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## **Bret and Eric O'Brien of O'Brien Commercial close 50,300 s/f in leases**

September 15, 2010 - Front Section

Bret O'Brien and Eric O'Brien of O'Brien Commercial Properties recently represented the ownership at 8-18 Ave E in leasing 50,300 s/f. California Closets extended its lease of 30,300 s/f where it has been located for five years. A123 Systems contracted into 20,000 s/f from its previous presence in the building of 30,000 s/f.

Bret O'Brien also recently represented the ownership at 10 Liberty Way, Franklin, Mass. in leasing the entire 55,023 s/f building to two tenants.

The Taylor Group, a Canadian based trade show business, expanded to 37,536 s/f from its previous location at 12 Forge Park. The second tenant iCandy Favors, LLC leased 17,487 s/f in its first significant acquisition of spaces since the company was founded two years ago. The company manufactures custom candies and party products, as well as promotional materials.

The previous tenant was Hilliard Precision Products who relocated to 125 Depot St. in Bellingham, which it purchased directly through Bret O'Brien of O'Brien Commercial, who represented the seller in that transaction. Hilliard spent the winter retrofitting 125 Depot St. in order to vacate 10 Liberty Way in February.

O'Brien Commercial properties allowed 10 Liberty Way to sit vacant for only five months between tenants, during which time the owner of the building painted, carpeted and replaced the ceiling tiles in the office area as well as removed a curtain wall in the warehouse and cleaned the warehouse floors, putting the building in good condition for showings to prospective tenants. Both new leases were "as is" deals. The Taylor Group was represented by Tim Latham of Lincoln property Company, while iCandy Favors was procured directly by Bret O'Brien.

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