

COBIES Clam Shack

3256 Main Street, Brewster
3260 Main Street, Brewster

\$1,499,000

Offered as one combined Real Estate acquisition.

Cobies, the restaurant business, assets, and goodwill, may be available to purchase separately.



Commercial
Realty Advisors
ComRealty.net

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EXECUTIVE SUMMARY

3256 & 3260 Main Street, Brewster, MA

Two-Parcel Restaurant Property with Employee Housing

Offering Price: \$1,499,000

Executive Summary

Commercial Realty Advisors, Inc. is pleased to present **3256 and 3260 Main Street in Brewster**, offered together as a two-parcel commercial real estate opportunity along historic Route 6A.

The front parcel at **3256 Main Street** is improved with the longtime home of **Cobies Clam Shack**, a seasonal take-out restaurant occupying approximately **900 SF** with extensive outdoor dining areas with seating for **130 patrons**. The Town of Brewster field card identifies the parcel at approximately **30,940 SF** and the restaurant building at **906 SF of net area**.

Immediately behind the restaurant, **3260 Main Street** consists of a **42,950 SF parcel** improved with a **544 SF cottage** currently utilized to house three seasonal restaurant employees.

Together, the properties provide approximately **73,890 SF of land** with an established restaurant site, supporting employee housing, significant outdoor customer areas, Route 6A exposure, and valuable access from the **Cape Cod Rail Trail**.



3256 Main Street



3260 Main Street

PROPERTY SPECIFICATIONS

3256 and 3260 Main Street, Brewster, MA 02631

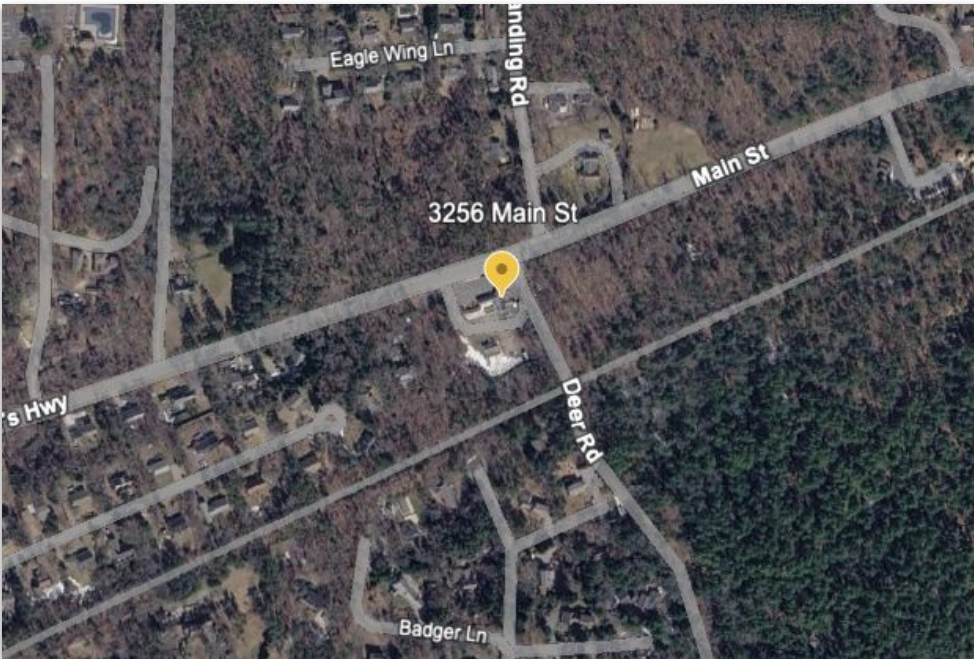
Space Overview

The offering consists of two contiguous parcels that function together as an established seasonal restaurant property.

3256 Main Street occupies the front portion of the site with direct visibility from Route 6A. The property contains the restaurant building, customer parking, service areas, and substantial covered and uncovered outdoor seating.

Total Approved Seating: 130

3260 Main Street is positioned behind the restaurant and provides additional land together with a detached cottage that has historically supported restaurant operations through seasonal employee housing.



Property Information	3256 Main Street, Brewster	3260 Main Street, Brewster
Style / Use	Fast Food / Restaurant	Cottage / Bungalow
Total Building Area	906 SF	544 SF
Map / Parcel ID	102-70-0	101-47-0
Year Built	1950	1947
Land Area	30,940 SF	42,950 SF
Acres of Land	0.71 Acres	0.99 Acres



3256 Main Street – Restaurant Building

The approximately **906 SF wood-frame restaurant building** is configured for high-volume take-out food service and has operated as Cobies Clam Shack for decades. The building dates to 1950 according to the Town field card.

Interior and building features include:

- Take-out style restaurant configuration
- Commercial kitchen and food preparation areas
- Stainless-steel sinks and work areas
- Dedicated cooler space
- Customer-facing ordering and pickup windows
- Wood-frame construction with wood-shingle exterior
- Gable roof with asphalt/composition shingles
- Extensive wood deck and open porch areas
- Covered canopy areas
- Outdoor patio and picnic-table seating
- Established parking and customer circulation areas

The Town field card separately identifies cooler, wood deck, open porch, unfinished basement, canopy, and patio components associated with the restaurant property.

