

Investment Offering

2140 Providence Highway Walpole, MA



Freestanding Office Investment Property

Contact Exclusive Agent:

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

James H. Keefe, Vice President

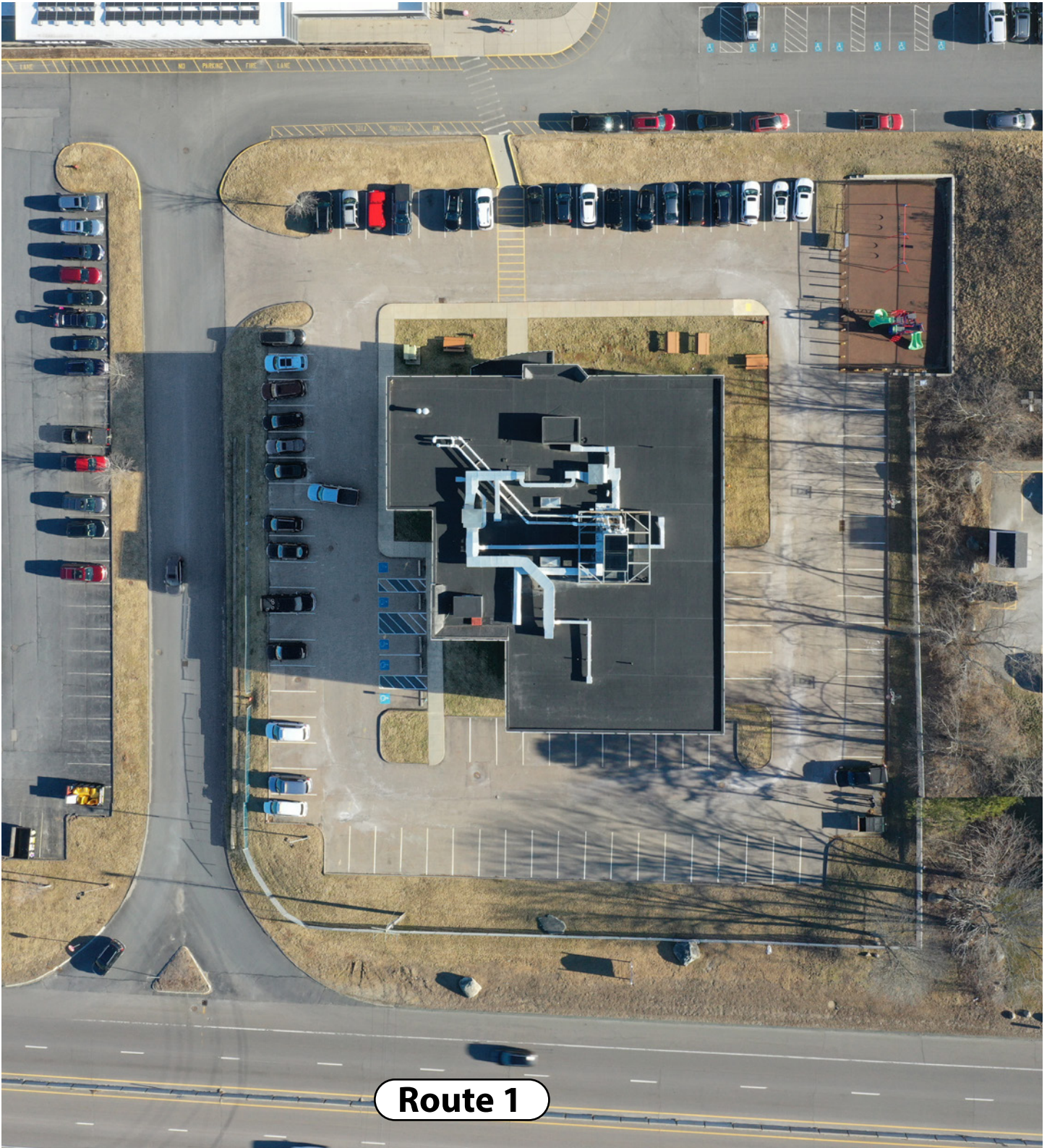
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44 Bearfoot Road, Suite 375, Northborough, MA 01532



