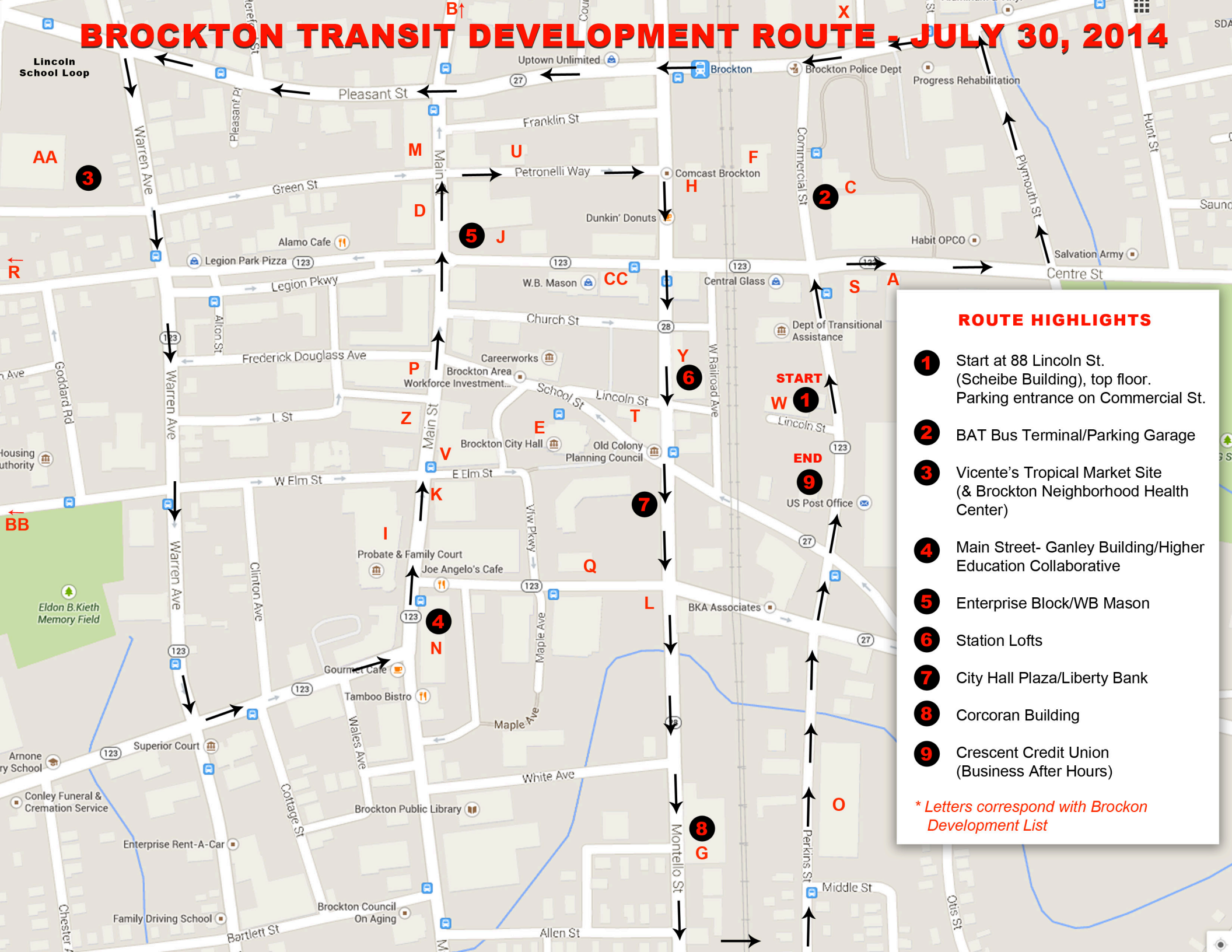


BROCKTON TRANSIT DEVELOPMENT ROUTE - JULY 30, 2014



ROUTE HIGHLIGHTS

- 1** Start at 88 Lincoln St. (Scheibe Building), top floor. Parking entrance on Commercial St.
- 2** BAT Bus Terminal/Parking Garage
- 3** Vicente's Tropical Market Site (& Brockton Neighborhood Health Center)
- 4** Main Street- Ganley Building/Higher Education Collaborative
- 5** Enterprise Block/WB Mason
- 6** Station Lofts
- 7** City Hall Plaza/Liberty Bank
- 8** Corcoran Building
- 9** Crescent Credit Union (Business After Hours)

** Letters correspond with Brockton Development List*

BROCKTON DEVELOPMENT

EDISON DISTRICT

*An Inventory of new construction, infrastructure and space available for purchase or lease.
PREPARED FOR THE JULY 30, 2014 DOWNTOWN ECONOMIC DEVELOPMENT TOUR.*

[List sorted alphabetically. See corresponding letters on tour route map]

(A) 157 CENTRE STREET

Available for
Purchase or Lease

Type: Office/manufacturing



Description: 157 Centre Street, located behind SoCo1 has space available for purchase or lease. Built in 1900, this four story brick building consisting of 30,850 sq ft of space was previously approved for 24 apartments by the City of Brockton.

