



Hello!

This issue of *Commercial Real Estate News* is being sent to you courtesy of

COASTAL COMMERCIAL REAL ESTATE

It is our way of saying that you're important and that we truly value your business. Please feel free to pass this newsletter on to friends and business associates.

FOR LEASE

OFFICE SPACE

60 Brigham St., New Bedford, MA
Medical/General Office Space on 2nd Floor

360 Faunce Corner Rd, Dartmouth, MA
125 - 1,800 SF Retail/Office Space

6 Hathaway Rd, Dartmouth, MA
Brand New 800 SF Office Space

634 State Rd, Dartmouth, MA
2,800 SF Retail/Office Space

RETAIL SPACE

37 Union Street, New Bedford, MA
Turnkey Restaurant/Bar

211 Pope's Island, New Bedford, MA
3,932 SF Large End Cap Retail Space

634/C/E/K State Rd, Dartmouth, MA
1,000-4,916 SF Warehouse/Retail Space

Scotcut Neck Rd, Fairhaven, MA
1,550 + 1,637 SF Retail Space

517 State Rd, Dartmouth, MA
1,467 SF Office/Retail Space on Rt 6

507 State Rd, Dartmouth, MA
Bank Building w/ 2 Drive Thru's

INDUSTRIAL/WAREHOUSE

67-75 David St, New Bedford, MA
Up to 225,000 SF Ind/Ware Space

17 Kilburn St, New Bedford, MA
10,000 SF Warehouse Building

79 Brook St, New Bedford, MA
Up to 38,000 SF of Flex Space Available

Please contact us directly for further
information (508) 990-4280

or visit us at

www.CoastalCommercialRE.com

Be Very Careful When Wiring Money

We've all received E-mails over the years from someone claiming to be from an African country, and telling us that they're trying to get tens of millions of dollars out of their country. Then they appeal to us to begin working with them to get the money out of their country, and they tell us that they'll reward us handsomely for doing this.



But today we're now dealing with a different kind of financial fraud, and one that can easily grab tens of thousands of dollars or more out of our bank accounts, and leave us scratching our heads wondering how we never saw it coming.

This specific fraud that I'm talking about can happen when you're involved in a financial transaction, and it's time for you to now wire the money to someone to complete the transaction. You may receive an E-mail with wiring instructions that include your name, the parties involved in the transaction, the subject of what the money is being wired for, and the exact amount of money to be wired. However, what has been going on is that someone has been hacking into the communications between you and the other party involved in the transaction, and they now know the names of the people involved, the exact nature of the business, and the exact amount of money to be wired.

Then when you receive the E-mail containing the wiring instructions, these instructions seem legitimate, and you then follow them and wire the money as requested.

But the instructions were to have you wire the money to another bank, not the one that you're really supposed to be wiring the money to, and now you've lost all of your money.

This may seem strange, but it's actually been going on right now here in the United States.

With the way that today's surveillance technology has been evolving, we've unfortunately now gotten to the point where the people who would want to do these kinds of things to us can find ways to listen in on our telephone conversations, and read our E-mail. Keeping this in mind, the public doesn't yet understand the depth of what is now possible when utilizing this kind of technology, making it very easy for us to get burned by it. Unlike the E-mail mentioned earlier that we might receive from someone in Africa, the knowledge that people can now pull this new kind of money-wiring scam on us hasn't yet become widely known, making everyone much more susceptible to it.

With today's ever-evolving world of technology, we need to keep up with the ways in which other people will be constantly trying to take even greater advantage of us. So be very, very careful whenever you're wiring money to someone.



Do you have a **Commercial Real Estate Question?**

Email us and we will answer
in our next month's newsletter!
CCRE @ nerycorp.com

Concessions

In negotiations to attract tenants, a landlord will sometimes grant concessions. These most often take the form of free rent, but may also include lease buyouts, moving allowances and above-standard tenant improvement allowances. In a hot real estate market concessions are difficult to negotiate.

ARRUDA & VOLPE WIN TOP HONORS

We are pleased to announce
our two top achievers in 2016



Mathew J. Arruda
Coastal Realty
Sales Agent of the Year 2016
\$18.5 Million
in residential/commercial sales



Michael Volpe
Coastal Commercial Real Estate
Sales Agent of the Year 2016
Over 3 Million Square Feet
Leased/Sold

Scientific Study Tips

New scientific research indicates that traditional advice regarding studying, which essentially boils down to repetitively reviewing class material over and over again, may actually be the wrong thing for you to do after all.

According to Colorado State University's Department of Psychology, repetitive reviewing may actually be one of the worst learning strategies you could employ. One of the best study methods is actually taking quizzes, which are more than just a way to test the amount that students have learned.

