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Cyrier of MANSARD brokers \$3.1 million sale of 585 Middlesex St. in Lowell, MA

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Lowell, MA MANSARD completed the sale of 585 Middlesex St. from Nokode, LLC to Catapult & Cannon, LLC. The property sold for \$3.1 million. The sale demonstrates the value that LEED Gold properties possess in today's market as well as confidence in the city's ongoing revitalization around its new courthouse. The building is leased by the NOBIS Group, which is an integrated consulting firm that provides engineering and environmental solutions for public and private projects of all sizes.

585 Middlesex St. is an 18,733 s/f, 100% net-leased, LEED Gold office building located in the center of the city. Originally the Davis and Sargent historic mill constructed from bedrock quarried from the abutting canal, the property was subsequently renovated as a LEED Gold recipient. The property incorporates sustainable elements including solar panels, high-efficiency heating, plumbing, and

electrical systems, pervious pavement, and the use of non-VOC emissions construction materials.

Jeremy Cyrier, CCIM, president and commercial real estate advisor at MANSARD said, "After a continuous marketing process that generated six offers, we're excited to see this wonderful asset awarded to Catapult & Cannon, LLC."

According to the seller, Pete Delano, "Jeremy Cyrier and the MANSARD team are professional, responsive, and they know the Massachusetts and New England commercial marketplace extremely well. They developed a great approach to market our property, they brought forward many buyers, multiple offers, and because of Mansard our commercial property was successfully sold. If you're considering selling, definitely talk with MANSARD!"

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