Status: Space available

(B) ALDEN PRODUCTS CO BUILDING

Available for
Purchase

Type: Mill Building Available for Purchase



Description: 63,000 sq ft mill building/development site located on 2.4 acres with frontage on 3 streets. Located at 117 N. Main Street, less than 1/2 mile to commuter rail/intermodal facility. Sewer water and natural gas to site. Possible tax credits available.

Contact: M. Donahue Associates, Inc. | **Status:** Available for Purchase

(C) BROCKTON AREA TRANSIT AUTHORITY

Type: Intermodal Transportation



Description: The BAT Intermodal Centre, located at the corner of Court/Commercial/Centre Street features a 4,600 sq ft depot and passenger waiting area, coffee and food shops, newsstand, gift shop, and large parking garage. The Centre is located directly across from the downtown Brockton Police Headquarters and Commuter Rail stop. The Centre serves as the transit hub for the Metro South and Greater Brockton areas, as well as service to MBTA's Ashmont Station.

(D) BROCKTON NEIGHBORHOOD HEALTH CENTER

Type: New Development - Medical



Description: The Brockton Neighborhood Health Center expanded on their urgent care center in 2011, utilizing a \$11.3 million dollar federal grant, adding 4 additional floors. The Brockton Neighborhood Health Center is now investing in an expansion of their campus onto Vicente's Market soon to be developed property located at 160 Pleasant Street in downtown Brockton

Investment: \$8 million. 40 jobs created (160 Pleasant Street) | **Status:** Moving forward.

(E) CITY HALL PLAZA

Type: Rehabilitation/Renovation



Description: Redesign of the largely concrete space to include a redesigned wheel-chair accessible amphitheatre, pathways, lighting, benches and landscaping to create more green space. The project is expected to reconnect Brockton's historic City hall to the rest of downtown by way of a greener, more welcoming and accessible site for residents and workers. **Developer:** D'Allessandro Corp. | **Investment:** \$4 million Gateway City Parks Grant; \$320,000 City investment | **Status:** To be completed 2015.

(F) COMMUTER RAIL

Type: Intermodal Transportation



Description: The Middleborough/Lakeville Commuter Rail line has 3 stops in Brockton. The main station is located behind the Brockton Police Station in downtown Brockton near the intersections of Routes 27, 28 and 123 at 7 Commercial Street. The line was opened in 1997 utilizing the Old Colony Commuter Rail Line that had been discontinued in 1959. The commuter line has an average of over 9,000 riders per day and provides access to Brockton from outside communities. It also provides a direct line to Boston for people living in Brockton.

(G) CORCORAN BUILDING

Type: Soon available for purchase



Description: Located at 30 Montello Street, the Corcoran Building will soon be vacated. It has been assessed and will be going to bid and available for purchase. Consists of 60,000 sq ft of space and 3 floors on top of a basement. The building was once sought to be developed as a museum and Cultural Arts Center. **Status:** Soon available.

Available for
Purchase

CROWN LINEN

Type: Redevelopment - Laundering facility (Additional space available for development)



Description: 94,000 square foot facility that will house a laundering plant and administrative office space on 20 acres of land, consolidating operations from New Hampshire, South Boston and Fall River One of the largest industrial deals in Brockton's history for the past 30 years. The facility is located on a former Howard Johnson manufacturing plant at 309 Battles Street in Brockton. Additional commercial lots are available for further development. **Investment:** \$8 million. Relocating 30 jobs and creating up to 100 jobs. | **Status:** Construction complete.

Available for
Development

(H) D'ANGELO'S

Type: Available - Former Restaurant



Description: The former D'Angelo's property, located at 46 Montello Street, is available for lease. The building size is 2,075 sq ft on .7 acres. It is located one block from downtown Main Street at the intersection of Rt. 28 and Rt. 123 and is adjacent to the Commuter Rail Stop.