The existing layout is particularly well suited to seasonal, high-volume food service, with the outdoor seating areas materially expanding customer capacity beyond the compact interior footprint.

3260 Main Street – Employee Cottage

The rear parcel is improved with a **544 SF cottage**, currently used to house three employees of the restaurant. The Town of Brewster records the structure as a single-family cottage/bungalow containing **three rooms, one bedroom, and one bathroom**.

Building features include:

- Approximately 544 SF
- Three-bedroom cottage configuration
- One full bathroom
- Kitchenette with mini-fridge, cabinetry, open shelves, and a double-bowl stainless steel sink
- Wood-frame construction
- Wood-shingle exterior
- Gable roof
- Softwood flooring
- Drywall interior finish
- Wood deck
- Built: 1947.

For a hospitality or food-service operator, the ability to provide on-site seasonal employee accommodations is a particularly useful component of the overall property.

BUSINESS SPECIFICATIONS

COBIES

While the operating business is **not included in the current real estate listing agreement, Cobies Clam Shack may be available for purchase separately at an additional price.**

Cobies is a well-established summertime destination along Route 6A, known for traditional Cape Cod fare including seafood, clams, burgers, ice cream, and other take-out offerings. The restaurant operates primarily during the summer season and regularly draws substantial customer traffic to its outdoor dining areas.

The property itself is closely tied to the Cobies operating model: a compact service building, **high-capacity outdoor seating**, parking, employee housing, and direct access from both Route 6A and the Cape Cod Rail Trail.

Potential business growth opportunities include:

- **Extending the operating season** into the spring and fall shoulder seasons
- Expanding days or hours of operation
- Developing additional seasonal menu offerings
- Increasing take-out and online ordering activity
- Collaborating with local organizations, festivals, and community events
- Leveraging Cape Cod Rail Trail traffic through targeted promotions and cyclist-oriented offerings
- Building additional partnerships with nearby attractions and tourism-driven businesses



BUSINESS NAME
Cobies Clam Shack



INDUSTRY
Food Service



LOCATION
Brewster, MA



BUSINESS HOURS
11 AM-7:30 PM



WEBSITE
cobies.com



PREMISES
1.7 Acres



OWNER
Rob Slavin



HISTORY
75+ Years of Operation



ASKING PRICE
\$950,000



LOCATION HIGHLIGHTS

3256 and 3260 Main Street, Brewster, MA 02631

Location Highlights

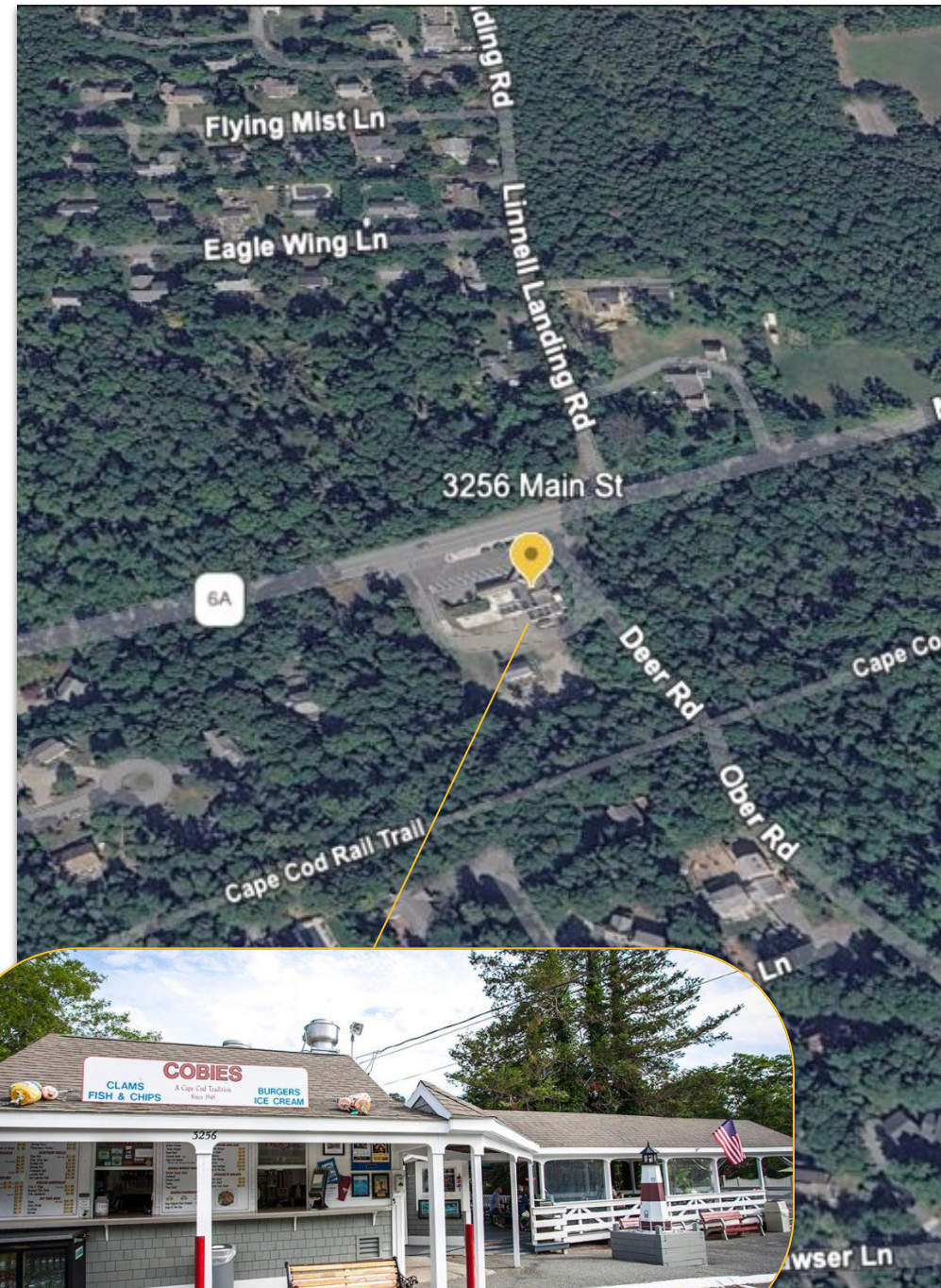
The property occupies a highly visible position along **Main Street / Route 6A in Brewster**, within one of Cape Cod's most heavily traveled tourism corridors.

