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For Sale Or Lease 67-69 So. River Road Bedford, NH

- Restaurant, Bank or Retail Site
Abutting the Bedford Mall
- Parcel consists of 2 lots w/ 199 ft
of frontage on S. River and 200 ft of
frontage on Park Dr.
- Cross-access easement into/out of the
mall & signalized intersection
- Rapidly Developing area w/ new
Kohl's, Bedford Ambulatory, etc.
 - 27,000 cars/day
 - Close to Highway off-ramp
 - Conceptuals on file for 100 seat
restaurant with abundant parking
- Conceptuals for large retail Building
- Convenience store/Gas Station by
special permit
 - \$7,500/Month Ground lease
 - Sale Price: \$2.1 Million

Call for terms.

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New England

AT 10 LIBERTY WAY TO TAYLOR EXHIBITION SERVICES, INC. O'Brien of Greater Boston Comm'l. Properties brokers 55,023 s/f lease

FRANKLIN, MA Bret O'Brien of Greater Boston Commercial Properties represented the owner of 10 Liberty Way in a 55,023 s/f lease. O'Brien previously leased Taylor Exhibition Services, Inc. 37,536 s/f at 10 Liberty Way in 2009, and the 17,487 s/f balance of the building to iCandy Favors, LLC at the same time. The new deal with Taylor Exhibition commencing December 1st was an extension of the original lease that expired November 30th, as well as an expansion into the entire 55,023 s/f building. In order to accommodate this growth at the critical time of the anchor tenant's lease expiration, O'Brien negotiated an early termination of the iCandy's lease, which had five years remaining.



Bret O'Brien

Taylor Exhibition is a global leader in trade show exhibitions based out of Ontario, Canada. This location provides the company a Northeast hub with 9,000 s/f of office space, and the balance of the building is warehouse and production space. 10 Liberty Way is located in The Franklin Industrial Park off Rte. 495 at Exit 16. The facility includes four tailboard loading docks, an oversized grade level drive in door, 20' ceilings, and 70 parking spaces on the five acre lot.



10 Liberty Way - Franklin, MA

101 Tremont Owner LLC teams up with Alcion and Paradigm Props. to acquire 101 Tremont Street, Boston

BOSTON, MA 101 Tremont Owner LLC has teamed up with Alcion Ventures and Paradigm Properties to acquire 101 Tremont St. Built in 1901, 101 Tremont (the Paddock Building) is an 11 story 70,000 s/f office and ground level retail building featuring 6,500 s/f floors. The team's repositioning plans include updating the building systems and tenant suites over the next several years to take advantage of the increasing amount of tenant demand for "creative" or "character" space in older buildings.

"We've assembled an all Boston team to bring this gem of a building back into a prominent position in the market," said Bryan Clancy, managing director of Charles River

Realty Investors LLC. "As with other current CR projects around Greater Boston, we feel that venturing with like-minded focused experts will generate the best outcome for 101 Tremont. Alcion Ventures has invested in many office repositioning and development projects in major U.S. markets and understands the changing character of office demand nationally. Paradigm Properties brings a deep track record of managing and repositioning older, class B Downtown buildings and providing creative top of the market service to small and mid-size tenants"

The venture was arranged by Christopher Angelone of CBRE/ New England.

NOW LEASING

ROSEBROOK PLACE

I-495/I-195 IN WAREHAM

ROCHESTER CROSSROADS

HIGHWAY FRONTAGE I-495 AT EXIT 2

RETAIL • OFFICE

Contact Broker GREG CAREY, (774) 766-2309

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