Available

(I) DISTRICT COURT HOUSE

Type: New Court House



Description: The newer Brockton District Court House, located at 215 Main Street, Brockton, serves the towns of Abington, Bridgewater, Brockton, East Bridgewater, West Bridgewater, and Whitman. The new courthouse brings many people to downtown Brockton on a daily basis.

(J) ENTERPRISE BLOCK

Type: Mixed-use transit oriented development



Description: Redevelopment of the historic Enterprise Block in downtown Brockton, creating 215 new affordable and market rate housing units (including 42 artist's lofts), 52,000 sq ft of office space, 10,000 sq ft of retail and artist exhibition, and 544 parking spaces (including a 326 space parking garage). The block is bounded by Centre Street, Main Street, Montello Street and Petronelli Way and within walking distance to the commuter rail.

Developer: Trinity Financial | **Investment:** \$100 million (state and private) | **Status:** To be completed in 2015.

EVANS MACHINE CO

Type: Expansion - Manufacturer



Description: Longtime family-owned Brockton manufacturer of custom industrial equipment since 1984 expanded its facility, operations and headcount, adding a 15,000 sq ft addition and increasing employment of 40 by 25%. Located at 32 N. Manchester Street.

Investment: \$2.5 million. 10 jobs added | **Status:** Complete

(K) FEDERAL BUILDING (SLOSBURG)

Type: Office space for lease



Description: Office space for lease, located at 166 Main Street in Brockton. Featuring 28,406 sq of space. New roof in 2007, new ac/heating. Located next to the parking garage.

Investment: Rental Rate: \$11.15/sq ft/yr | **Status:** Space available for lease

Space for
Lease

(L) FINNEGAN PARK/POCKET PARKS

Type: Green Space



Description: Finnegan Park is an example of a green space/pocket park located on the corner of Main Street and Crescent Street in downtown Brockton. It is the current location of weekly Farmer's Markets held every Wednesday from June through October. It is also the venue for cookouts and other community events.

(M) FIRST PARISH BUILDING

Space for
Sale/Lease

Type: Space Available



Description: Located on the corner of Main Street and Green Street, next to the Times Building. The location was the site of the former First Parish Church, which later moved to Pleasant Street. The property is now bank owned.

Status: Space for sale or lease

(N) GANLEY BUILDING

Type: Redevelopment - Higher Education Facility



Description: City owned building located on Main Street in downtown Brockton, to be transformed into a satellite campus for Massasoit Community College, Bridgewater State University and the University of Massachusetts, Boston. This project is highly anticipated in the revitalization of downtown.

Investment: \$18 million project; \$11 million pledged from the DCAM | **Status:** Moving forward.

(O) GEORGE KNIGHT CO BUILDING

Type: Industrial Machine Tools Manufacturing - New Construction



Description: George Knight Co, an imprinting company with top-end heat press machinery, invested in a building at 52 Perkins Street after moving from the current Station Lofts building. The building sits on 2.73 acres of land. George Knight Co employs 32 people.

(P) KRESGE BUILDING

Type: Mixed-use redevelopment



Description: The former five-and-dime building at 121 Main Street, built in 1945, is a key redevelopment location due to its strategic location between the courthouse, Brockton Neighborhood Health Center and City Hall. The property was sold at auction. It has since been purchased and is envisioned to be mixed-use.

Investment: Estimated cost for renovation is \$6.5 million | **Status:** Moving forward with architectural drawings

(Q) LIBERTY BANK/CRESCENT CREDIT UNION BUILDING (FORMER)

Type: Purchase/Renovation - Services



Description: 60 Crescent Street in downtown Brockton is being renovated to house the Board Of Health and the School Department's Parent Information Center (previously in the basement of the Crosby Administration Building). The building is the former location of Liberty Bank and Crescent Credit Union and comes with 30 parking spaces.

Investment: \$500,000 city investment | **Status:** Staff to be completely moved in by end of Summer, 2014.

This compilation of properties and developments within the Edison District is a partial listing and may not include all details.

(R) LINCOLN SCHOOL

Available for
Purchase

Type: Available - School



Description: The Lincoln Alternative School, built in 1896 and located at 70 Highland Street in Brockton, is out to bid by the City of Brockton.

Status: Available.

(S) LOFTS @ SOCO

Type: Residential multi-unit housing.



Description: SoCo Lofts located at 147 Centre Street is the renovation of former Etonic shoe factory transformed into 64 two-bedroom style lofts. Construction completed in 2006. Contains open floor plans and maintains the beauty of the original materials of the buildings, such as sandblasted wood ceilings, exposed wood beams, brick windows, oversized windows and wood floors.

Developer: Juliano Enterprises | **Architecture:** BKA Architects. | **Status:** Lofts available.

