



BOSTON REALTY ADVISORS



Fall/Winter 2008 Newsletter

Fall/Winter 2008

- [Our Organization](#)
- [Residential Real Estate](#)
- [Retail Real Estate](#)
- [Office Space](#)
- [Investment Sales](#)
- [Boston Lofts](#)
- [Boston Apartments](#)

Dear Colleague,

It gives us great pleasure to be able to present our quarterly newsletter. Boston Realty Advisors continues to offer the most diverse mix of real estate services in New England and beyond. As uncertainty lies ahead in the midst of this financial crisis, Boston Realty Advisors has added new services to offer to our clients. We have teamed up with the country's #1 real estate auction shop, Sheldon Good & Company, to provide auctions in New England. We have bolstered our residential and commercial buyer's brokerage practices. Additionally, we have continued to innovate on our seller and landlord rep services.

We look forward to the opportunity of working with you and wish you a wonderful holiday season.

Sincerely,

Jason S. Weissman

▫ Our Organization



Boston Realty Advisors Hosted Their First Annual Charity Tennis Tournament for Beth Israel Deaconess Hospital on September 17th, 2008

Boston Realty Advisors hosted the first annual charity tennis event at Longwood Cricket Club on September 17 to support two programs at (BIDMC). The event was held on the grass courts at one of the premier tennis facilities in the country. The tournament and cocktail reception raised over \$18,500 and greatly benefited two under-funded programs at the hospital, the Drive Wise and Healing Music programs.

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SHELDON GOOD & COMPANY Sheldon Good & Company Teams Up with Boston Realty Advisors to Bring Auctions to New England

Assisting in the Disposition of Real Estate in this Financial Crisis.

Nationally recognized Sheldon Good & Company is teaming up with Boston Realty Advisors to bring their aggressive and customized Auction-based marketing programs to the New England region.

Combining Boston Realty Advisors' local market knowledge with Sheldon Good & Company's accelerated marketing programs will now give New England property owners the platform to sell their assets which

may fall into a variety of situations.

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Boston Realty Advisors to Exhibit at the New York ICSC 2008

Boston Realty Advisors will exhibit at the 2008 ICSC New York National Conference and Deal Making Trade Show. The event will be held at the Hilton New York from December 8th to December 10th. Guest speakers will include Millard Drexler, Chairman and CEO of J. Crew and Mary Lou Fiala, ICSC Chairman.

Boston Realty Advisors will be at Booth #169.

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[Go to Top](#)

▣ Residential Real Estate

[Entire MA Market Report](#)

[Condo Market Report](#)

Rob Cohen Ranks #2 in Boston Neighborhoods; #12 Broker in MA

Rob Cohen, President & Broker at Boston Realty Advisors, has ranked highly in sales volume for 2008. Mr. Cohen is ranked #2 in Back Bay, Beacon Hill & Midtown. He is also is the 12th highest ranking broker by sales volume in the state of Massachusetts, according to MLS.

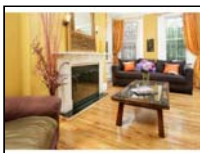
Read what Rob has to say about the current market [here](#).



11 Saint Charles Street, South End, MA

Located on a quiet private cul-de-sac in a most desirable area, this handsome single family rowhouse features original Victorian detail and everything for the discerning buyer.

[MORE INFORMATION](#)



27 Rutland Street, South End, MA

- Size: 2362 Square Feet
- Condo Fee: \$2274 includes heat, hot water, elevator, maintenance, snow/refuse removal, master insurance, landscaping, concierge, security, clubroom, valet parking

[MORE INFORMATION](#)



Lafayette Lofts, 88 Kingston Street, Boston, MA

Sophisticated, Penthouse Loft Duplex with walls of windows and 3 bedrooms with en-suite baths. Very modern, very chic, very close to it all!

[MORE INFORMATION](#)



The Esplanade, 75-83 Cambridge Parkway, Cambridge, MA

Cambridge's most exclusive residence. The Esplanade is an elegant building located directly on the Charles River. Moments to Beacon Hill, Back Bay and more.

