



# The Real Reporter

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## THE REAL REPORT

### Harvard Squared



48 JFK St., Cambridge MA



Christopher D. Sower

CAMBRIDGE — As a multifamily sales expert active in metropolitan Boston, **Christopher D. Sower** says there are few prospects more coveted than a building in famed **Harvard Square**. One exception—two listings—and it is precisely such a package **Boston Realty Advisors** is

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## Multifamily Seen for Vertex HQ As Locals Win Site for \$6M-Plus

BY JOE CLEMENTS

CAMBRIDGE — Vertex Pharmaceuticals is going to Boston's Seaport District, and then it appears the company's ancestral headquarters could be going home. According to industry sources, a local investment group featuring one-time banker Garlan Morse has tied up the CambridgePort



Cambridge, MA

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## Hub Parcel Buy Stirs Speculation

BY JOE CLEMENTS

EAST BOSTON — A weed-choked, vacant lot flanking Route 1A has been acquired by an accomplished South Coast developer rumored to be keen on building a hotel on the 6.2-acre parcel. Some observers maintain the \$3.75 million purchase by First Bristol Corp. was inked with an eye towards a potential casino being touted for Suffolk Downs Racetrack, located barely a mile east of 415

McClellan Highway.

"That was a big driver," says one source familiar with the transaction that was negotiated by Colliers International principal Robert Cronin on behalf of long-time owner Sawyer Enterprises. Cambridge Savings Bank financed First Bristol's purchase with a \$3.0 million mortgage.



Robert Cronin

While referring specifics to First Bristol President James J. continued on page 17

## Roll Play Fills 94,000 SF for Calare

BY JOE CLEMENTS

BILLERICA — Calare Properties has finalized an impressive roll over plan of sorts after snagging fallow Building Four at 900 Middlesex Turnpike here last spring in a \$1.7 million value-add acquisition. Lasermax Roll Systems has committed to occupy all 94,000 sf, wrapping up a 10-year lease that will commence in April when the digital printing supplier

arrives from its current home on Third Avenue in Burlington's Northwest Park.

"We saw this as a really unique building, and thought we were getting it at a very good basis," principal Brian Poitras tells The Real Reporter this week in citing clear heights exceeding 30 feet and a solid constitution among the reasons Hudson-based Calare embraced the then-empty 33-



Thomas M. Aitken

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