(T) OLD COLONY PLANNING COUNCIL/CHAMBER OF COMMERCE BUILDING

Type: Renovation Project - Office Space



Description: The former Edison Power Plant, located at 50-70 School Street, is being renovated. Improvements include a new roof, awnings, signs, brick repointing/masonry work and handicap accessibility. Built in 1883, the building is where Thomas Edison first perfected his 3-wire underground system of electricity. Old Colony Planning Council occupies 70 School Street, the original power plant. **Total Investment:** \$1.3 million. **Status:** In Progress.

(U) PETRONELLI GYM/ HIBERNIA CLUB (FORMER)

Available for
Purchase

Type: Mutli-purpose space available



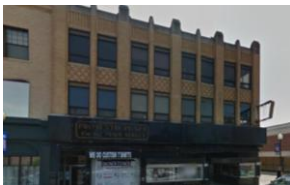
Description: Former Petronelli Gym located at 28 Petronelli Way, where Goody Petronelli trained Marvin Hagler. Built in 1890, it is also the historical home of the St. Patrick's Total Abstinence Society which advocated for the 18th Amendment. It is also the former Hibernia Club of Brockton. The property consists of four floors of raw space totaling 18,948 sq ft.

Status: Available for purchase.

(V) PROTENTIS PLAZA

Space for
Lease

Type: Space for Lease



Description: Located at 156-162 Main Street in Downtown Brockton. The top two floors are currently available for lease.

Status: Available.

(W) SCHEIBE BUILDING

Type: Redevelopment - Medical Office



Description: Located at 88 Lincoln Street in Brockton, across from the post office. The former furniture manufacturing building has been purchased by South Bay Mental Health Center, consolidating offices across the South Shore into 40,000 sq ft of space.

Developer: Brophy & Phillips | **Investment:** \$1.5 million - \$3 million to redevelop. | **Status:** Construction complete

(X) SOCO 146

Type: Residential multi-unit housing



Description: SoCo 146, located at 146 Court Street is a 2007 renovation of a major mill into 90,000 sq ft+ into 72 loft style residential units. Features include a 14ft grand entry lobby, modern kitchens and baths, large windows, exposed post and beam wood ceilings and concrete floors. **Developer:** Juliano Enterprises | **Architect:** BKA Architects. | **Status:** Lofts available.

(Y) STATION LOFTS

Type: Mixed-income residential development



Description: Revitalization of the long-vacant Lilly Brackett Boot & Shoe Co./Geo Knight & Co building on Montello Street in downtown Brockton, adjacent to the Commuter Rail. Station Lofts is a 25 unit mixed-income residential building consisting of 35,000 sq ft of space offering a unique blend of history, community, sustainability and comfort.

Developer: Capstone Communities | **Investment:** \$9 million | **Status:** Fully occupied with a waiting list.

(Z) TUXEDO'S BY MERIAN BUILDING

Type: Space Available



Description: Space currently available for lease above Tuxedo's By Merian located at 137 Main Street in Brockton. The building at 141-143 Main Street is also available for lease, located next to Tuxedo's by Merian

Status: Space for lease

Space for
Lease

(AA) VICENTE'S TROPICAL MARKET

Type: Redevelopment - Supermarket (2 parcels still available)



Description: Vicente's Tropical market is opening a second location on 4.3 acre site of a long abandoned property located at 160 Pleasant Street, Brockton. The site sits within 300 yards of a federally-designated "food desert." Vicente's will open a 40,000 sq ft store on the property with 204 parking spaces. Additional space is available for more businesses to move in. The Brockton Neighborhood Health Center will also expand onto the property.

Developer: Working with Brockton Community Development Corporation | **Investment:** \$12 million, 60 jobs to be created | **Status:** Securing financing. 2 parcels still available.

Available for
Development

(BB) WAR MEMORIAL BUILDING

Type: War Memorial Building/ Meeting & Event Space - Recently Renovated



Description: Located at 156 West Elm Street, this building was built in 1930, dedicated to the men and women who served our country in time of war. The War Memorial Building has recently been repaired and remodeled. The auditorium and stage are now available to rent for city, community and cultural events.

(CC) WB MASON

Type: Office/paper supply expansion



Description: Expansion of the Brockton headquarters of the world's fifth largest office products company with over \$1 billion in annual sales and over 30 locations in 16 states. The investment helped support structural improvements and rehabbed empty storage space into office space. Located at 59 Centre Street.

Investment: \$6 million, adding 50 new positions | **Status:** Expansion complete.