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## **Miranda of Boxer Realty Advisors and Waldman of Waldman & Associates handle 21,000 s/f lease**

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Brockton, MA When Dan Waldman of Waldman & Associates received the call from an out-of-state landlord to lease a local building, the first call he made was to Cesar Miranda of Boxer Realty Advisors with KW Commercial. Miranda grew up in the city and in Waldman's opinion he knows the local market better than any other broker and with Waldman's network they could reach investors and users both locally and outside of the city. They believed that combining their years of experience and relationships would be a "win-win" for the client. It wasn't that long ago that Waldman listed for sale the Eastway Plaza at 581 Centre St. and Miranda brought Waldman the ultimate buyer. Since then, the two have become great colleagues and friends.

The partnership proved to work well, together they had many tours and a many offers to lease and purchase. As the word spread that 661 Centre St. was available, it was just a matter of time before finding the most suitable user and both brokers believed the best user would eventually be an organization that would provide a service to the community.

This is what led Miranda and Waldman to advise the owner to respond to a bid by the Brockton Public School District. Miranda and Waldman knew the bidding would be competitive but felt they had a real shot at winning the bid since the YMCA was leasing the building as an after school program during COVID. The property offers a large flex/recreational space, plenty of private office spaces and classrooms. The owners were awarded the bid and 661 Centre St. will be used as a combined general space for Brockton Public Schools!

For Miranda, this was a great opportunity to work with Waldman and to support the local community in finding a new space that will allow BPS to continue its amazing work with the youth of the city.

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