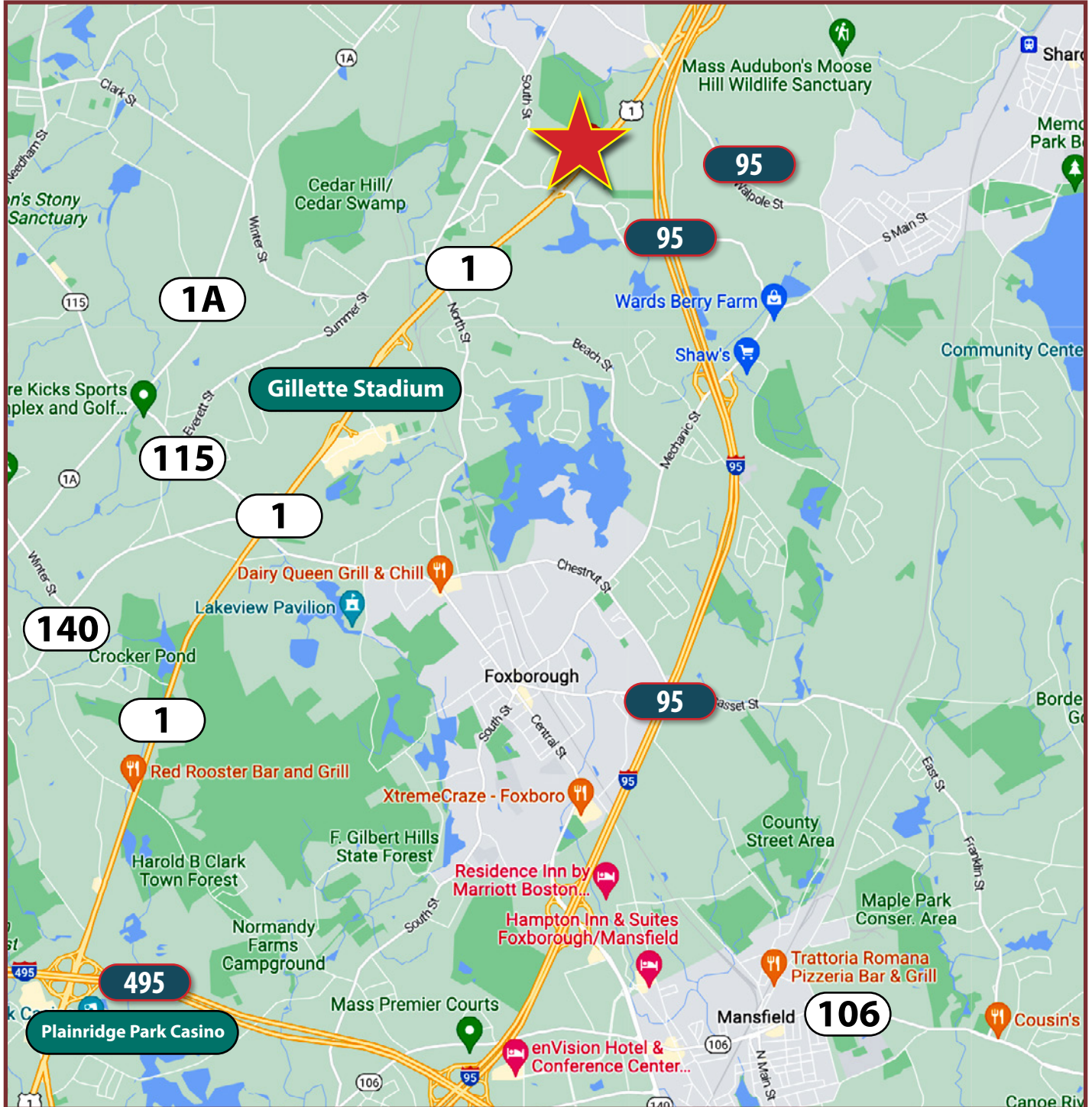
Type: Freestanding Office Investment Property
Construction: Steel/Brick & Glass Office
Size: 45,996 Sq. Ft.
Land: 1.97 Acres
Sprinkler: Wet
Floors: Four Floors With Two Elevators
Constructed: 2000
Renovated: 2015
Condo: Shared driveway & parking lot/land with Rodman Arena
Zoning: Highway Business District (HBD)
HVAC: 2015
Heating Fuel: Gas
Heating Type: Forced Hot Air
AC Type: Central Air





Route 1

- Located Directly on Rt. 1
- Close to Gillette Stadium



Operating Expenses

	2021	2022	2 Year Average
Condo Fee	\$11,971.92	\$11,971.92	\$11,971.92
Elevator	\$5,944.88	\$8,574.31	\$7,259.60
Fire/Sprinkler	\$505.00	\$2,606.14	\$1,555.57
HVAC Maintenance	\$20,557.00	\$38,486.00	\$29,521.50
Insurance	\$8,719.00	\$7,950.00	\$8,334.50
Licenses, Permits & Fees	\$100.00	\$126.00	\$113.00
Accounting	\$1,875.00	\$1,925.00	\$1,900.00
Telephone	\$1,265.57	\$1,307.20	\$1,286.39
Trash	\$2,117.50	\$2,280.90	\$2,199.20
Electric	\$26,473.17	\$22,737.90	\$24,605.54
Gas	\$10,324.58	\$9,166.48	\$9,745.53
Water/Sewer	\$1,969.55	\$1,892.18	\$1,930.87
Parking Lot	\$1,040.00	\$-	\$520.00
Electrical	\$696.00	\$-	\$348.00
Office Supplies	\$-	\$61.90	\$30.95
Building maintenance	\$-	\$1,630.00	\$815.00
Total Operating Expenses	\$93,559.17	\$110,715.93	\$102,137.55

Brokers

**Bret O'Brien, *President***

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Bret obtained a Bachelor of Science in business from Cornell University in 2001, after graduating from Saint Sebastian's High School in Needham. Bret immediately put his degree to use as a commercial real estate broker, and nine years later in March of 2011 he founded Greater Boston Commercial Properties, Inc. Bret is licensed in all six New England states, is a member of the Cornell Real Estate Council, and offers his clients over twenty years of experience, specializing in investment sales of income producing properties. He lives in Hopkinton, MA with his wife and six children.

**James Keefe, *Executive Vice President***

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James Keefe earned his Bachelor of Arts in American Studies from Providence College in 2006 after graduating from St. Sebastian's School. James is a native of Wellesley, MA and began his career in commercial real estate with CBRE, working in property management. He also spent time teaching and coaching at his alma mater St. Sebastian's. James worked for 8 years in private wealth management where he helped clients minimize their tax burden when selling real estate.