A particularly important feature of the site is its **access path from the Cape Cod Rail Trail**, allowing cyclists and pedestrians to reach the restaurant directly from the trail. This creates a customer source independent of automobile traffic and has historically contributed meaningful guest activity to the property.

Additional location advantages include:

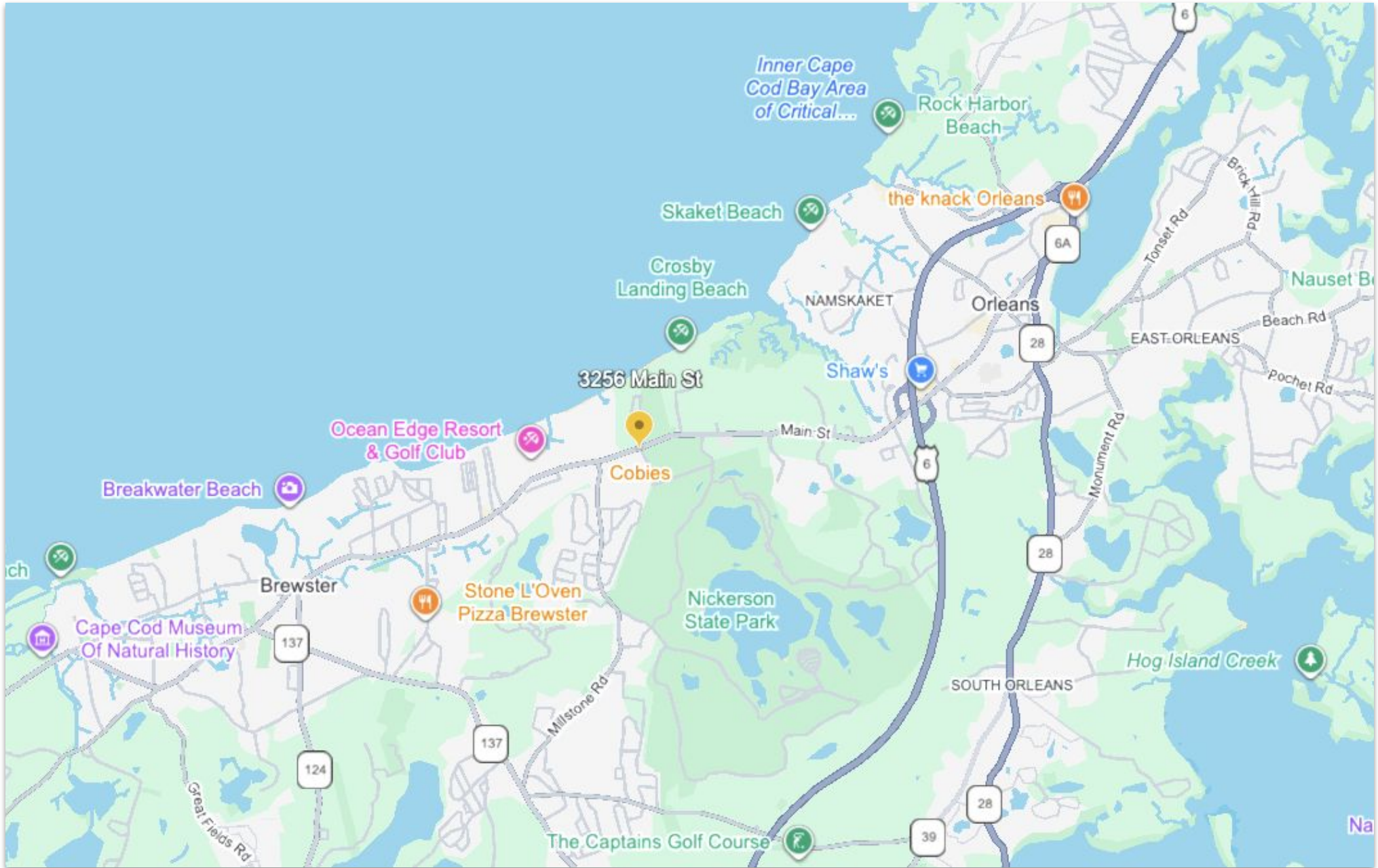
- Prominent Route 6A location
- Strong seasonal tourism traffic
- Immediate proximity to the Cape Cod Rail Trail
- Established access path connecting the trail to the restaurant
- Near **Nickerson State Park**
- Convenient to Brewster and Orleans
- Close to Cape Cod beaches, recreational destinations, lodging, and vacation communities
- Strong visibility for a destination food-service operation
- Combination of vehicle, bicycle, and pedestrian customer access

