

Spotlight / New Hampshire

AT THE COLONY MILL MARKET PLACE AND CENTER AT KEENE

Brady Sullivan Properties completes five transactions totaling nearly 8,000 s/f

KEENE, NH Brady Sullivan Properties, the company that purchased the Colony Mill and the Center at Keene just under a month ago, has completed 5 new transactions totaling nearly 8,000 s/f and welcomes new businesses to their buildings, The Colony Mill Market Place (222 West St.) and Center at Keene (149 Emerald St.) "We are excited to see such strong momentum, and to see it happening so quickly at the Mill and the Center is very encouraging. People are excited to be here and want to come here—they are interested in the historic nature of the properties, the parking, signage, and accessibility the buildings offer," said Arthur Sullivan, principal.

New businesses include Doctor Don Hudson, DDS located on the 3rd floor at the Colony Mill, who relocated his dental practice from West St. Michelle Bourassa, professional life coach has taken professional space on the upper floor of the Colony Mill. True Necessities, who was in the Colony Mill for over 15 years, has come back! They are occupying their former space in the mill and will be re-opening April 1. Keene Fusion will offer Pilates, fitness training and dance instruction in their studio which will be located at the Center at Keene. Keene Fusion is relocating from Elm St. for better visibility, signage, and parking, they open May 1. Granite State Goodies, based in the Lakes Region - offers N.H. and regionally made goods and products is opening a boutique store in the colony mill. They will open mid-May. "We have a great mix coming together at both properties of retail boutique shops and professional office users—it's a great synergy for the building and will offer a lot to the people of Keene," said Ben Kelley, principal and broker.

In the short time since the company purchased the properties there have been many inquiries. Brady Sullivan is currently working with a number of other boutique retail, and professional users for both the Colony Mill and Center at Keene. "We get a lot of calls,

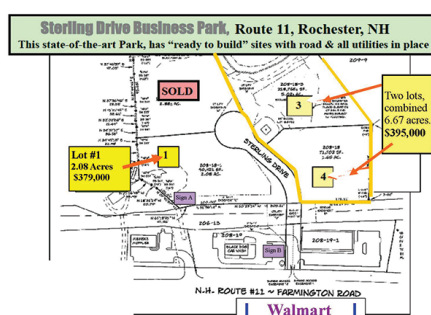


people are already seeing a change in the building – new energy and more tenants" said Charles Panasis, principal and director of commercial real estate. With spring just around the corner, they're expecting even more increased activity.

With the warm weather rolling in, they have plans to re-build exterior sidewalks and curbing, improve landscaping and signage, and to update the common areas and vacant spaces in both buildings.

They currently have space available from 500 s/f to 12,000 s/f.

ROCHESTER, NH Commercial Lots, Route 11, near Mall



Location: Route 11, Signalized access opposite Wal-Mart and new Mall. Road Complete, Underground Utilities.

Lot #1, 2.08 Acre: Price \$379,000
Lots #3 & 4, 6.67 Acres: Price \$395,000

SALEM, NH NEW Subdivision <http://edenestatesnh.com/>



38 Stanwood Rd. **Eden Estates**, Hilltop Subdivision, all underground utilities. Spectacular views. Ideal location 5 mi. to I-495 and 3 mi. to I-93, 45 min. to Boston & 30 min. to Seacoast

ROCHESTER, NH Commercial Bldg. 3,200 SF



31 Milton Road, (Route 125). Ideal for Business; Good Visibility and Access. Good plan, office, showroom and warehouse. Price: \$375,000

EXETER, NH Exeter Plaza Office & Retail Space



Ideal Location, 92 Portsmouth Avenue, near Hampton Inn, Margaritas, etc. Good Signage and Ample Parking.
Office: 700 SF Rent \$8.00
Office: 1,700 SF Rent \$9.50 (First Fl).

SOMERSWORTH, NH Professional Office Space For Lease



Location: 158 Route 108; One and a half miles north of Weeks Crossing. Elevator:
1,619 SF, & 2,708 SF Second Floor
Rent: \$12/SF, plus CAM and Utilities

ROCHESTER, NH 1.0 & 1.2 Acre. Commercial Pad Sites, on Route 11



Ready for development. Zoned B-2, Utilities and Driveways in place. Spaulding Tpk., Exit 15, near NEW MALL
Price: \$695,000 & \$795,000

Prolman Realty sells two acres for \$1.27 million

HUDSON, NH Prolman Realty, Inc. completed the sale of 199 and 201 Lowell Rd. to AMR Real Estate Holdings, according to Mark Prolman and Lisa Morrison who represented the seller, Danato Realty Trust.

According to Prolman, "The property consisted of 2 acres of prime retail land with a 7,500 s/f building situated at a signalized intersection." The sale price was \$1.27 million.

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