PROPERTY SALE · LEXINGTON, MASSACHUSETTS

Four and Five Militia Drive

Two commercial office properties sold for $12,250,000 as part of an approved 292 unit mixed use redevelopment. Bruce Lee of Lee Partners of New England represented the seller.

Four Militia Drive, Lexington. Two story office building.

Five Militia Drive, Lexington. Two story office building.

SALE PRICE
$12,250,000

ASSIGNMENT
Seller representation
4 Militia LLC and 5 Militia LLC

LAND AREA
2.96 acres
4 and 5 Militia Drive

APPROVED PROGRAM
292 residential units
44 inclusionary units

COMMERCIAL AND PARKING
28,501 sf ground floor
450 space parking garage

SITE PLAN APPROVAL
March 12, 2025
unanimous, not appealed

The commercial office properties at Four Militia Drive and Five Militia Drive in Lexington, Massachusetts have been purchased by W Lexington Land LLC and E P Lexington Land LLC. The total sale price for the two properties was $12,250,000. Sellers in the transaction included Matthew Curtis and John Gates for 4 Militia LLC and 5 Militia LLC. Bruce Lee, Managing Partner of Lee Partners of New England, represented the seller. Construction is expected to commence before the end of 2026.

The sale followed a change in local zoning. The Massachusetts MBTA Communities Act, adopted in January 2021 as Section 3A of Chapter 40A, requires approximately 177 transit served municipalities to zone at least one district permitting multifamily housing as of right. Lexington was among the first communities in the Commonwealth to comply, adopting twelve overlay districts covering 227 acres at its April 2023 Town Meeting, well beyond the state minimum.

Development interest followed quickly. Approximately 1,097 housing units were proposed under the new zoning over the next two years. At a special Town Meeting in March 2025, Lexington voted 164 to 9 to remove eight of the districts and reduce the overlay to roughly 90 acres. Projects that had already received approval were permitted to proceed.

The Lexington Planning Board approved the site plan for 3, 4 and 5 Militia Drive on March 12, 2025. The approval was unanimous and was not appealed. The project combines three previously separate parcels into a single redevelopment site with two connected buildings of five and six stories, 292 apartments including 44 inclusionary units, 28,501 square feet of ground floor commercial space and a 450 space parking garage. The adjoining property at 3 Militia Drive was sold separately, completing the assemblage.

The Transaction

Four elements of this transaction are worth noting for owners, buyers and brokers considering similar properties.

01 **Assembling three separately owned parcels.** The redevelopment required 3, 4 and 5 Militia Drive, held by a congregation and two private limited liability companies. No single parcel supported the project on its own. Each owner had its own timing, tax position and objectives, and the parcels had to be brought together in a workable sequence.

02 **Completing the entitlement before the zoning changed.** Site plan approval was obtained on March 12, 2025, shortly before Town Meeting voted to reduce the overlay districts. Approvals already granted were allowed to stand. In transactions governed by Section 3A zoning, the timing of the permitting work has a direct bearing on value.

03 **Delivering the buildings vacant.** Both properties were occupied by operating businesses at the time of sale. Lee Partners represented Assisting Hands Home Care in its relocation to 450 Bedford Street and Stephen Troiano CPA, P.C. in its relocation to 21 Worthen Road. Both tenants remained in Lexington, and the buildings were delivered to the buyer as agreed.

04 **Coordinating a closing among several parties.** The transaction involved two purchasing entities, separate selling entities and counsel for each party, on a schedule tied to the start of construction. Regular communication among the parties kept the closings in sequence.

Areas of Practice

- **Sale of older office and flex properties** in the Route 128 and Route 2 corridors, where the existing use may no longer represent the highest and best use of the site.
- **Assemblage of adjoining parcels** held by different owners, including estates, family partnerships and nonprofit institutions.
- **Sales that depend on zoning or permitting approvals** obtained prior to closing, which require the property to be carried through the approval process rather than simply listed.
- **Tenant relocation** in occupied buildings, so that a property can be delivered vacant while the tenants are placed in suitable space nearby.

About Lee Partners of New England

Lee Partners of New England is a commercial real estate brokerage founded by Bruce Lee in 1998 and based in Waltham, Massachusetts. Bruce Lee has worked in the suburban Boston market since 1984, including fifteen years with CBRE, and has represented owners, buyers and tenants of office, research and development, and flex properties throughout Lexington, Bedford, Burlington, Woburn, Acton and the surrounding communities. Assignments are handled personally by Bruce Lee from first conversation through closing.

Bruce Lee
Managing Partner, Lee Partners of New England

781.290.8101
bruce@leepartners.com
leepartners.com

Sources: Town of Lexington Planning Board site plan decision, March 12, 2025; Lee Partners of New England transaction announcement, August 29, 2026; Bisnow Boston, March 20, 2025; The Lexington Observer, March 18, 2025; M.G.L. c. 40A, sec. 3A. Approved program figures per the Planning Board decision. Sale price as reported by the parties.