The property's location between the Brewster and Orleans markets, combined with its trail access and proximity to Nickerson State Park, positions it particularly well for a seasonal restaurant, hospitality, recreation-oriented, or tourism-driven use.



PROPERTY LOCATION

3256 and 3260 Main Street, Brewster, MA 02631



EXTERIOR AT COBIES

3256 Main St, Brewster, MA 02631



EXTERIOR AT COBIES

3256 Main St, Brewster, MA 02631



Bicycle Parking



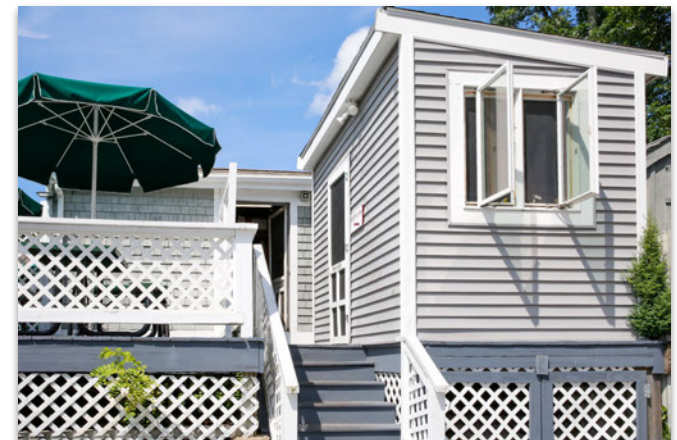
**Air Conditioned
Prep Shed**



Customer Restrooms



**Entrance to Cape
Cod Rail Trail**



COMMERCIAL KITCHEN

3256 Main St, Brewster, MA 02631



COMMERCIAL KITCHEN

3256 Main St, Brewster, MA 02631



Panini Station



Frialator Station



Front of House/Order & Pick Up



Walk in Freezer 1



Storage Area



Owner/Manager's Office



Employee Bathroom

COMMERCIAL KITCHEN EQUIPMENT

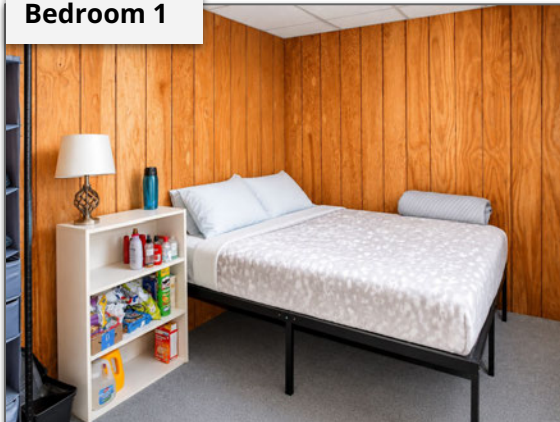
- 2 freezers
- Chest Cooler
- 3 standup refrigerator
- Double broiler
- Conveyor toaster
- Pitco Commercial Deep Fryer
- Refrigerated prep table
- Soft-serve ice cream machine
- Ice Cream Chest Freezer