These quizzes can actually help the brain to retain that same information in the future. The mental processes that participate in attempting to retrieve the relevant information while taking a test actually serve to cement that information within the memory, meaning that tests and quizzes would serve as a good learning method for teachers, rather than just as a way to evaluate a student's level of knowledge.



It may be a good idea to take multiple quizzes every week, but make sure that the students know these are for the purposes of fun and learning, rather than just serving as additional pressure to get good grades.

Remotely Managing a Workplace

Good management skills remain important, even in a time when many workers no longer have to be located in the same place. Many companies have dozens of team members and independent contractors who work remotely, and effectively managing such people can be a major challenge.



One of the most important tips for managers in charge of a remote workplace is to ensure that those employees remain passionate and motivated about their work.

Fostering a team atmosphere and creating a sense of community is a good idea, and one way to do this is to make sure that all remote employees are a part of the daily staff call. Let employees be aware of any new projects on the go, even if they are not personally involved in them. Remain in constant communication and use a task management system so everyone can check on the status of tasks at any time. Taking an interest in employees is as important for remote workers as it is for those within the same building.

Employee Social Media Tips

Employees can be your company's greatest advocate, which means it is a good idea to encourage them to have a profile on social media sites such as LinkedIn or Twitter, in order for them to be able to help your organization, while also grooming their own professional brand.



Employees are able to enhance their online profiles in a number of ways, including using their real name, adding a background image, and showing their face as their profile image.



People use social media largely to connect with real human beings, and the use of real names and real pictures makes them more relatable.

Employees also need to remain professional while on social media and connect with and follow other company accounts, while being aware of their security settings so they know who can see their posts and tag them.

You should encourage the performance of employees in social media, and show recognition for their efforts.

Improving Financial Communication

The financial component of a relationship can be just as important as the emotional one, making it extremely important to ensure that financial communication between partners is being handled in the best possible manner.

One good tip is to make certain you understand the mindset of your partner in relation to money.



Having different habits and opinions in regards to money is normal, but that does not mean that it is impossible to reach an agreement when it comes to financial goals.

Another good tip is to not give up on having the difficult discussions about money, and to make your finances a priority, as over time the benefits will make those tough conversations worthwhile.

Shared financial goals brings couples closer together, as does accepting individual roles and responsibilities related to finances, such as monitoring investments and paying the bills.

However, remember to always work together on tasks that will need close collaboration, such as the likes of retirement planning.

Nutrition and Healthy Teeth

The health of teeth is affected by nutrition in a number of different ways. Avoiding sugar and acid is an important part of keeping healthy teeth, as sugar, particularly refined sugar, forms acid when digested by the bacterial plaque that lies on teeth, and even a very small amount of sugar can create a couple of hours of an acidic environment within the mouth, softening teeth and increasing the likelihood of decay.



Food and drink that is acidic, even including fruit, can also cause a similar environment and make teeth susceptible to abrasion, erosion, and weakening, in addition to decay.

Lemons, oranges, and limes are well-known acidic foods, but brushing the teeth straight after the consumption of such a food is a bad idea that actually forces the acid into the teeth.

Drinks such as sports drinks and carbonated beverages are extremely acidic and can result in tooth erosion. Ironically, tea and coffee are far less acidic, and while they can cause teeth to become stained, they do not actually result in erosion.



TIVERTON, RI



5,379 SF Medical
Center Building w/ Lab

FOR SALE

NEW BEDFORD, MA



**Ideal Cleared 8,006 SF Buildable Lot
\$79,000**

ACUSHNET, MA



**2,132 SF 2 Unit 4BD (6BD
septic) Multi Family w/ 2 car
garage
\$239,900**

FALL RIVER, MA



**Approved 26,733 SF Lot for up
to 48 Condo Units & Garage!
\$1.5M**

NEW BEDFORD, MA



**Commercial Flex Building w/
17,000 Sf Freezer! \$2.6M**



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Commercial Real Estate
news and more

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FOR SALE

NEW BEDFORD, MA



**Waterfront 500K SF Mill Building
at Clark's Cove
\$1.8M**

NEW BEDFORD, MA



**1,309 SF Retail Building
Car Lot
\$350,000**

DARTMOUTH, MA



**Busy Rte 6 2,139 SF
Retail/Commercial Property
\$269,000**

SEEKONK, MA



**4,472 SF Prime Route 6 Location
\$999,000**

NEW BEDFORD, MA



**6,520 SF Retail/Commercial
Building
\$357,000**

TAUNTON, MA



**8,022 SF Industrial Flex
Building w/ 4 Garages!
\$450,000**