



9 AND 11 HAMPSHIRE STREET

A Headquarters-Quality Asset Totaling 155,348 Square Feet
and Located in Mansfield, Massachusetts



Executive Summary

Jones Lang Lasalle, Americas (“JLL”) has been exclusively retained to arrange the sale of 9-11 Hampshire Street (the “Asset” or the “Property”) in Mansfield, MA. The Asset comprises 155,348 square feet of Class A space that is currently 88.2% occupied by three tenants with a combined weighted average lease term (WALT) of 8.1 years.

9-11 Hampshire Street is a headquarters-quality facility that has been institutionally owned, occupied and maintained. Originally developed in 1989 and expanded in 1991 as the headquarters for Helix Technology Corporation (acquired by Brooks Automation), the building subsequently served as the headquarters for Tyco Healthcare (acquired by Covidien, which later was acquired by Medtronic) until recently. The building comprised of two interconnected buildings with efficient floorplates, allowing for tenant expansion both vertically and horizontally. Marked by its monumental entrance and high level of curb appeal, the Asset is the ideal corporate facility with oversized windows, modern finishes, generous column space and abundant parking (3.5/1,000). Additionally, current ownership has modernized the tenant suites, lobby & common areas, and exterior building components in the last 36 months. With \$4.6 million in recent tenant improvements, and \$4.1 million in asset upgrades, 9-11 Hampshire Street is modern by every measure.

Situated squarely at the pivotal confluence of Interstate 95/495, the Asset is located within the 3.0 million square foot, masterplanned Cabot Business Park and accessed via Route 140 (which has a direct connection to each highway). As such, the Asset enjoys unparalleled access within the Greater Boston area, as Boston, Providence and Worcester areas easily within reach. Not surprisingly, corporate neighbors attracted to this location include AmerisourceBergen, Johnson Meditech, Medline Industries, Medtronic, Murata Power Solutions, Rexel, Samsonite and Toyota.

The opportunity is being offered “as-is”, free and clear of existing debt and without a formal asking price.

Location Overview



40 Minutes to **Boston**
30 Minutes to **Braintree**

2.5 Miles to **Mansfield Commuter Rail**

Route 140

95

1 Hour to **Worcester**

45 Minutes to **Cape Cod**

9 AND 11 HAMPSHIRE STREET

Exit 12B

Exit 13B

Exit 13A

495

Exit 12A

30 Minutes to **Providence**

West Street



Property Overview

Initially constructed in 1989 and later expanded in 1991, 9-11 Hampshire Street was developed by National Development to be as attractive as it is functional. That timeless vision carries through to the modern day, as the Asset is widely regarded as one of the finest buildings within the submarket.

Situated on nearly 11.3 acres of land and surrounded by mature trees and plantings, the Asset is comprised of two conjoined buildings to create an “H-shaped” footprint. The building’s defining feature is its completely renovated two-story, glass-walled lobby that is guaranteed to leave a lasting impression on those who experience it for the first time. Upon entering this monumental point of arrival, tenants and visitors can access either side of the building, in addition to numerous other entry points scattered around the perimeter.

Clad in an attractive red brick façade, which is further accentuated by oversized ribbon windows, the Asset provides its inhabitants with an attractive, yet highly efficient workspace. With a loss factor of only 7.78%, the generous column spacing lends itself to wide open workspaces or a heavily demised, office-intensive program. Underpinned by institutionally maintained systems, the Asset features robust HVAC, electric service and backup power suitable for any tenant with mission-critical needs.



Investment Highlights

This investment opportunity is particularly compelling provided its highly durable cash flow stream underpinned by creditworthy tenants, the Asset's inherent physical quality, and highly accessible location, all contained in one of Greater Boston's premier business parks.



**Premier
Business Park**



**Premium
Asset Quality**



**Unmatched
Access**



**Durable
Cash Flow**



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