Cottage

3260 Main St, Brewster, MA 02631



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



SEATING CAPACITY CHART

3256 and 3260 Main Street, Brewster, MA 02631

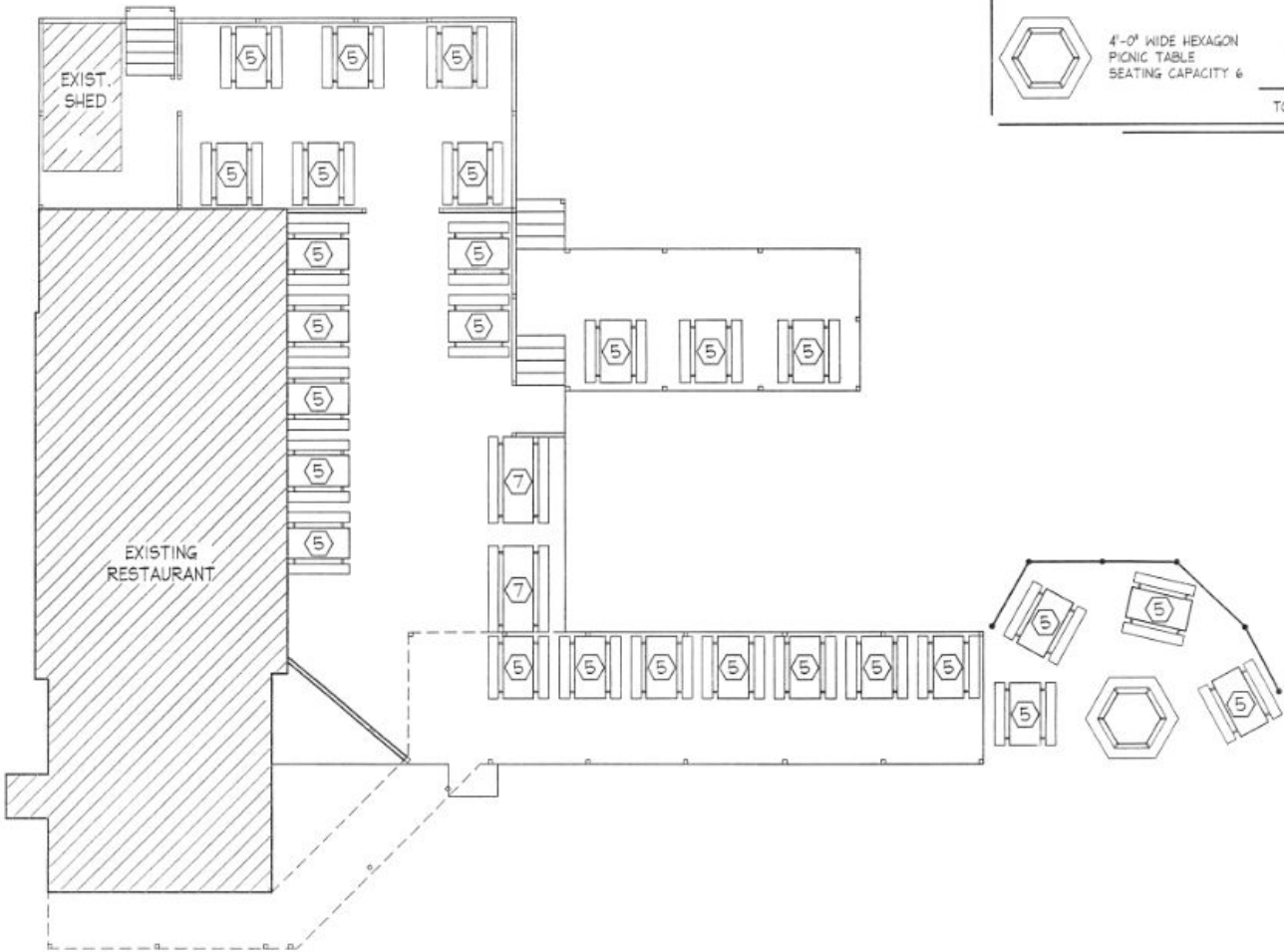


TABLE SYMBOL LEGEND # SEATING CAPACITY CHART			
SYMBOL	DESCRIPTION	QUANTITY	TOTAL SEATING
	5'-0" LONG PICNIC TABLE SEATING CAPACITY 4	27	108
	7'-0" LONG PICNIC TABLE SEATING CAPACITY 8	2	16
	4'-0" WIDE HEXAGON PICNIC TABLE SEATING CAPACITY 6	1	6
		TOTAL	130

COBIES

3256 Main Street
Brewster MA

CLIENT:

