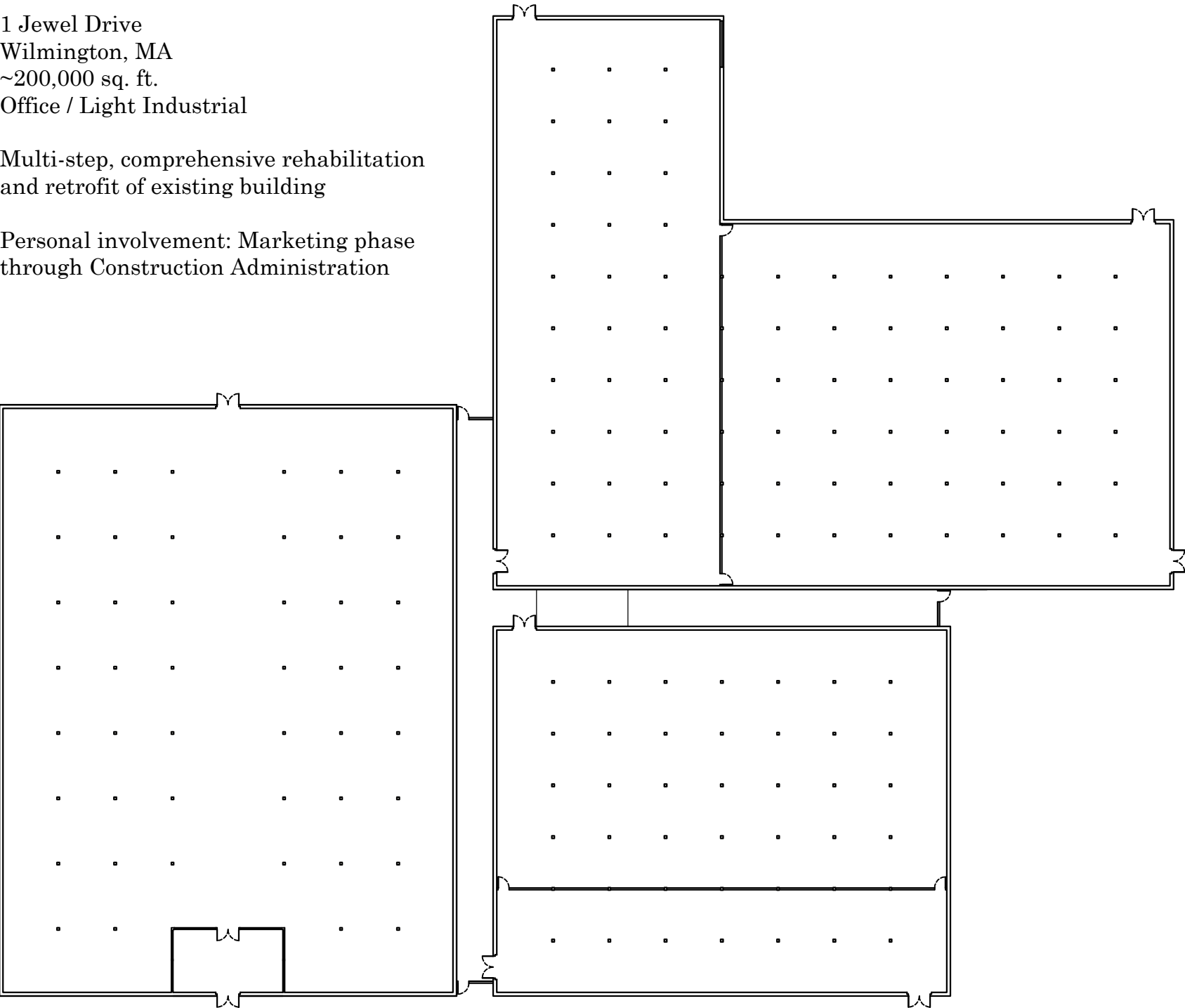


1 Jewel Drive
Wilmington, MA
~200,000 sq. ft.
Office / Light Industrial

Multi-step, comprehensive rehabilitation
and retrofit of existing building

Personal involvement: Marketing phase
through Construction Administration



1 Jewel Drive is a low-end, one- and two-story steel and concrete block building in a Wilmington industrial park. It was built in phases beginning in 1975 and continuing until 1983. In 2005, its owner-occupant, a Japanese high-technology manufacturing company, abandoned the property and offered it for sale. I served as part of an architectural team that worked for the purchaser, real estate developer Vinco Properties.

Vinco immediately began a lengthy process of demolition and basic repair to leave the building as an empty shell, suitable for rental to a wide variety of commercial tenants. The company operated under the logical assumption that few prospective tenants would require so much space as to lease the entire building. Thus, once a tenant had entered an agreement to lease part of the space, an optimal location could be identified, and a specific architectural retrofit plan could be created.

My personal duties included: Production of schematic floor plans for prospective tenants, service as architect's representative at tenant meetings, production of construction documents for tenant fit-outs, loading dock studies, field surveying, and exterior rendering.