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O'Brien of Greater Boston Commercial Properties, Inc. arranges 60,913 s/f lease and \$1.25 million sale

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Bret O'Brien of Greater Boston Commercial Properties, Inc. (BGCP) recently represented the ownership Capital Group Properties, Inc. in leasing 60,913 s/f of flex space on Rte. 2. The entire space was leased to a single tenant for a long term deal that includes a "turnkey" build out for spring 2013 occupancy. The ownership, 100 Discovery Way, LLC, is an affiliate of Capital Group Properties of Southborough who also manages the property. The space consists of 20,000 s/f of first class office space and 40,000 s/f of high tech flex space. The transaction also included the tenant tying up an additional 6,000 s/f of office space as an expansion option during the first year of the lease, which would bring the 80,000 s/f building represented by BGCP to 100% occupancy.

O'Brien also recently represented the buyer Planet Aid in the purchase of 47 Sumner St. in Milford. The property consists of a 135,000 s/f single story manufacturing building on 7.62 acres of industrial zoned land. Planet Aid purchased the building for \$1.25 million in order to relocate its regional distribution hub from 1 Cross St. in Holliston which it had outgrown in recent years. Planet Aid is a nonprofit organization that collects and recycles used clothes and shoes and supports international development projects. The collection boxes can be found across many major metropolitan areas of the United States, helping to save resources and lessen environmental impacts by reducing waste. Planet Aid supports community-based projects that improve health, increase income, aid vulnerable children, train teachers, and enhance the overall quality of life for people across the globe.

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