

DEVELOPMENT CAPABILITIES





3 GENERATIONS
of SUCCESSFUL
DEVELOPMENT



75 YEARS of
CONSTRUCTION
EXPERIENCE

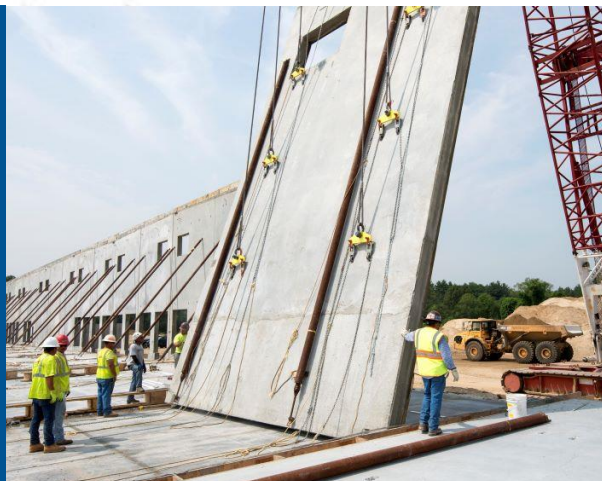


2ND LARGEST
DEVELOPER IN
MASSACHUSETTS



OUR COMPANY

3RD GENERATION
ESTABLISHED 1947
FULL SERVICE COMMERCIAL
REAL ESTATE DEVELOPMENT,
ACQUISITIONS, CONSTRUCTION,
PROPERTY MANAGEMENT



SERVICES

PRECONSTRUCTION
CONSTRUCTION MANAGEMENT
DESIGN-BUILD
TENANT IMPROVEMENT
RENOVATIONS
FAST-TRACK CONSTRUCTION
GROUND-UP CONSTRUCTION



SAFETY FIRST

12 TIME WINNER OF THE AGC'S SAFETY
MERIT AWARD



SAFETY BONUS FOR FIELD PERSONNEL

SUBCONTRACTORS MUST AGREE TO OSHA
AND CAMPANELLI SAFETY PROGRAM

VIOLATIONS = CONSEQUENCES



OVER 75 YEARS of
CONSTRUCTION EXPERIENCE

HEALTHCARE

INDUSTRIAL

COLD STORAGE

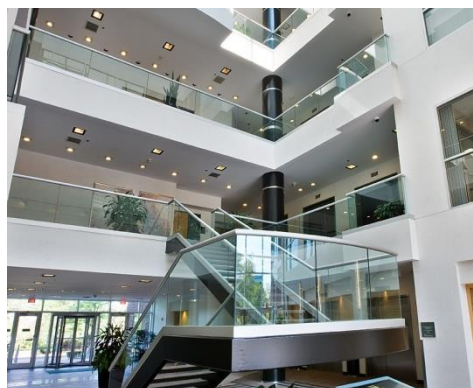
OFFICE

EDUCATION

MULTI-FAMILY



2 AWARDS for
SUSTAINABLE
CONSTRUCTION



26 MILLION
SQUARE FEET
DEVELOPED



19 MILLION
SQUARE FEET
CONSTRUCTED





OUR LEED ACCREDITED PROFESSIONALS PROVIDE DETAILED COST ANALYSIS ON A CLIENT'S SUSTAINABILITY GOALS. WE ENGAGE IN SUSTAINABLE BUILDING THAT NOT ONLY REDUCES ENVIRONMENTAL IMPACT DURING THE CONSTRUCTION PROCESS BUT ALSO REDUCES THE CARBON FOOTPRINT OF A BUILDING OVER ITS ENTIRE LIFETIME.



- Named **Second Largest Commercial Developer** by *Boston Business Journal*
- Featured in Boston Business Journal's *Book of Lists* for **Area's Largest General Contractor**
- Association of General Contractor's **12 time winner** for *Exemplary Safety Record*
- 2019 Prism Awards for Achievement in Building & Design: **1 Gold Award, 1 Silver Award** for Redbrook Apartments, Plymouth, MA
- 2017 Prism Awards for Achievement in Building & Design: **6 Gold Awards, 4 Silver Awards** across 3 properties
- 2013 *Banker & Tradesman Reader's Choice – Favorite General Contractor – Silver*
- 2012 *W3 Awards Gold Winner: www.Campanelli.com*
- Received *Building Magazine's Project Innovations Award 2007*, Aspect Medical Systems
- Received NAIOP Massachusetts **Distinguished Developer of the Year Award** in 2004





Site selection
Feasibility analysis
Local, state and federal permitting
Architectural and engineering design
Building construction
Property management
Redevelopment





100 Tech



Covidien



Heritage Landing

Bringing a property back to life

Transforming older properties at in-fill locations to newly represent the highest quality of design, construction and performance



250 Royall



Unparalleled preconstruction and construction management services.



