



The Seyon Group

Media Contact:

Lisa Nickerson

Nickerson

617-431-6110

Lisa.Nickerson@nickersoncos.com

THE SEYON GROUP AND WHEELOCK STREET CAPITAL ACQUIRE A 430,000 SF VACANT WAREHOUSE PROPERTY IN INFILL BOSTON

The acquisition of the Class A warehouse at 613 Main Street brings the firms' industrial portfolio in Greater Boston to over 1.4 million square feet

Boston, MA (March 28, 2018) – The Seyon Group (Seyon) in partnership with Wheelock Street Capital (Wheelock) have completed the acquisition of a 435,000 sq. ft. warehouse property located at 613 Main Street in Wilmington, MA. Mark Reardon and Jake Borden of CBRE have been retained by Seyon and Wheelock to handle leasing responsibilities for the building. Seyon, led by its Managing Partners Bryan Blake & Andrew Iglowski, has acquired over 1.4 million square feet of flex/industrial space in the Greater Boston market over the past 15 months, all in partnership with Wheelock. Looking forward, Seyon and Wheelock will continue to be active buyers of core+ and value-added industrial real estate in the northeast.

613 Main Street is currently vacant and the partnership has started on its capital investment program to upgrade the property for tenancy. The asset is well-positioned to attract a multitude of potential tenants, including distribution companies, as well as R&D and life-science users.

In addition to 613 Main Street, Seyon and Wheelock have been very active over the past year in other close-in Boston suburbs. In Watertown, the partnership acquired **20 Seyon St**, a 94,000 sq. ft. Class A flex/industrial building, as well as a **7-acre development parcel** located adjacent to 20 Seyon. At the end of 2017, the partnership acquired **1 Kay Way** in Stoughton, MA, which is a vacant 118,000 sq. ft. warehouse building that will be re-positioned to a Class A warehouse/flex building for lease to a new user. Seyon/Wheelock also acquired **150 Eastern Ave**, a 56,000 sq. ft. warehouse/flex property, in Chelsea, MA during 2017. That particular building is occupied by a diverse roster of tenants benefitting from the site's ideal location just 3 miles from Logan Airport and 5 miles from Downtown Boston.

“The demand drivers in this market have continued to show strength throughout 2017 and into 2018, allowing Seyon to focus on building a high quality portfolio of in-fill assets within the Greater Boston market,” added Andrew Iglowski, Managing Partner at Seyon. “The combination of our market knowledge and streamlined investment process with Wheelock positions us well in our efforts to continue to build our portfolio and serve as a high-quality and reliable buyer for sellers in the market place.”



About The Seyon Group

The Seyon Group is a boutique real estate investment firm that targets institutional quality core-plus and value-add investments within top-tier Northeast markets. Founded in January 2017 by Bryan Blake and Andrew Iglowski, Seyon is characterized by an entrepreneurial, innovative and high-energy investment philosophy that is grounded in front-end transparency, experience and calculated creativity. Seyon's principals have deep expertise and long-term relationships within the industrial sector, particularly in the northeast markets. The combination of direct operating capabilities and investment acumen allows Seyon to identify inconsistencies, dislocations and value opportunities in order to realize superior risk-adjusted returns. Further information about The Seyon Group is available at www.theseyongroup.com.

About Wheelock Street Capital

Wheelock Street Capital (www.wheelockst.com) was formed in 2008 by Rick Kleeman and Jonathan Paul, two veteran real estate private equity investors, each with over 25 years of broad real estate transaction experience across all major asset classes. Wheelock has since raised over \$2 billion in capital commitments and is currently investing its fifth fund comprising \$725 million of commitments from leading pension funds, endowments and foundations. Wheelock will invest in a broad range of real estate assets throughout the United States. The fund may invest directly or with high quality joint venture partners through a variety of capital structures and transaction types, including acquisitions, restructurings, and recapitalizations.