



 Tue, Dec 19

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# Greater Boston's O'Brien Leases Up and Sells 21,000 SF Hopkinton Office



December 15, 2017 - By The Real Reporter



239 South Street, Hopkinton MA

**H**opkinton—Bret O'Brien, of Greater Boston Commercial Properties recently brokered the sale of 239 South Street, a 21,000 square foot office building, which was fully leased at the time of the sale. According to O'Brien, The \$2.2 million dollar purchase price was based on the existing income flow of the fully leased asset.

Before O'Brien procured the seller, he signed leases on, and placed all six of the tenants in the building - which initially was vacant. The office tenants include: Electronic Fluorocarbons, Gorman Richardson Lewis Architects, Federal Concrete, Processing.com, Sing, Dance, Act and ClearGov. The 3-story property is located just minutes from 495 and the Mass Pike interchange.