



CONDYNE
Property Management



About Us

Condyne Property Management, provides comprehensive services for commercial, office and industrial clients throughout New England. With over 25 years of experience in a diverse array of properties, Condyne has managed over 3 million square feet and more than 50 tenants for our institutional clients.

Condyne's team of professionals are committed to providing excellent client and tenant service; creating a solid foundation for long term client relationships. We welcome the opportunity to provide you with our property management services.

Our Features

Building Operations and Maintenance

- Onsite property inspections
- Mechanical, electrical, plumbing and fire life safety inspections

Contract Management and Lease Administration

- Qualify bid proposals for scheduled maintenance services
- Provide superior tenant service
- Lease compliance and renewal negotiations

Energy Management Solutions

- Implement energy management programs
- Management of a variety of ESG programming

Property Accounting and Financial Reporting

- Annual operating budget preparation
- Profit and Loss variance reporting
- Assistance with Audit and Tax Return preparation
- Preparation of Property Financial Statements
- Flexible adaptation to multiple software platforms



Brian Watts

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More Information:

www.condyne.com

Properties Currently Managed



Bolton Office Park
Bolton, MA

- 105,000 SF
- Renovated Office Space
- Newly updated fitness center
- Internal courtyard
- Tenants Include: Headwall Photonics and Intrinsic Imaging



Bluestar Business Park
Norton, MA

- 505,000 SF Managed (35,000 SF in planning)
- 5 Buildings Completed Industrial and Warehouse Space
- 190-Acre Property
- Tenants Include: Wayfair, Home Depot, IDI Distributors, Pitney Bowes and Tosca Services



Baker Hollow Logistics Center
Windsor, CT

- 771,375 SF in total (4 Buildings)
 - 165,625 SF Managed
 - 185,600 SF Under Construction
 - 420,000 SF In the Pipeline
- Industrial and Warehouse
- Tenants Include: Safelite Auto Glass and Marvin Windows



Crossroads Commerce Center
Taunton, MA

- 330,488 SF
- Industrial and Warehouse Space (2 Buildings)
- Tenants Include: Phillip's Pet, American Tire, Sullivan Tire, PODS and Electrochem

Previously Owned and/or Managed Properties



**10, 15 and 50 Commerce Way
Norton, MA**



**16 Forge Park
Franklin, MA**



**BT-37 Business Park
Billerica & Tewksbury, MA**



**1150 West Chestnut Street
Brockton, MA**



**160 Dascomb Road
Andover, MA**



**81 Commerce Drive
Fall River, MA**



**Littleton Distribution Center
Littleton, MA**



**425 Myles Standish Boulevard
Taunton, MA**



**51-55 Technology Way
West Greenwich, RI**

Condyne Property Management Team



Don O'Neill

Donald O'Neill is Vice President of Condyne where he is an important member of the development team with decades of experience in the distribution and construction industries. His responsibilities include the supervision of all new development from civil engineering, planning, permitting, construction, to the property management of facilities.



Jeff O'Neill

Jeffrey is President of Condyne which he has helped grow to become the region's premier vertically integrated real estate development firm. His responsibilities include sourcing opportunities with tenants, businesses, and companies looking to expand or enter new facilities as well as the development and maintenance of capital relationships with lenders, joint venture partners, and high net worth equity investors.



Bonnie Kirby

Bonnie Kirby is the Controller at Condyne where she is responsible for managing the day-to-day accounting functions of all Condyne companies. She coordinates and reviews all monthly and annual financial statements, and ensures the preparation is done in an accurate and timely manner. Furthermore, she makes certain that Condyne is in compliance with all reporting deadlines to partners, investors, government agencies and financial institutions.



Brian Watts

Brian Watts is the Director of Asset Management at Condyne where he oversees and manages all properties for Condyne and its affiliates. He successfully advises tenants to achieve their real estate objectives across the organization's diverse portfolio of assets. Furthermore, he performs due diligence efforts during the acquisition of new properties.