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O'Brien Commercial Brokers Sale of 70,000 SF in Marlborough



MARLBOROUGH, MA, OCTOBER 18, 2006: Eric O'Brien, President, O'Brien Commercial Properties, represented buyer 257 Simarano, LLC and seller Lakeview Realty Corporation in the sale of 257 Simarano Drive in Marlborough. The 70,000 square foot, 10-acre property, made up of three multi-tenant flex buildings, is located immediately off the new I-495 Marlboro interchange at Simarano Drive. Direct abutters include 3-Com's corporate headquarters, the Marlborough offices of Hewlett-Packard and Fidelity Investments, along with the Marlborough Corporate Center.

"This outstanding investment property enjoys high visibility, excellent cash flow, and tremendous upside potential" said O'Brien. Eaton Vance recently purchased the abutting 3-Com campus for \$254 per square foot. Eighty-five percent leased with additional land for a 30,000 square foot four-story office building, 257 Simarano sold for \$71 per square foot. Lab tenants in the futuristic main building include Avatar Pharmaceuticals, Spectra Analysis, and Degree Controls.

O'Brien Commercial Properties, Inc., a leading provider of commercial real estate brokerage, advisory, and property management services, has been servicing business and industrial clients in Boston's Metro-West region since 1998. Contact: Eric O'Brien, President, eric@obriencommercial.com or Jackie Healy, Marketing Manager, jackie@obriencommercial.com.

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