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## **O'Brien of Greater Boston Commercial Properties, Inc. arranges 6,124 s/f lease for owner, Realty Income**

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Bret O'Brien of Greater Boston Commercial Properties, Inc. (BGCP) recently leased 6,124 s/f of space at 6 Bellows Rd. O'Brien represented the owner Realty Income, which is a publicly traded REIT that pays monthly dividends. Realty Income owns 2,600 commercial properties in 49 states. The tenant, Children's Workshop, was represented by Eric Brosler of Metrowest Commercial Real Estate.

The tenant will benefit from the fact that it was custom built for a daycare, but was vacated when Kindercare's lease expired. The facility offers classrooms with sinks, administrative offices and check in, kitchen for food preparation, ample children's bathrooms, parking lot designed for drop off traffic flow and a fenced in playground in the back. The freestanding building met the ideal size requirements for Children's Workshop and is visible from Rte. 9.

Also, O'Brien was recently appointed as the exclusive agent at 100 Discovery Way in Acton. 100 Discovery Way is an 80,000 s/f flex property located at the Rte. 2 traffic light at Piper Rd. near the intersection of Rtes. 2, 111 and 27. BGCP is marketing 57,057 s/f of available space at this location, which is close to Rte. 495 and also provides access to 128 and Boston via Rte. 2. The property is visible from Rte. 2 on the eastbound side.

Half the building is two story office, while the balance is a 16' clear single story manufacturing section. The 40,000 s/f single story piece is currently occupied by Honeywell who will vacate that entire half of the building in the near future. This piece can be leased to a single tenant, divided into smaller pieces or combined with the two story section with which it is contiguous. The two story section offers 6,017 s/f available on the first floor and 11,040 s/f available on the second floor. All spaces may be mixed and matched to up to 57,057 s/f for a single occupant.

The building boasts a brand new solar panel system, which has been installed on the roof of the single story section, and was completed in December of 2011. 100 Discovery Way is the premiere flex property in the area with an exceptional high image brick exterior, ribbon glass on the office portions and first class landscaping and finishes.

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