

FOR LEASE

OFFICE SPACE

215 Pleasant Street, Fall River, MA
4,400 SF Entire 3rd Fl Office Space

398 County Street, New Bedford, MA
Magnificent Space on 2nd Floor

401 County Street, 2nd Fl, New Bedford, MA
2,800 SF Downtown Office Space

127 Faunce Corner Road, Dartmouth, MA
5,000 SF End Cap Storefront Retail/Office

60 Brigham Street, New Bedford, MA
3,656 SF Medical Office Space, 2nd Fl

899 Pleasant Street, New Bedford, MA
Up to 3,000 SF Two 2nd Fl Office

81 County Road, Mattapoisett, MA
Two 1800 SF Units in Windswept Village

RETAIL SPACE

617,619 Brock Avenue, New Bedford, MA
Two 750 SF Storefront Units

35 W. Rodney French Blvd -U:1
2,128 SF Storefront on Busy Rd

340 Front Street, Marion, MA
1,550 SF Space in High Traffic Area

154 Faunce Corner Rd, Dartmouth, MA
1,911 SF Plaza off of Route 195

145 Faunce Corner Crossing, Dartmouth MA
U:2,8, 9 Up to 5,400 SF Space in Busy Plaza

161 Pope's Island, New Bedford, MA
1,322-2,146 SF Waterfront District

32 Howland Road, Fairhaven, MA
3,784 SF Space on Highly Traveled Road

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/ Parking Lot

2 Sarah's Way, Fairhaven, MA
2,600 SF Space in Highly Visible Plaza

INDUSTRIAL/WAREHOUSE

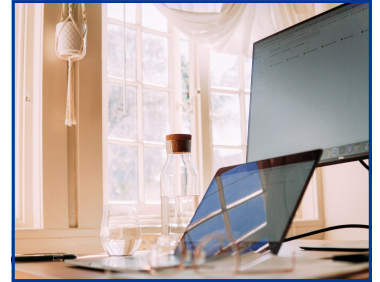
951 Slade Street, Fall River, MA
4,650 SF Heated Whse / 450 SF Office

401 County Street, New Bedford, MA
860 SF Detached Storage Garage

*For More Information,
Please Contact Us at
(508) 990-4280 or Visit Us at
www.CoastalCommercialRE.com*

The Future of Work from Home and Its Impact on Commercial Real Estate

Even before the COVID-19 2020, there was a shift in many large and small companies away from a traditional five-day, 9-5 week. Many companies flirted with or even adopted the idea of a four-day week in the office with one remote workday, or flex times to provide an extra day or half-day off per week.



The dramatic and unplanned change in the workplace for many companies starting in the spring of 2020 escalated this transition. Entire offices literally transitioned overnight to working remotely, with offices remaining largely empty. Today, while some workplaces are transitioning back to a more traditional office presence, other companies are leaning into the idea of a permanent transition to a hybrid or a remote workplace for at least some level of the workforce.

While this shift or transition is now moving to more permanent status for businesses, commercial real estate or CRE is also adjusting. This adjustment includes creating ways to attract new clients and tenants to building space that is designed with this level of flexibility and innovation in mind.

A significant consideration for the CRE industry is the ability to market space, particularly in luxury and high-end properties, to attract tenants at a time of increasing vacancy. Overall, these last two years have seen a drop of about 35% in leasing activity across the country.

Building in technology to leasing agreements is one way that commercial real estate can add value to flexible office space. For example, redesigning conference rooms and meeting facilities to incorporate the ability to hold virtual meetings with ease and comfort is a critical factor for property owners to consider.

Another option to help reduce the cost of office space may be to convert some office space or meeting rooms from dedicated areas to shared work areas or virtual meeting spaces for multiple tenants. This level of flexibility allows a more cost-effective lease arrangement while still offering all of the services and the features that each tenant requires.

The key for any CRE investor is to remember that the C-suite and leadership still want the prestige and recognition of specific, private, luxury office spaces. As more office space is converted into the flexible, semi-shared model, this premier office space will continue to be in demand, particularly in upscale neighborhoods. At the same time, offering a shared workspace and lower costs for tenants that want flexibility and greater accommodation for remote work or shortened work weeks will be essential to maintain low vacancy levels. Understanding what tenants are looking for as we move into 2022 will be a critical factor for CRE.



Breakup Fee

If the seller backs out of a deal, this fee compensates the prospective purchaser for their time & resources used to facilitate the deal.

SOLD

Retail

533 Broadway, Newport, RI \$900,000
451 Prospect St, Pawtucket, RI \$215,000
121 Main St, Acushnet, MA \$850,000
413 Turnpike St, Easton, MA \$772,918
149 County St. New Bedford, MA \$499,000
202 Dartmouth St, New Bedford, MA \$135,000
51-53 Commerce Way, Plymouth, MA \$6,950,000
2419 Cranberry Hwy, Wareham, MA \$6,250,000
49 Abington St, Hingham, MA \$4,125,000
815 Ocean St, Marshfield, MA \$319,000
30 Brock Ave, New Bedford, MA \$125,000
1711 N Main St, Fall River, MA \$294,000
54-58 Linden St, New Bedford, MA \$400,000
3074 Cranberry Hwy, Wareham, MA \$1,368,000

Office

129 Wayland Ave, Providence, RI \$1,139,000
175 Metro Center Blvd, Warwick, RI \$700,000
100 Middle ST, Lincoln, RI \$335,000
808 Tiogue Ave, Coventry, RI \$265,000
26 7th St, New Bedford, MA \$355,000
132-142 Main St, Brockton, MA \$1,000,000
1641 Pleasant St, Fall River, MA \$375,000
791-793 Main Rd, Westport, MA \$650,000

