

Shane Brady: A developer with a sense for history

By TOBY HENRY

Union Leader Correspondent

CANDIA – Veteran real estate developer Shane Brady says his specialty is breathing new life into the historical structures across the region.

Brady, who has owned and operated the 90-employee Brady Sullivan Properties for the past decade and a half, has a portfolio of projects which include the rehabilitation of Manchester's Waumbec Mill, a turn-of-the-20th-century building which now hosts nearly a half-million feet of commercial space. Also high on Brady's list of accomplishments is the landmark Jefferson Mill, with a trademark clock tower which still overlooks the Merrimack River.

Together, the two buildings now host more than a dozen area businesses and institutions, including Franklin Pierce College, Seacoast Career Schools, St. Jean Auctioneers and the Riverstone Group insurance company. Brady said he's proud to be heading up the organization that's working to put Manchester's mill buildings — quite literally — back to work.

"When we first came into the Millyard, there were 10 empty buildings," he said. "We (renovated) three of them, and they're doing very well. I don't think anyone would have let them be leveled to the ground, but they needed a lot of work — replacing doors, windows, sandblasting. We bought the Waumbec Mill empty at (a) foreclosure (sale); that was one of our first projects . . . and now it's 90 percent full."

All told, Brady has led the way for the renovation of more than 2 million square feet of space in Manchester. Currently he has his sights set on increasing the availability of affordable housing throughout the region and state, with recent projects including condominium homes at Hooksett's Mount Saint Mary College and the 107-unit Evergreen Condominiums in Laconia.

Noting that sales of his condominium homes peak as high as 30 per week, Brady said recent nationwide speculation of a real estate market downturn is no indicator of what's happening in the Manchester area. For the future, Brady says he's hoping to provide condominiums in Manchester which could be priced as low as \$60,000.

"We've doubled in size in the last year, and what we're looking at for 2006 is more of the same," he said.

Shane David Brady

Age: 36

Home: Candia

Birthplace: Boston, Mass.

Family: Wife, Kim; daughter, Allie; and two sons, Shane Jr. and Dillon

High school: Memorial High School

Current job: President/Owner of a real estate development firm since 1992

Volunteer activities: I sponsor and assist local children's organizations such as the Candia Youth Athletics Association, Make-A-Wish Foundation of N.H., YMCA, Friends of CHaD and David's House. I also support many local N.H. children by sponsoring their sports teams.

Most admired person: Bill Gates. I believe his generosity in aiding to help fight poverty and improve health care and education around the world is extremely honorable.

Key current professional challenge: Continue to build a great company.

Last major achievement: Successfully restoring and leasing the Jefferson Mill Building and purchasing the former New Hampshire Insurance Building.

Biggest problem facing New Hampshire: High electric cost

Favorite place in New Hampshire: Lake Winnepesaukee

What book are you reading now? "Good to Great" by Jim Collins

How do you relax? Hunting, fishing and spending time with my family

What web sites do you visit most often? Realtor.com, MLS and other real estate web sites to analyze the market and sales trends.

Favorite TV show, radio station: "CSI" and WAAF 107.3 FM