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Section C

New England Real Estate Journal

April 5 - 11, 2013

Quick Read

CBRE | The Boulos Co. completes two transactions totaling 18,861 s/f



CBRE | The Boulos Co. has completed two transactions in Portland at 250 Anderson St. and 561 Forest Ave.
SEE PAGE 2C

Sullivan Const. to build new 40,000 s/f corporate headquarters at Pease Tradeport



Sullivan Construction will build a new 40,000 s/f headquarters for Sprague Energy Corp. and has commenced renovations for the USAF.
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FOR THE LOFTS AT MILL NUMBER ONE - 110 UNITS IN MANCHESTER MILL YARD

Brady Sullivan completes \$12m renovation at 300 Bedford St.

MANCHESTER, NH Manchester mayor Ted Gatsas cut the ribbon at Brady Sullivan Properties' grand opening of their latest renovation project in the Manchester Mill Yard at 300 Bedford St. March 14.

Continuing their history of award-winning mill yard renovations in N.H., Mass. and R.I., Brady Sullivan has reintroduced the 110-unit 300 Bedford St. mill as "The Lofts at Mill Number One" after a lengthy and detailed renovation effort. The Manchester-based real estate developer was careful to retain many original interior and exterior elements such as the large oversized windows, heavy timber framing, wood plank flooring and exposed brick and beams, while adding finishes such as granite countertops, stainless steel appliances, designer carpet selections, in-unit washer/dryers, and central air, as well as an onsite fitness center, media room, outdoor courtyard and indoor basketball court.

"We are so happy to be bringing new life to yet another one of Manchester's treasured mill properties," said Brady Sullivan owner/partner, Arthur Sullivan. "With every one of these historic renovations that we do in Manchester, there is always a sense of great pride in our city and its heritage, and all of the incredible teamwork that goes into such a big project like this. We couldn't have done it without the help of all the talented contractors and crew who worked in painstaking detail to maintain the historical integrity of the property, while transforming it into elegant living spaces that truly embody the modern Manchester lifestyle."

Constructed by the Amoskeag Manufacturing Co. in 1840-1841, 300 Bedford St. incorporates the first two mills (New Mills No. 1 and 2) built by the company for their own use on the east side of the Merrimack River. In 1859-1860 the space between the previously detached Mill No. 1 and 2 was filled by the construction of Mill No. 6 which gave the company additional spindle, loom and card capacity for the manufacture of fancy goods. The three joined buildings with



attached picker houses and a later (c.1890) finishing room addition on the west side, played an integral role in the company's manufacturing process until Amoskeag ceased operations in

1936. Beginning in 1941, the building was used for more than thirty years for shoe manufacturing.

Brady Sullivan Properties purchased the historic property in De-

ember of 2011 from 300 Bedford Street Building Owner, LLC and L-A 300 Bedford Street Land Owner, LLC. The \$12 million project began immediately following the purchase.

TFMoran named Best Engineering Firm in New Hampshire

CONCORD, NH TFMoran, Inc. of Bedford was honored as Best Engineering Firm in New Hampshire at the 2013 BOB (Best of Business) Award event held on March 7, at the Grappone Conference Center, after New Hampshire Business Review readers selected TFM in a statewide survey. "The BOBs have really become a standard of excellence in New Hampshire's business community," said Jeff Feingold, editor of NHBR.



Robert Duval



"We are honored to receive this award," said Robert Duval, president of TFM. "I credit our professional and dedicated staff of civil, structural, and traffic engineers, land surveyors and landscape architects for the excellent service they give to our community and clients every day," Duval continued.

In addition to celebrating the BOB award, this year TFM is celebrating 45 years in business.