Multi Unit

68-74 Pitman St, Providence, RI \$1,800,000
442 Central Ave, Pawtucket, RI \$645,000
57 Bank St, Attleboro, MA \$979,510
12 Barbara Rd, N Attleboro, MA \$950,000
183 George St, Fall River, MA \$815,000
1141 Pleasant St, Fall River, MA \$575,000

Industrial

1 All American Way, N Kingstown, RI \$4,000,000
41 Commercial Way, E Providence, RI \$2,155,000
250 Putnam Pike, Smithfield, RI \$575,000
920 Washington St, Easton, MA \$1,125,000
157 Center St, Brockton, MA \$300,000

Specialty

169 Broad St, Bridgewater, MA \$600,000

Land

90 County St, Taunton, MA \$1,900,000
425 Turnpike St, Easton, MA \$486,254
409 Turnpike St, Easton, MA \$90,828

Flex

120 Forbes Blvd, Mansfield, MA \$17,600,000

Contact Us at
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WhatsApp: Sending Messages to You

People often forget things and may need a reminder to save important information or remember particular tasks. There is a self chat feature on WhatsApp that allows users to send messages or links to people but can also be used to send notes or messages to themselves.



To send a message to yourself on WhatsApp, the first step you need to take is to open up a browser on a computer or phone, type wa.me/ on the address bar followed by your own phone number. You will then need to add in your country code prior to entering your mobile phone number.

Mobile users will be greeted with a top display of their phone number together with their profile pic, while PC users get a new window complete with "Continue to chat" prompt. A window prompt will then emerge to open up WhatsApp, allowing users to start to chat with themselves, save videos and photos, and add notes.

Passion-Based Learning

Passion-based learning is the term given to a type of self-directed learning that allows students to pursue projects they are actually interested in, and it is growing in popularity in schools as it has shown to engage and motivate students and allow them to access much deeper learning than has traditionally been the case.



It can be a challenge to implement passion-based learning for educators, but there are a few tips that can help.

One such tip is to provide structure and think about how to give students a roadmap they can follow during the process.

Passion-based learning still needs structure, and that structure should be the student thinking of a project they are passionate about, pitching it to an educator, planning out the project, and then executing and presenting the finished result. Such a structure also prevents learners from becoming overwhelmed and helps them stay on task.

Another good tip is to have passion-based learning scaled school-wide, so all students have a choice, a voice and are allowed to follow their passions.

FOR LEASE!

Up to 3,000 SF Two
2nd Floor Office Spaces
Close to Downtown and
Highway

Contact Lori at (508) 736-2387
or lorinery@comcast.net



New Bedford, MA

New Development Opportunity FOR LEASE

161 Pope's Island, New Bedford, MA



Join the marine community of waterfront properties, businesses & enjoy the high traffic count on the New Bedford/Fairhaven line!

New 2021 construction creating four 1st floor commercial/retail office units ranging from 1,322 SF - 2,146 SF.

Units can be combined for a larger layout.

Contact Richard Stang at 508-990-4280 or r.stang@nerycorp.com

Pickleball Facts

Pickleball is the name of a sport that combines badminton, ping-pong and table tennis and has really taken off in the United States in the last five years, and it comes with an array of fascinating trivia facts. Although its popularity is a new thing, Pickleball has actually been around for more than five decades, having been invented back in 1965 by Joel Pritchard, Barney McCallum and Bill Bell on Bainbridge Island, which is close to Seattle, to entertain their children after they became bored with usual summer activities. Although Pickleball has been associated with the elderly, the fastest growing demographic to have latched onto the sport today is people aged from 18 to 54. The Pickleball Capital of The World is Naples in Florida, which plays host to the world's biggest dedicated Pickleball facility, featuring no less than 64 courts, and is also the staging area for the US Open Pickleball Championships, a tournament that attracts as many as 25,000 visitors over the course of seven days.

FOR LEASE!

Two 1,800 SF Units in
Windswept Village
Retail / Medical / Office

Contact Lori at (508) 736-2387 or
lorinery@comcast.net



Mattapoisett, MA

FOR SALE

NEW BEDFORD, MA



3,102 SF Turnkey Bar &
Real Estate with Apts. \$525,000

PLYMOUTH, MA



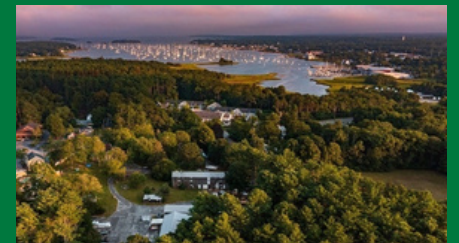
4,020 SF Day Care / Residential Cape
\$825,000

NEW BEDFORD, MA



1,269 SF Office/Retail \$154,500

MARION, MA



3.2 Acres & 5,531 SF Buildings \$1.17M

FALL RIVER, MA



3,890 SF 2 Free-Standing Buildings
\$399,999



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate

news and more

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FOR SALE

NEW BEDFORD, MA



2,890 SF Two Storefronts &
One Apartment \$295,000

NEW BEDFORD, MA



1,245 SF Medical Office
Condo Units 2 & 3 \$155,000

FALL RIVER, MA



26,733 SF Lot Overlooking
Mt. Hope Bay \$1.5M

NEW BEDFORD, MA



13,000 SF 3 Buildings in
Prominent North End \$750,000

NEW BEDFORD, MA



2,600 SF Retail Storefronts
\$295,000

SWANSEA, MA



2.89 Acres Commercial/Industrial
Lot \$1.7M