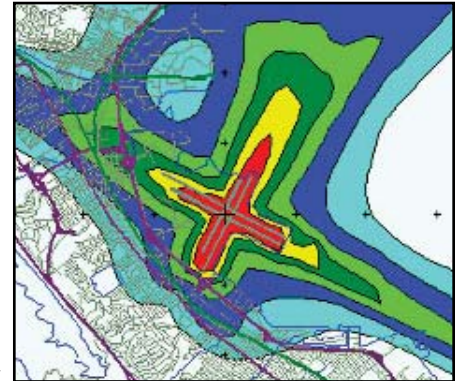
To create an effective, vertically integrated organization to develop, acquire, construct, manage and own commercial properties throughout the eastern United States that generate stable financial returns for all our stakeholders. This will be accomplished by establishing the best management team using best practices supported by strong disciplines, and held to the highest standards within the real estate industry and financial community.

ADVANTAGE CONSTRUCTION ACQUIRES U.S WINDOW AND DOOR CONSTRUCTION CO. INC.



Advantage Construction, Inc. has acquired a majority interest in U.S. Window and Door Construction Co, Inc. (USWD). The combined forces create a multi-dimensional, vertically integrated operation to maximize the two organizations' talents and infrastructure.

U.S Window and Door Construction Co, Inc is a nationally recognized residential sound insulation and weatherization contractor, serving the needs of international and regional airport authorities, to quiet the impact of jet noise within residences surrounding airports. The work is a part of the FAA's Part 150 programs. USWD will continue to operate as an independent company but will be affiliated with one of the fastest growing general contractors in the Northeast. Dennis DeGrazia will continue to oversee all operations of the company and will utilize the existing infrastructure and experienced management that Advantage currently has.



"We look forward to working with the people at Advantage Construction, Inc., many of which we have worked with over the years. We believe that this decision will help us meet our aggressive goals, and allow us to continue our expansion nationally," said Dennis A. DeGrazia, Principal of USWD.

Dennis DeGrazia and David Hebert, the founding members of U.S Window and Door Construction Co, Inc have a combined 40 years experience in the soundproofing industry. Collectively they have successfully completed over 6,000 residential units, along with schools, churches and multi-family apartment complexes for 22 different airport authorities.

"Having partners that are experts in a field is hard to find and this opportunity will allow Dennis and David to grow their considerable experience into new markets across the country. From the first time we met, we knew this was a great fit for our two organizations," says John C. Kelly, President of Advantage Construction, Inc.

U.S Window and Door Construction Co., Inc. has ongoing operations for airport authorities in Massachusetts, California, New Hampshire, and Pennsylvania.

C & A Awarded Civil Engineering Contract for Redevelopment Project in North Attleboro, MA



C & A Architectural Design & Engineering was recently awarded the Civil Engineering contract for the renovation of NeedleTech's new headquarters in North Attleboro, MA. The 51,000 SF building was recently purchased by Needletech's parent company, Theragenics Corporation, and has the potential for a 20,000 SF expansion.

The redevelopment project will consist of the design and layout of the building addition as well as the reconfiguration of parking and stormwater upgrades to meet today's current stormwater management regulations. C & A will utilize low impact design techniques to provide additional stormwater treatment as required by the state guidelines while staying within the constraints of the existing site and infrastructure. Permitting required for the project will include approval by the Town of North Attleboro Planning Board and the Town of North Attleboro Conservation Commission.

NeedleTech Products, Inc. is a leading ISO 9001:2000 vertically integrated Medical Device Manufacturer that incorporates needle point grinding, steel and plastic machining and fabrication, insert and injection molding, device assembly and sterile packaging.

AXIS SHIELD SIGNS 10-YEAR LEASE IN THE NORTON COMMERCE CENTER



Condyne, LLC is pleased to announce the execution of a 10-year lease with Axis Shield at 15 Commerce Way, in the Norton Commerce Center. This is a relocation for the organization's North American headquarters which currently occupies 4,800 SF at 10

Commerce Way in Norton. Advantage Construction will perform the complete renovation of the new 11,550 SF space which will include all new offices, conference rooms, a kitchen with new appliances, and an expanded technical support area. Two lab areas will be built out and the tenant will have 2,600 SF of storage. The entire space will receive new carpeting, flooring and painting as well as a new ceiling.

Axis-Shield is a global in vitro diagnostics business with development and manufacturing capabilities and three separate business areas. The company has a Laboratory Division selling to clinical laboratories, a Point-of-Care (PoC) Division which supplies the near patient test sector, and the distribution businesses of Medinor for the Nordic area and Axis-Shield UK for the United Kingdom.

CONDYNE EXECUTES A 5-YEAR LEASE IN HYANNIS; ADVANTAGE PERFORMS THE TI



Intuition Studio and Spa recently signed a 5-year lease at Condyne's 700 Main Street in Hyannis, MA. 700 Main Street is a new 9,800 SF office and store front retail facility located in the heart of downtown Hyannis. The location gives tenants the sought after Main Street address while still affording the luxury of parking for their customers.

Advantage Construction preformed the tenant improvements for the studio space including a new fitness room with custom aerobic floating hardwood flooring, wall-to-wall and floor-to-ceiling mirrors and the installation of a modern sound system as well as flat screen televisions. Bathrooms and locker rooms with shower facilities and marble countertops can also be found in the studio section. In the spa area, Advantage built four new massage rooms with sound proofing to ensure privacy, a manicure/pedicure room and a tanning room with wiring for the latest UV and spray tanning booths as well as a service hallway with a washer and dryer. The reception area features marble countertops and custom bamboo flooring was laid throughout the space.

Intuition Studio and Spa is a state-of-the-art fitness studio and full-service spa providing clients with all of their wellness, beauty and fitness needs. The studio offers weekly group classes such as pilates, yoga, spinning and body sculpting. Spa services include massages, facials, tanning, make-up application and nails. Intuition Spa and Studio prides itself on being Cape Cod's one stop fitness and beauty destination!

AVAILABLE FOR LEASE

Bolton Office Park



Condyne is pleased to offer for lease 10,000 - 43,000 SF of Class A office space at the Bolton Office Park. The Bolton Office park is an existing 105,600 SF office building located in Bolton, MA. It is one of the premier office parks located in the 495-north submarket. The building, which can be expanded by approximately 50,000 SF sits on 39 acres directly off of Route 495 at the intersection of Routes 117 and 495.

The Class A facility features brick construction with ribbon paned glass and a large open marbled atrium at the main entrance. Two interior courtyards provide natural light within the building. The facility is also serviced by the large parking lot and walking paths that are accompanied by natural landscaping and pond.



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lease. Amy Pearlman and David Wright represented the tenant while Bob Gibson and Ed Jarosz represented the landlord.

Verizon Communications Inc. (NYSE:VZ), headquartered in New York, is a global leader in delivering broadband and other wireless and wireline communications services to mass market, business, government and wholesale customers. Verizon Wireless operates America's most reliable wireless network, serving more than 86 million customers nationwide. Verizon's Wireline operations provide converged communications, information and entertainment services over the nation's most advanced fiber-optic network. Wireline also includes Verizon Business, which delivers innovative and seamless business solutions to customers around the world. A Dow 30 company, Verizon employs a diverse workforce of more than 237,000 and last year generated consolidated operating revenues of more than \$97 billion.