Robert Slavin

3256 Main Street
Brewster, MA

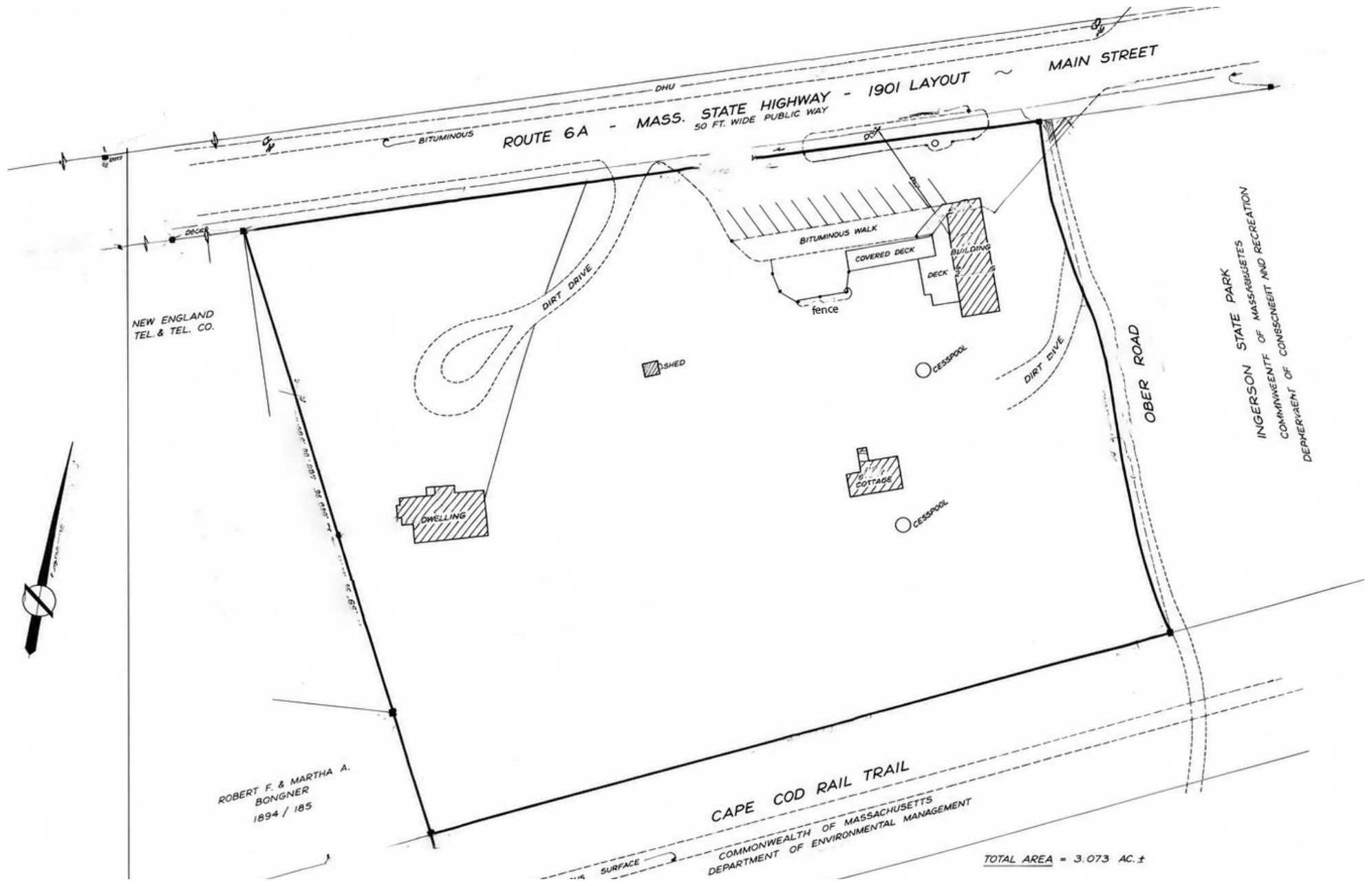
NO.	REVISION	DATE

DRAWING TITLE:

TABLE & SEATING PLAN

SITE PLANS

3256 and 3260 Main Street, Brewster, MA 02631



FIELD CARD

3256 Main St, Brewster, MA 02631

Key: 1278

Town of BREWSTER - Fiscal Year 2027 Preliminary

8/13/2026

1:03:40PM

SEQ #: 1,400

Assessed Owner Of Record

SLAVIN ROBERT A TRUSTEE

Parcel ID

102-70-0

Location

3256 MAIN STREET

Class

3260

Mix%

100

Description

RESTAURANTS

Rl D #

1

Rl Dn ID

Card

1 of 1

CURRENT OWNER

SLAVIN ROBERT A TRUSTEE
ROBERTS REALTY TRUST
3238 MAIN STREET
BREWSTER, MA 02631

TRANSFER HISTORY

SLAVIN ROBERT A TRUSTEE
SLAVIN ROBERT F TRUSTEE

DOS

12/21/2017

T

F

SALE PRICE

30981-179

BK-PG (Cert)

5064-339

PMT NO

PMT DT

02/26/2024
02/22/2022
01/11/2021
12/05/2006
01/17/2006

TY

22
22
22
7
7

DESC

I & E
I & E
I & E
ALTERATIONS
ALTERATIONS

AMOUNT

INSP

BY

1st

%

0
0
0
100
100

CD

T

ACRES/SF

Nbhd

St Ind

Infl

ADJ RASF

SAF

Topo

Lpi

Chrt

CREDIT AMT

ADJ VAL I/F

103

S

30,940

CIM 1.00

38 1.00

A 1.00

358,800

1.20

A 1.00

C02 1.00

306,870

TOTAL

30,940 SF

Nbhd

CIM

St Ind

SACHEM-ORLEAN

Infl

AVERAGE

Photo Date

07/23/2007

BLDG #

1

YrBlt

1950

NET AREA

906

COST METHOD

CIM

CURRENT TAXABLE

PREVIOUS TAXABLE

COBIES RESTAURANT

BLDG

ADJ

DESC

I AND

STYLE

0.75

FAST FOOD [100%]

BUILD.

