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KS closes on \$52M portfolio purchase

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KS Partners LLC this week closed on its \$52 million acquisition of a 10-building, 417,000-square-foot portfolio sold by the Flatley Co.

The portfolio is located in Braintree and includes the two-building, 91,935-square-foot Mark 128 Office Park, the four-building, 224,039-square-foot Forbes Business Park and the four-building, 101,208-square-foot Blue Hill Commerce Center, which includes warehouse and flex space.

A call to the Braintree-based Flatley Co. was not returned.

"The location is fantastic," said Steve McDonnell of KS Partners. "Six of the 10 buildings front on Route 128."

KS Partners plans to convert one floor of 200 Forbes Road in the Forbes Business Park from office space into retail space to take advantage of its location along Route 128, said McDonnell.

McDonnell said KS Partners plans to invest \$7 million upgrading building facades and improving the lobbies

and common areas on the buildings. The buildings are about 25 years old but were "well maintained by the Flatley Co." said McDonnell.

McDonnell said the Flatley portfolio fits in with New York-based KS Partners' game plan of acquiring assets in prime locations.

KS Partners now owns approximately 4.3 million square feet of property in Greater Boston.

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