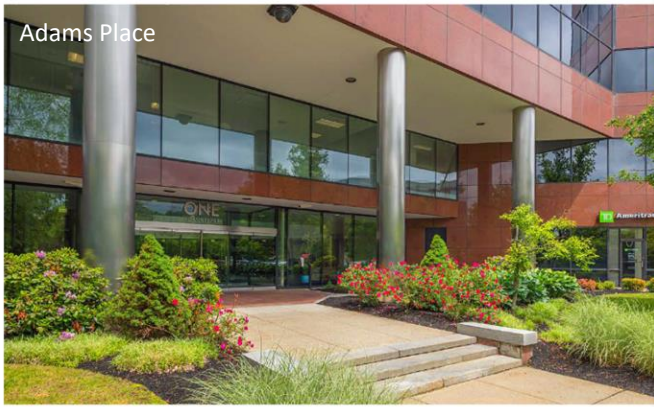
Our in-house construction management company, Campanelli Construction, has the resources to immediately meet the needs of our clients and tenants with customized solutions. Our collaborative approach allows the team to value-engineer every project throughout the entire process.




Campanelli
CONSTRUCTION



Adams Place



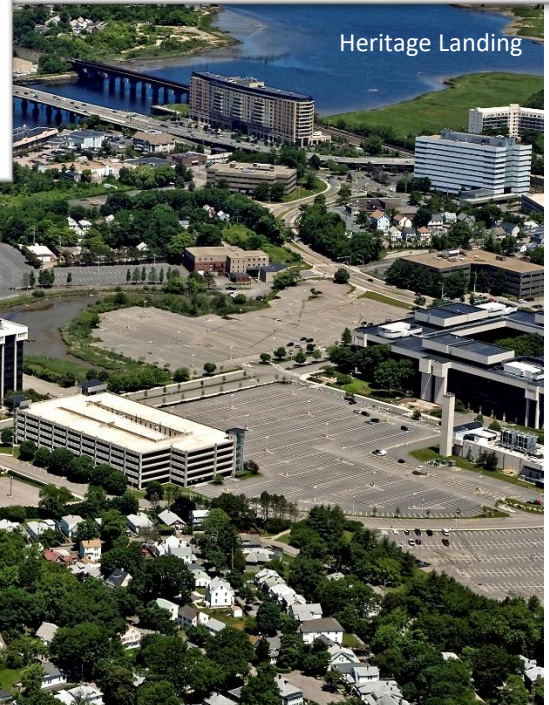
100 Tech



250 Royall



Heritage Landing



Campanelli's acquisitions team focuses on purchasing value-added properties with additional development opportunities. Our reputation for standing by our word as well as our relationships with commercial acquisition brokers, lenders and owners allows for strong deal flow and successful execution outcome.



Campanelli's full-service approach to redevelopment allows us to understand the property's highest value and execute a new and improved use for the property.



Weymouth Woods Corporate Center



Campanelli offers full-service design-build capabilities including identifying and analyzing building sites and developing innovative designs specific to the client's identity. Our turn-key, multi-phased approach utilizes our suite of in-house architects, engineers and construction professionals.



Cultivate



Campanelli's Asset Management team is devoted to maximizing the performance of our real estate portfolio. Our seasoned professionals have a unique understanding of complex local markets and consistently add value to the company's properties.



492 Old Connecticut Path



161 Worcester Road



TJX Companies, Inc.



100 Tech



Adams Place

At Campanelli, we don't have tenants, we have partners. Tenants share in the decision making of their building to ensure we provide a safe, clean and comfortable environment where their workspace contributes to their company's success.





Campanelli Business Park of Bellingham



Campanelli Business Park of Bellingham



Campanelli Business Park of Middleboro



Campanelli Business Park of Stoughton

TPC Boston

Campanelli's professionals identify location metrics using tangible and intangible influencing factors, conduct research of targeted regions, pinpoint available cost saving incentives and researches permitting procedures.

Our land development expertise includes commitment to buy and hold land for rapid-response project delivery, development in established markets and support for local economies through incremental tax and job growth. Our reputation for meeting commitments, most notably, decade-long ties throughout the State of Massachusetts, brings the credibility required to secure permits and move forward with projects.



campanelli.com

TO LEARN MORE ABOUT OUR CAPABILITES,
PLEASE VISIT US AT

CAMPANELLI.COM