83.700

81.300

QUALITY

0.90

MINUS AVE [100%]

DETACH

10.500

10.500

FRAME

1.00

WOOD FRAME [100%]

OTHER

0

0

TOTAL

401.100

378.600

Rl Dn ID

MODEFI

YR BLT

EFF YR

DI CU

OVCU

MEASURE

RY

LIST

RY

REVIEW

RY

w/WallHt

NFT AREA

SIZE ADJ

ADJ PRICE/SF

RCN

% GD

RCN D

5

1950

1980 / 45

0.676

1.000

5/14/2026

PJK

7/23/2007

RJM

8/8/2007

ER

8.0

0.95

906

1.660

\$144.36

130,792

64

83,700

CAPACITY

UNITS

ADJ

ELEMENT

CD

DESCRIPTION

ADJ

S

BAT

T

DESCRIPTION

UNITS

YB

ADJ PRICE

RCN

TOTAL RCN

130.792

STORIES

1

1.00

FOUNDATION

4

FLR & WALL

1.00

A

BAS

L

BASE AREA

466

1950

90.63

42,235

% HEATED

100

1.00

EXT. COVER

1

WOOD SHINGLE

1.00

B

CLR

N

COOLER

80

40.20

3,216

% AIR COND

0

1.00

ROOF SHAPE

1

GABLE

1.00

C

WDK

N

WOOD DECK

941

17.46

16,430

% SPRINKLERS

0

1.00

ROOF COVER

1

ASPH/CMP SHNGL

1.00

D

OPA

N

OPEN PORCH

528

22.81

12,044

FLOOR COVER

9

CONCRETE

0.95

E

BMU

N

BSMT UNF

440

31.59

13,900

INT. FINISH

2

DRYWALL

1.00

E

BAS

L

BASE AREA

440

90.63

39,879

HEATING/COOL

1

FORCED AIR

1.00

F

CAN

N

CANOPY

90

18.27

1,644

FUEL SOURCE

2

GAS

1.00

G

PTA

N

PATIO

270

5.35

1,444

EFF.YR/AGE

1980 / 45

COND

36 36 %

FUNC

0

FC:ON

0

DEPR

36

% GD

64

RCNLD

\$83,700

8

27

(B) CLR

10

10

8

12

15

10

6

28

11

24

9

10

38

11

48

14.14

5

18

18

5

(G) PTA

(E) BAS BMU

(C) WDK

(A) BAS

(D) OPA

(F) CAN

YrBlt

1950

NET AREA

906

COST METHOD

CIM

CURRENT TAXABLE

PREVIOUS TAXABLE

COBIES RESTAURANT

BLDG

ADJ

DESC

I AND

STYLE

0.75

FAST FOOD [100%]

BUILD.

83.700

81.300

QUALITY

0.90

MINUS AVE [100%]

DETACH

10.500

10.500

FRAME

1.00

WOOD FRAME [100%]

OTHER

0

0

TOTAL

401.100

378.600

FIELD CARD

3260 Main St, Brewster, MA 02631

Key: 1277

Town of BREWSTER - Fiscal Year 2027 Preliminary

8/13/2026 1:03:40PM SEQ #: 1,399

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		RI D #	RIID ID	Card							
SLAVIN ROBERT A TRUSTEE		101-47-0		3260 MAIN STREET		1010	100	SINGLE FAMILY		1		1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
SLAVIN ROBERT A TRUSTEE		SLAVIN ROBERT A TRUSTEE		12/21/2017	F		30981-179	NP		12	CYCLICAL NON		12/07/2007	JH	100	100			
ROBERTS REALTY TRUST		SLAVIN ROBERT F TRUSTEE		05/08/1986	XX		5064-339	116	03/29/2005	7	ALTERATIONS	6,500			100	100			
3238 MAIN STREET								218	04/17/2002	2	ADD	5,500	05/15/2003	TN	100	100			
BREWSTER, MA 02631								218	05/03/1999	8	YARD ITEMS	1,000			100	100			
CD	T	ACRFS/SF	Nbhd	St Ind	Infl	ADJ RASF	SAF	Topo	Lpi	Chnt	CREDIT AMT	ADJ VAL I/F							
100	S	42,934	10	1.00	A	1.00	A	1.00	201,535	1.25	15	0.85	R03	1.00		248,990			
TOTAL		42,950 SF		T-LOCATION		Photo Date		04/14/2008		BLDG #		1							
Nbhd		NBHD 10																	
St Ind		AVERAGE																	
Infl		AVERAGE																	
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
YrBlt		1947		NET AREA		544													
COST MODFI		CURRENT TAXABLE		PREVIOUS TAXABLE															
RESIDENTIAL																			
BLDG ADJ		DESC		I AND		249,000		241,800											
STYLE		1.05		COTT/BUNGLW [100%]		BUILD.		73,000		70,900									
QUALITY		0.75		LOW COST [100%]		DETACH		0		0									
FRAME		1.00		WD FRAME [100%]		OTHER		0		0									
TOTAL						322,000		312,700											
RIID ID	MODFI	YR BLT	EFF YR	DI CUI	OV CUI	MFASURF	RY	I ST	RY	REVIEW	RY	w/WallHt	NFT ARFA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCN D	
1		1947	1955 / 70	1.000	0.900	12/7/2007	JH	12/20/2007	JH	1/8/2008	SEJ	8.0	1.00	544	1.000	\$223.54	121,607	60	73,000
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	121,607	
STORIES		1	1.00	FOUNDATION		1	PIER	1.00	A	BAS	L	BASE AREA	484	1947	215.35	104,227	CONDITION F I F M CD		
ROOMS		3	1.00	EXT COVER		1	WD SHINGLE	1.00	B	BAS	L	BASE AREA	60	2002	215.35	12,921	EXTERIOR A		
BEDROOMS		1	1.00	ROOF SHAPE		1	GABLE	1.00	C	WDK	N	WOOD DECK	65		28.08	1,825	INTERIOR A		
BATHROOMS		1	1.00	ROOF COVER		1	ASPH/CMP SH	1.00									KITCHEN A		
FIXTURES		3	\$3,900	FLOOR COVER		2	SOFTWOOD	1.00									BATHS A		
GARAGE SPACES		0	1.00	INT FINISH		2	DRYWALL	1.00									HEAT/ELEC A		
% BSMT FIN		0	1.00	HEATING/COOL		13	NONE	0.90											
# 1/2 BATHS		0	1.00	FUEL SOURCE		8	NONE	0.95											
# OF UNITS		1	1.00																
EFF.YR/AGE		1955 / 70																	
COND		40 40 %																	
FUNC		0																	
FCON		0																	
DEPR		40 % GD		60															
RCNLD		\$73,000																	

