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## **NKF Capital Markets brokers \$13.25m sale for Chestnut Realty**

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Woburn, MA NKF Capital Markets has completed the sale of 8 Presidential Way for \$13.25 million. Led by U.S. head of capital markets Robert Griffin, vice chairman Edward Maher, executive managing director Matthew Pullen and associate director Samantha Hallowell in conjunction with Newmark Knight Frank executive managing directors Torin Taylor, Richard Ruggiero and Matthew Adams and director Rory Walsh, the NKF Capital Markets Boston office oversaw the transaction of the two-story building on behalf of Chestnut Realty Management. The buyer is confidential.

Comprising 104,000 s/f, 8 Presidential Way features prominent building signage, efficient floor plates, excellent clear heights and abundant parking.

“8 Presidential Way enjoys an exceptional location within the Rte. 128 North market,” said Taylor. “The property is directly surrounded by a major corporate hub highlighted by American Tower, MediaTek, Randstad and Raytheon.”

8 Presidential Way is located off I-93 and near I-95 (Rte. 128). It is also located less than one mile from the Anderson Regional Transportation Center, which offers train and bus service via Amtrak and the MBTA.

Finally, the property is surrounded by an amenity base including the Woburn Mall, Residence Inn by Marriott, Boston Sports Club and Target.

NKF Capital Markets, operated by Newmark Group, Inc., is one of the world's leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, their 15,000 professionals operate from more than 400 offices in established and emerging property markets on six continents. With roots dating back to 1929, their strong foundation makes them one of the most trusted names in commercial real estate. They provide access to a wide range of services, including asset sales, sale leasebacks, mortgage and entity-level financing, equity raising, underwriting and due diligence. The transactions they broker involve vacant land, new real estate developments and existing buildings. They specialize in arranging financing for most types of value-added commercial real estate, including land, condominium conversions, subdivisions, office, retail, industrial, multifamily, student housing, hotels, data center, healthcare, self-storage and special use.

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