

## FOR LEASE

### OFFICE SPACE

131 Hiller Road U:A, Rochester, MA  
1,000 SF Independent Office Space

150 8th Street, New Bedford, MA  
1,500 SF Prime 1st Floor Space

200 Mill Road, Fairhaven, MA  
12,000 SF Contiguous Office Spaces  
& 2,000 SF Office

175 William Street, New Bedford, MA  
Downtown Office Space

30-32 William Street, New Bedford, MA  
Historic Downtown Office Space

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

49 State Rd U: W201, Dartmouth, MA  
1,871 SF Prime Office Space

### RETAIL SPACE

895-897 Pleasant Street, New Bedford, MA  
Up to 3,000 SF, Two 2nd Fl Office Spaces

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

2667 Cranberry Hwy, Wareham, MA  
1,500 SF Fully Equipped Salon

40 Howland Road, Fairhaven, MA  
1,920 SF Unit on Highly Traveled Road

Contact us for additional  
information at

(508) 990-4280 or visit our website  
[www.coastalcommercialRE.com](http://www.coastalcommercialRE.com)

## The Potential Issues of Rising Interest Rates and Inflation on Commercial Real Estate

Rising interest rates and inflation can have a significant impact on the commercial real estate market. As interest rates increase, the cost of borrowing money to purchase or refinance commercial properties rise. This can make it more difficult for investors to acquire new properties and for existing property owners to maintain their cash flow.



Inflation can also have a negative impact on commercial real estate. As the cost of goods and services increases, so do the operating expenses of commercial properties. This can lead to lower profits for property owners and higher rents for tenants.

Here are some of the potential issues of rising interest rates and inflation on commercial real estate:

- **Higher borrowing costs:** Higher interest rates make it more expensive to borrow money, which can make it more difficult for investors to purchase or refinance commercial properties. This can lead to a decrease in demand for commercial properties and lower property values.
- **Reduced cash flow:** As interest rates rise, so do the monthly mortgage payments on commercial properties. This can reduce the cash flow for property owners, making it more difficult to cover operating expenses and maintain profits.
- **Lower rental growth:** In a high-inflation environment, tenants may be more resistant to rent increases. This can lead to lower rental growth for commercial properties, which can further reduce cash flow for property owners.
- **Increased defaults:** If interest rates rise too quickly, some property owners may find themselves unable to afford their monthly mortgage payments. This could lead to an increase in defaults and foreclosures, which could further depress the commercial real estate market.

What can commercial real estate investors and property owners do to mitigate the risks of rising interest rates and inflation?

- **Lock in low interest rates:** If you are planning to purchase or refinance a commercial property, it is important to lock in a low interest rate as soon as possible. This will help to protect your cash flow and reduce your risk of default in the future.
- **Focus on income-producing properties:** When investing in commercial real estate, it is important to focus on properties that generate a steady income. This will help to offset the impact of rising interest rates and inflation on your cash flow.
- **Diversify your portfolio:** It is also important to diversify your commercial real estate portfolio by investing in different types of properties in different geographic locations. This will help to reduce your risk if one particular property type or market underperforms.

Overall, rising interest rates and inflation can pose some challenges for commercial real estate investors and property owners. However, by taking the necessary steps to mitigate these risks, investors and property owners can still be successful in the current market environment.



### **Triple Net Lease (NNN Lease)**

*This is a lease agreement where the tenant agrees to pay all real estate taxes, building insurance, & maintenance on the property.*

## **SOLD**

#### Retail

77-79 Main Rd Tiverton, RI \$470,000  
357 Union St Franklin, MA \$275,000  
582 Route 28 West Yarmouth, MA \$1M  
1050 Main St East Greenwich, RI \$115,000  
37 Smithfield Rd North Providence, RI \$1.4M  
359 Wood St Bristol, RI \$923,100  
615 Route 28 West Yarmouth, MA \$450,000  
2244 Plainfield Pike Cranston, RI \$1.3M  
234 Warren Ave East Providence, RI \$650,000  
3138 Cranberry Hwy East Wareham, MA \$2.5M  
1106 N Main St Providence, RI \$1.1M  
40 Melrose St Providence, RI \$508,000

