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## **O'Brien of O'Brien Commercial Properties handles 10,565 s/f lease**

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Ipsen-Biomeasure, a French owner biotechnology firm locally head quartered in Milford, has leased 10,565 s/f of GMP lab space at 257 Simarano Dr. This completes the leasing efforts of this 70,000 s/f, three building technology incubator located immediately off of Rte. 495.

Developer, 257 Simarano LLC also have plans to sell a three acre hotel site adjacent to the property which overlooks the Fidelity and HP corporate campus sites and the Exit 23-C interchange.

Eric O'Brien, president of O'Brien Commercial Properties, represented the landlord and Jones Lang LaSalle represented Ipsen, in this lease transaction.

257 Simarano Dr. was originally built for Accumeter Labs in 1982 and O'Brien later brokered the sale of the property to Advanced Video Technologies in 1995. O'Brien advised and leased the buildings into a multitenant portfolio property. In 2006 O'Brien arranged for the purchase to the existing owners who significantly upgraded the property to one of the few class A flex buildings in the central 495 market

In addition Berlin Village, LLC of Acton has appointed O'Brien Commercial Properties to handle the sale of 100 River Rd., Berlin Mass., which is located off of I-290 near the Solomon Pond Mall. This former home of the Halloween theme park known as Spooky World, features four buildings including a large brick historic home and barn overlooking the Assabet River and future Riverbridge site. Riverbridge is a 400,000 s/f development that has been approved by the town. Phase one of Riverbridge is already underway. 100 River Rd. consists of a total of 24,442 s/f located on 5 acres of Commercial Village zoned land with an asking price of \$1.5 million.

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