



CELEBRATING
55 YEARS

nerej

Newmark arranges the sale of 135,272 s/f 160 Gould St., Needham, MA

June 27, 2025 - Front Section



Needham, MA Newmark has arranged the sale of 160 Gould St., an office building located less than 20 miles from downtown Boston in the mixed-use suburb. Newmark co-head of U.S. Capital Markets Robert Griffin, along with Boston Capital Markets executive vice chairman Edward Maher, vice chairman Matthew Pullen, executive managing director James Tribble, senior managing director Samantha Hallowell and associate director William Sleeper as well as Boston Private Capital associate directors Joseph Alvarado and Casey Valente, represented the seller, James Campbell Company, and procured the buyer, Riverside Properties. The sale price was not disclosed.

160 Gould St. comprises 135,272 s/f across three stories. The asset is situated directly off I-95, five miles south of I-90 and one mile from an MBTA commuter rail station. This places it among some of the most affluent residential communities across Greater Boston.

“160 Gould St. is a historically strong performer, serving as one of the most attractive options for small-block tenants in the area south of the I-90/95 junction,” said Hollowell.

“It offers an attractive mix of stable in-place tenancy and upside potential, which can be realized through repositioning its lobby and amenities to appeal to modern tenant demand.”

160 Gould St. offers sub-divisible floor plates of approximately 45,000 s/f each. These are complemented by a three-story atrium lobby, an outdoor area and a former full-service cafeteria that could be reactivated.

Newmark senior managing director Matthew Malatesta provided local leasing expertise for the transaction, and financial analyst Grady Zink provided analytical support.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540