#### Industrial

1698 E Main Rd Portsmouth, RI \$985,000  
3138 Cranberry Hwy East Wareham, MA \$2.5M  
56 Leonard St Foxboro, MA \$400,000  
430 Kinsley Ave Providence, RI \$2.6M  
21 Business Park Dr Smithfield, RI \$2.4M  
37 Shuman Ave Stoughton, MA 02072 \$3M  
940 Smithfield Rd North Providence, RI \$700,000  
15 Jan Sebastian Dr Sandwich, MA \$238,000

#### Office

79 - 81 Bassett Hyannis, MA \$525,000  
190 E Main Rd Middletown, RI \$1.3M  
2277 State Rd Plymouth, MA \$75,000

#### Land

687 Centre Of NE Blvd W. Greenwich, RI \$4.1M  
360 Worcester Rd Charlton, MA \$400,000

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## **For Lease**



### **NEW BEDFORD**

Historic Downtown Office  
Spaces

3rd-floor unit 2,500 SF \$1,100 / mo  
Lower Level 1,560 SF \$700 / mo



### **NEW BEDFORD**

3,635 SF Mixed-Use Office  
Space with Plenty of Parking  
\$2,800 / mo



### **DARTMOUTH**

Up to 2,000 SF Retail Space  
in Faunce Corner Crossing  
\$16 NNN



### **FAIRHAVEN**

Multiple Office Spaces  
2nd & 3rd Floors  
\$22 / SF



### **NEW BEDFORD**

All Inclusive Office Space  
500 SF \$600 / mo  
600 SF \$775 / mo



## Afraid your job will become obsolete due to technology? You are not alone.

Many people share this fear, especially in the age of rapid technological innovation and automation. According to a survey by Pew Research Center, 72% of Americans are worried about a future where robots and computers can do many human jobs. But is this fear justified? Not necessarily.



Technology can also create new jobs, enhance existing ones, and increase productivity and efficiency. For example, the development of the internet enabled the creation of online platforms, services, and businesses that were unimaginable before. The advancement of artificial intelligence and machine learning can augment human capabilities and complement human skills.

Therefore, instead of fearing technology, we should embrace it and adapt to it. We should learn new skills, update our knowledge, and be flexible and creative. We should also seek opportunities to collaborate with technology, rather than compete with it. Technology can be our ally if we use it wisely and ethically.



### For Lease

#### ROCHESTER

1,000 SF Independent  
Office-Ready Space  
\$1,600 / mo



### For Sale

#### NEW BEDFORD

17,847 SF High Traffic,  
Cleared Level Lot  
\$229,900



### For Lease

#### NEW BEDFORD

3,656 SF Medical / General  
Office Space 2nd Floor  
\$2,800 / mo

### FOR LEASE

#### FAIRHAVEN



1,920 SF Commercial Retail /  
Office Space \$2,500 / mo

### NEW BEDFORD



1,500 SF Prime 1st Floor  
Office Space \$1,700 / mo

### NEW BEDFORD



Up to 3,000 SF Two 2nd Floor  
Office Spaces \$20 NNN

### DARTMOUTH



1,871 SF Medical Condo Office  
\$18 / sf



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate  
news and more

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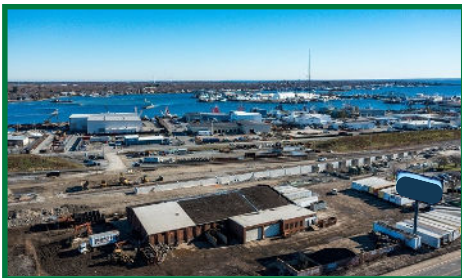
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## FOR SALE

### NEW BEDFORD



3.16 Acre on Working Waterfront  
near future MBTA Station \$6M

### MARION



1,246 SF Professional  
Commercial Condo \$325,000

### NEW BEDFORD



2.1 Acres Fully Equipped  
State-of-the-Art Fish Processing  
Plant \$8.5M

### NEW BEDFORD



4,300 SF Multi-Use Office Space  
\$399,000

### NEW BEDFORD



4 Condo Unit Package  
\$495,000

### FAIRHAVEN



2,172 SF Commercial Garage  
\$575,000