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## **Angelone, Murphy, Lusa and Meador of CBRE/New England handle \$8.6 million sale of 313 Speen Street**

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CBRE/New England's capital markets team completed the sale of 313 Speen St. for \$8.6 million. CBRE/NE's Chris Angelone, Steve Murphy, Bruce Lusa and John Meador represented the seller, Gerrity Family Associates, and procured the buyer, 313 Speen LLC. The 59,453 s/f classic brick and ribbon window office building is 70% leased to a diverse rent roll including medical, technology and service-based companies.

"We are pleased to have facilitated this transaction on behalf of Gerrity Family Associates," said Angelone. "313 Speen St. is a multi-dimensional property that will continue to present opportunity due to its superior location."

Located 20 miles west of Boston, 313 Speen St. is less than a mile off I-90 (Mass Pike) at Exit 13, across from the Natick Mall, a premier enclosed regional mall. The property is situated at a signalized intersection at the junction of Rte. 9, providing immediate access to the area's rich amenity base. The Metro West market attracts top talent from world-renowned universities and medical institutions due to its proximity to Boston and regional accessibility. As a result, 313 Speen St. draws from a deep, well-educated workforce, including the area's strong field of medical professionals. The property's convenient location and high visibility allow it to compete exceptionally well for a diverse range of users.

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