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ma MASSACHUSETTS

Real Estate Journal

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FEATURING
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INCLUDES THREE PARCELS OF FLEX AND OFFICE SPACE IN BRAINTREE

KS Partners acquires ten bldgs. totaling 420,000 s/f for \$52m from Flatley Co.

BRAINTREE, MA Kambiz Shabbazi, president of KS Partners, has confirmed the acquisition of approximately 420,000 s/f of flex and office space from the Flatley Company. The off-market transaction was finalized recently and includes the acquisition of ten buildings and was

purchased for \$52 million. An additional \$7 million is budgeted for general upgrades including the facade, lobbies and common areas.

Shabbazi said, "I am very excited about this acquisition because it's an off-market transaction of prime real estate in a tight and difficult

market. Additionally, the properties offer the perfect amenities and



Kambiz Shabbazi

tremendous access and visibility from the highways."

The purchase of the new Braintree properties is the largest acquisition for KS Partners, LLC to date and is an addition to KS Partners' existing four million s/f portfolio. Shabbazi will continue his acquisition strategy through 2007 focusing on office, flex and R&D space in the suburban Boston market.

KS Partners has quickly become one of the largest and most admired commercial real estate landlords in Greater Boston. This latest purchase marks a symbolic beginning for the



220 Forbes Rd., Braintree

new firm and is indicative of what can be expected from Shabbazi.

Financing was arranged by Mike Marcone of Marcone Capital Inc. KS Partners will oversee the property management and leasing of the newly acquired buildings.

The acquisition includes: Parcel I - 140 Wood Rd., 41,106 s/f; 150

Wood Rd., 50,829 s/f;

Parcel II - 161 Forbes Rd., 29,260 s/f; 166-194 Forbes Rd., 65,465 s/f; 220 Forbes Rd., 88,177 s/f; 222 Forbes Rd., 41,137 s/f

Parcel III - 11 Brooks Dr., 29,821 s/f; 39-41 Brooks Dr., 41,560 s/f; 48 Brooks Dr., 19,827 s/f; 60 Brooks Dr., 10,000 s/f



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