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[Go to Top](#)

▣ Retail Real Estate

- **Join us at the New York City ICSC, booth number 169. December 8, 9 & 10.**
[Read More...](#)

- **Featured Retail Sites** [More Retail Properties](#)



303 Columbus Avenue, Boston, MA

Bryant on Columbus is a luxury residential/ retail property located in the trendy South End neighborhood. Two retail units will be built, each offering substantial street frontage. 750 SF to 2,167 SF.

[MORE INFORMATION](#)



226 Harvard Avenue, Allston, MA

- Available Fall 2008, New Retail / Office Development
- Between Staples and TJMaxx
- Total: 30,000SF - 20,000SF: Office space, 10,000SF: Retail space

[MORE INFORMATION](#)



116 Newbury Street, Boston, MA

- Prime Newbury Street location, between Clarendon & Dartmouth Streets.
- 1,535 SF Available.

[MORE INFORMATION](#)

▣ **Completed Deals**



467 Washington Street, Boston, MA / LEASED

467 Washington Street is a 10,760 square feet building with 3,586 square footprints. The building is located in Boston's most vibrant redeveloping area, Downtown Crossing.

8 Walkers Brook Crossing, Reading, MA / SOLD



A former gas station will be developed into a Salem Five Bank Branch. Construction has already commenced on the site. The parcel of land is 25,265 square feet, and the bank plans to build a new branch location.

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[Go to Top](#)

▣ **Office Space**

- [Search Office Space through the USA](#)

The Boston Realty Advisors' Office Team has represented a myriad of tenants and landlords throughout the Greater Boston marketplace. We congratulate the tenants below on their new office locations. Additionally, our Office Team looks forward to the opportunity of working with you.

[Wil Catlin, Principal](#)



28 Damrell Street, Boston, MA

Converted factory loft style office building within moments to public transportation, Mass Pike, SE Expressway, Logan Airport and downtown Boston.
 - 1,000 to 17,000 SF available

[MORE INFORMATION](#)

241 Walnut Street, Newton, MA

Located in the heart of Newtonville at the intersection of the Mass Pike and Walnut Street, this two story brick building has one suite available for lease on the 1st floor.
 - 2,500 SF available



[MORE INFORMATION](#)

50 Hunt Street, Watertown, MA

Located on the Watertown-Newton line just off of the Mass Pike (Newton Corner Exit), this three story office building currently has three suites available for Lease.
- 1,300 - 1,446 - 3,600 SF available

[MORE INFORMATION](#)



Recent Leases Closed

- [Travelers Aid Family Services \(Landlord Rep.\)](#)
- [Eleven Inc. \(Tenant Rep.\)](#)
- [Pier Inc. \(Tenant Rep.\)](#)

[Go to Top](#)

Investment Sales

The Boston Realty Advisors Investment Sales Division has been extremely active. The divisions focus is representing investment assets from \$500K to \$20M. If you are looking for a free property evaluation for your asset, or are looking to be added to our database, please [contact us](#).



187 Lexington Street, Waltham, MA

Located in Waltham just off of Main Street (Rte 20), this two story, newly constructed building has two 2,870 SF Office/Retail condos available for Sale or Lease.

[MORE INFORMATION](#)



24 Shawsheen Street, Bedford, MA

- Accessible to Boston, 128/95 & Mass Turnpike
- Parcels can be subdivided or sold in their entirety

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15 Old Flanders Road, Westborough, MA

- Building Size: 33,200 SF
- Available Space: 20,000 - 33,200 SF

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For Sale

[Let us know your investment profile.](#)

- [Retail](#)
- [Office](#)
- [Multifamily](#)

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Recent Sales



180 Needham Street, Natick, MA / **SOLD**

With great retail visibility, this 3,325 SF condo includes 7 perimeter offices, open space for cubicles, a conference room, kitchen, reception, private restrooms with a shower, and work room.

