

# Yule Development

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## PROJECTS

- **Burlington Office Buildings:**

Two properties in Burlington, Massachusetts were acquired, with a partner, in 1995. The first contained 21,200 square feet of office and R & D space in three buildings with one tenant. That one tenant left without paying rent owed during the renovation process. The second property consisted of 3,600 square feet in one vacant building.



Before



After

These properties were not only vacant, but also had significant problems, including issues with site layouts, access, and periodic flooding. The interiors were in bad shape. There were significant legal and title issues involved in these buildings. There were issues with multiple easements and cross easements to and from abutters that had to be worked out and around.



The renovation plans included a re-design of the sites, parking and access, and a solution to the flooding. The buildings were renovated, including new mechanical systems. The legal and title issues were addressed and resolved. Tenants were found for each of the spaces.