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## **The Conrad Group negotiates sale of 35,500 s/f building in Norwell for \$4.8 million**

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The Conrad Group, Inc. recently negotiated the sale of 136 Longwater Dr. on behalf of the owner, Longwater Realty Trust.

The 35,500 s/f single story building is situated on 7.5 acres in Assinippi Park. Built in the mid '80s, the building has recently been leased to multiple tenants including Harvard Pilgrim Health and Fidelity Title.

The new owner, Fifty One LLC, plans to occupy approximately 20,000 s/f while offering the balance of the building to third party tenants.

According to Robert Conrad, president of The Conrad Group, "136 Longwater is a desirable building due to its desirable location in Assinippi Park. In addition, it offers expansion opportunities since it sits on over 7 acres of land. As quality land on the South Shore becomes more and more scarce, its value should continue to rise."

Conrad was assisted by the team of Jim McEvoy and Paul McCourt also of The Conrad Group. According to the Plymouth Registry of Deeds, the sale price was \$4.8 million.

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