[Go to Top](#)

▫ **Boston Lofts**

[The BostonLofts.Com website](http://TheBostonLofts.Com) presents up-to-date information on all of the Loft Buildings in Boston and most buildings in the surrounding towns. Due to our extensive market knowledge, incredible service and exposure, this new website already has claimed a top 3 placement on Google.Com for all area loft sites. If you are looking to purchase or sell a loft, please inquire with our agents, who provide the most comprehensive marketing and representation services in the industry.
Paul Santucci & Manuel Davis, BostonLofts.Com



290 Pleasant Street, Watertown, MA

- Bright and Modern Riverside Loft, boasting 2 walls of windows w/ Southern Exposure
- 1 bedroom 1 bath contemporary loft with thoughtful owner upgrades
- Gorgeous bath, tall ceilings, open floor-plan, 2 deeded parking spaces

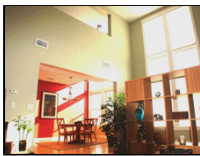
[MORE INFORMATION](#)



210 South Street, Leather District Boston, MA

- Spacious 1 bedroom / 2 bathroom loft with recent owner upgrades
- Hardwood Floors throughout
- Aster-Cucini, Granite, S/S kitchen
- Marble master bath with soaking tub and glass-enclosed shower

[MORE INFORMATION](#)



21 Park Street, Somerville, MA

- Penthouse Loft w/ 20 foot windows, Boston Skyline view, roof-top deck
- Wonderfully maintained 1 bedroom, 2 bath, custom closets, gleaming floors
- 1,150 Square Feet, priced well under market value

[MORE INFORMATION](#)

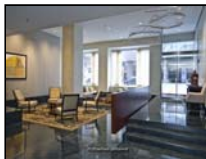
[Go to Top](#)

▫ **Boston Apartments - [Join Our Team!](#)**

For over six years, [Boston Realty Advisors](http://BostonRealtyAdvisors.com) has been a market leader in leasing luxury apartments to corporate executives throughout Boston's Back Bay, Beacon Hill, South End and Cambridge. Through our affiliated corporate relocation company, [Advisors Relocation](http://AdvisorsRelocation.com), we have located housing for relocating professional athletes, chief executive officers and actors seeking temporary housing in Boston. Please view a sampling of our Apartment Listings. Additionally, the www.mybostonapartment.com has # 6 organic placement on Google under the search term, "Boston Apartments."
[Kristy Ganong](#), Director of Residential Leasing

**MyBostonApartment.com
 Pricing Index
 for December 2008**

| | Studios | 1 Bedrooms | 2 Bedrooms |
|--------------------|---------|------------|------------|
| Back Bay | \$1,300 | \$1,900 | \$2,950 |
| Beacon Hill | \$1,275 | \$1,750 | \$2,250 |
| Fenway | \$1,150 | \$1,525 | \$1,875 |
| North End | \$1,200 | \$1,600 | \$2,100 |
| South End | \$1,250 | \$1,700 | \$2,400 |



One Charles - Luxury Condominium - Boston, MA

Size: 1 Bedroom
 Rent: \$3900.00
 Square Footage: 725

[MORE INFORMATION](#)



Boston's Newest Inspiration in Luxury - Boston, MA

Size: 2 Bedroom
 Rent: \$2565.00
 Square Footage: 1050

[MORE INFORMATION](#)

New Construction in Cambridge - Boston, MA

Size: 2 Bedroom
 Rent: \$2900.00
 Square Footage: 1050



[MORE INFORMATION](#)



Boston Office: 715 Boylston Street, Boston, MA 02116, Phone: 617.375.7900 www.bradvisors.com
New York Office: 100 Park Avenue, NY 10017, Phone: 212.505.5300

[Go to Top](#)

We are Greater Boston's largest independently owned brokerage and we are growing. Our firm offers exceptional landlord and tenant representation in the retail, office and medical submarkets of commercial real estate. Use our aggressive electronic and print marketing campaigns to maximize your commission dollars. [LEARN MORE](#)

Are you interested in Buying a Home, Selling a Home, Leasing Office Space, Capital Markets/Investment Properties, Renting an Apartment? Click [here](#) to learn more

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[Home Sales](#) - Boston and Surrounding Communities in Eastern Massachusetts
[Bostonlofts.com](#) - Loft style condominiums in Boston's best neighborhoods.
[Apartments](#) - Boston Neighborhoods

[Go to Top](#)