

Summer 2008

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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.



CONDYNE ANNOUNCES THE START OF C&A ARCHITECTURAL DESIGN & ENGINEERING, LLC

Condyne, LLC is pleased to announce its newest affiliate, C & A Architectural Design and Engineering. C & A will support Condyne and Advantage Construction's permitting and design efforts as well as widen the companies already diverse portfolio of services. C & A will also strive to develop itself into a multi-discipline architectural and engineering firm and will seek to establish a client base of its own.

Coming from an experienced team that has developed over 7 million SF and is Massachusetts 5th largest developer according to *The Boston Business Journal*, C&A and its clients will benefit from this development, construction and permitting experience endured by Condyne in recent years.

Condyne recently hired Mark Dibb, P.E. as an engineer. Mr. Dibb has over 12 years of civil engineering, site planning and project management experience. His responsibilities will include project management, civil/site engineering and engineering business development.

C&A's goal for every project is to ensure excellent client service and strong project management to provide a solid foundation for long-term client relationships and effective site design.

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Advantage Construction Awarded Herb Chambers BMW, Sudbury, MA



Rendering of Herb Chambers BMW, Sudbury, MA

Advantage Construction was recently selected to construct a new 74,000 SF BMW auto dealership and showroom for the Herb Chambers Companies in Sudbury, Massachusetts. This will be a relocation for the BMW dealership from the current facility at Foreign Motors West in Natick.

The building will be constructed utilizing a combination of an ACM composite metal panel system and an insulated horizontal metal panel system. The front elevation will be highlighted by an architectural and functional sun shade system. There will be a 12-car main showroom and a

mezzanine featuring office space, record storage, a lunch room and a Business Development Center. The service area will be fully air conditioned, will feature energy efficient lighting fixtures, Rytec Doors and a tiled shop floor with 46 service bays. Exterior elements of the facility include stamped concrete walkways, landscaping and a retaining wall. This is the second Herb Chambers project for Advantage Construction. The project will be completed in May 2009.

Condyne Signs 2 New Leases In The Norton Commerce Center



Condyne, LLC recently signed two new leases in the Norton Commerce Center, a 123 acre flex park located adjacent to the Myles Standish Industrial Park, in Norton, MA

Creative Imprints Medical has signed a 5-year lease with an additional 5-year option at 15 Commerce Drive. CI provides critical printing, marking and labeling services to medical device manufacturers. The signed lease is for 18,868 SF of office, manufacturing and warehouse space. As part of the renewal, Condyne has agreed to paint and provide new carpet in the office space. Creative Imprints will join T-Mobile at the 15 Commerce Drive location.

MHM Services, Inc. has also signed a 5-year lease at 50 Commerce Drive in the Norton Commerce Center. MHM Services is the country's leading provider of specialized mental health services to healthcare and human services agencies as well as correctional facilities. They provide mental health services to over 265 correctional facilities in 9 states. The landlord will deliver the 4,941 SF office space with new paint and new carpet. MHM will join Poland Spring at this facility.

"We are pleased with the addition of MHM Services to our tenant roster as well as our recent longterm extension of Creative Imprints. This recent activity has allowed us to reach our goal of 100% occupancy in the park. We will continue to work with our current tenants and potential new tenants on expanding through future development in the Norton Commerce Center," says Michael McCarthy, Business Development.



Norton Commerce Center, Norton, MA

RECENT HIRES AND PROMOTIONS



*Katherine Servant
Assistant Property
Manager*

Katherine Servant joined Condyne in July as an Assistant Property Manager. She recently graduated from Emanuel College where she completed an internship in real estate management. Katherine will be a key member of the property management and accounting teams; assisting with tenant and vendor management, investor reporting, budgeting, and new property acquisitions. While in school, Katherine was able to earn adequate experience in the real estate industry having worked for companies such as Boston Development Company, Mastiff Capital and Star Realty Group. Please join us in welcoming Katherine to the Condyne team!



CONSTRUCTION UNDERWAY AT BALISE TOYOTA IN WARWICK, RI

Advantage recently began construction on the new Balise Toyota and Scion Dealership in Warwick Rhode Island. The 63,273 SF facility has direct access to Route 37 giving it great highway visibility.

The main entrance of the building is highlighted by a large Novum wall while the remaining exterior is a combination of glass curtainwall and ACM panels. The 51,273 SF main showroom, as well as the service shop, are both fully tiled and air conditioned. The facility features a 12,000 SF mezzanine containing office space and a training center. Additional parking can be found below the service shop's 32 service bays.

The new Balise Toyota is a participant in Toyota's new Image USA II program. The initiative urges dealers to upgrade their showrooms and expand customer lounge and waiting areas as well as the service center. The additional larger service bays are designed to handle higher volume and specifically designed to accommodate the new full-sized Tundra pickup. This is the fourth Image USA II Toyota dealership that Advantage has built.



AVAILABLE FOR LEASE



160 Dascomb Road
Andover, MA

70,000 SF of flex warehouse space available just off of Route 93. 40,000 SF of this availability is newly constructed high bay warehouse space along with 30,000 SF of fully renovated warehouse/flex space. Availability is subdividable to fit all requirements and would be ideal for a manufacturing or lab tenant.



Littleton Distribution Center,
Littleton, MA

120,000 to 480,000 SF of newly constructed, modern high bay tilt-up concrete distribution center located on Route 2A in Littleton, MA. The project, located just off of Route 495, is subdividable and pre-permitted for additional build out



Norton Commerce Center
Norton, MA

14 & 4 acre land sites located just off of Route 495. Sites can support up to 130,000 SF and 20,000 SF building respectively. All utilities available, located at two of Southern Massachusetts most high profile industrial parks.



Crossroads Commerce Center,
Taunton, MA

40,000 to 330,444 SF of newly constructed modern high bay industrial warehouse. This complex is located at the crossroads of Routes 495 & 24 in the Liberty & Union Industrial Park.



TWO ADAMS PLACE
SUITE 100
QUINCY, MA 02169

CONDYNE ANNOUNCES THE START OF C&A ARCHITECTURAL DESIGN & ENGINEERING, LLC

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Furthermore, as part of a fully vertical real estate team, additional services can be provided if required by the client. This includes estimating, construction, project management, property management, land and building acquisition, due diligence and most importantly value engineering. These abilities separate Condyne from others and now C&A would like to extend this opportunity to you.



Condyne, LLC
5th Largest Commercial Developer in Massachusetts
Boston Business Journal - 2007