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Paramount Ptrs. agent for Weymouth Sharp St. LLC's new 22,000 s/f office building - Rockland

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Weymouth Sharp Street LLC has commenced construction of a new 22,000 s/f two-story Class A office building at 302 Weymouth St.

Construction is expected to be completed in the first quarter 2010. The location is less than ¼ mile from the signalized intersection of the new connector road to the Southfield Development. Construction of this road is scheduled to commence in February 2010.

According to Dan Russell, managing partner of Weymouth Sharp Street, LLC, "We have seen a strong demand for new Class A construction in the metro-south area. New construction allows a tenant to design their space to achieve maximum efficiency while incorporating any special requirements they may have. The building is 50% committed. Noble Supply & Logistics of Norwell is relocating their national headquarters to this location. As further evidence of demand, 300 LedgeWood Place, also in Rockland, a recently constructed 39,000 s/f Class A office building is now 100% leased."

Paramount Partners, LLC of Braintree has been retained to lease the balance of the building on a design-build basis.

The construction cost is \$2.8 million and the land development cost is \$900,000.

The new building is located near the Rtes. 3 and 228 interchange and amenities including hotels, restaurants and the Derby St. Shoppes.

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