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Cresa Signs Bohler to TransDulles Centre

By Erika Morphy
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Bohler Engineering is taking 18,333 square feet at TransDulles Centre

STERLING, VA-New Boston Fund has signed on Bohler Engineering as a tenant for its two-building office/flex complex here. The firm is taking 18,333 square feet in the 149,763-square-foot TransDulles Centre.

Bohler will occupy 24% of the first building, a 75,203-square-foot facility. Other tenants include SRA International, tw telecom, Med-Eval Inc. and Infused Solutions. Cresa Partners' Jeffrey Baker and Thomas Birnbach represented Bohler, while New Boston was represented by Neil Alt at Lincoln Property.

This past December New Boston also delivered a 178,234-square-foot build-to-suit office and manufacturing facility for Rockwell Collins at the center. Rockwell consolidated several of its facilities at the new 22640 Davis Dr. to use as its regional headquarters. The building is a mix of 47% office and 53% laboratory and assembly space. The month prior to its delivery it was named "Best Building, Non-Institutional Facility," at the Best of NAIOP Northern Virginia Awards in November 2011.

TransDulles is located in the Route 28 North submarket, close to Dulles International Airport. New Boston purchased the complex in August 2007 via its New Boston Fund VII. The private equity fund owns a mix of assets in the area, regularly shuffling properties in and out of its portfolio. At the end of last year, it sold **Montpelier Crossing**, an apartment building in Laurel, MD, to Federal Capital Partners.

Other properties it owns in the general area include Westmark I and Westmark II in Glen Allen, VA., 211,68 square feet and 204,622 square feet, respectively. It also owns Innovation Business Center, in Manassas, VA., a three-building, class A flex property totaling 125,000 feet. New Boston Fund did not return a call to GlobeSt.com in time for publication.