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## **Boston Common, LLC finalizes purchase of Emerson Place for \$5.75 million**

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Bedford, MA Boston Common, LLC has completed the acquisition of Emerson Place located at 41-55 North Rd. According to public record the property was sold for \$5.75 million.

Emerson Place is a two-story, 40,000 s/f medical and office property located in close proximity to Rte. 128 and Rte. 3. The property sits on 2.3 acres, was constructed in 1975 and has enjoyed complete modernization over the past several years.

Boston Common, LLC closed on the purchase of the property on September 7th, with the sale coordinated by MANSARD Commercial Real Estate. The MANSARD team, which was lead by Jeremy Cyrier, CCIM, assisted the seller, Oxford Entities.

The property will continue to be professionally managed by Eastport Real Estate Services, of Wakefield, Mass.

Emerson Building is currently home to some of the finest medical and dental practices in the area including Emerson Hospital, Chestnut Dental, Bedford Pediatric, Bedford Orthodontics, Bedford Behavioral Health, Bedford Periodontal, Dr. Ayleen Gregorian, Podiatrist, Bedford Dental Arts, Dr. Jennifer Cecchetti, Psy.D, and Dr. Dianne Bridgeman, DDS – among others.

Boston Common, LLC plans to bring about improvements in the building's landscape and re-paving

of the parking lot in order to better serve the resident professional practices and the patients alike.

“Boston Common, LLC was searching for a stabilized, multi-tenant medical office investment within the Greater Boston’s high-performing 128 corridor. We coordinated conversations between Oxford Entities and Boston Common, LLC to structure a mutually advantageous transaction that allowed Oxford Entities to sell for the right price to the right buyer with confidence. We also appreciated the close cooperation of Debbie Marazzo and her team at Eastport in managing due diligence and estoppel execution to make this a smooth transaction. We look forward to working together again,” said Cyrier.

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