32

12

17

7

5

13

5

12

5

13

(A) BAS

(B) BAS

(C) WDK

Photo Date

04/14/2008

BLDG #

1



YrBlt

1947

NET AREA

544

COST MODFI

RESIDENTIAL

CURRENT TAXABLE

249,000

PREVIOUS TAXABLE

241,800

BLDG ADJ

DESC

I AND

STYLE

1.05

COTT/BUNGLW [100%]

BUILD.

73,000

70,900

QUALITY

0.75

LOW COST [100%]

DETACH

0

0

FRAME

1.00

WD FRAME [100%]

OTHER

0

0

TOTAL

322,000

312,700

STORIES

ROOMS

BEDROOMS

BATHROOMS

FIXTURES

GARAGE SPACES

% BSMT FIN

1/2 BATHS

OF UNITS

1

3

1

1

3

0

0

1

FOUNDATION

EXT COVER

ROOF SHAPE

ROOF COVER

FLOOR COVER

INT FINISH

HEATING/COOL

FUEL SOURCE

1

1

1

2

2

13

8

PIER

WD SHINGLE

GABLE

ASPH/CMP SH

SOFTWOOD

DRYWALL

NONE

NONE

1.00

1.00

1.00

1.00

1.00

0.90

0.95

BASE AREA

BASE AREA

WOOD DECK

484

60

65

1947

2002

215.35

215.35

28.08

104,227

12,921

1,825

CONDITION F I F M

CD

A

A

A

A

A

EFF.YR/AGE

1955 / 70

COND

40 40 %

FUNC

0

FCON

0

DEPR

40 % GD

60

RCNLD

\$73,000

Offering Price

The **real estate located at 3256 and 3260 Main Street, Brewster, MA is offered for sale for \$1,499,000**. The offering includes both parcels, together with the existing restaurant building, employee cottage, land, and associated improvements.

The operating business known as **Cobies Clam Shack is not included in the real estate offering price or current listing agreement; however, the business may be available for purchase separately for an additional price**. Any potential acquisition of the business, including assets, goodwill, trade name, equipment, inventory, and transition terms, would be subject to a separate agreement between Buyer and Seller.

Assessment of Opportunity

This offering provides the opportunity to acquire a distinctive two-parcel commercial property along Route 6A in Brewster. The front parcel at **3256 Main Street** is improved with an established take-out restaurant facility and extensive outdoor dining areas, while **3260 Main Street** provides additional land and a detached cottage currently utilized for seasonal employee housing.

The combination of an existing food-service facility, supporting employee accommodations, prominent Route 6A exposure, and direct customer access from the **Cape Cod Rail Trail** creates a strong platform for continued restaurant use or other permitted commercial opportunities. The potential separate availability of Cobies Clam Shack provides an additional option for a purchaser seeking to acquire both the real estate and an established seasonal restaurant operation.

Submission of Offers

Commercial Realty Advisors, Inc. invites written offers for **the real estate located at 3256 and 3260 Main Street, Brewster, MA**. Offers should be submitted to **Kevin Pepe, Brad Kuhrtz, or Craig Campbell of Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601**.

Written offers should identify the purchaser, mailing and legal addresses, offer price, contingencies, sources of capital to complete the transaction, and proposed closing date. Offers should also include an earnest money deposit to be held by Commercial Realty Advisors, Inc. in its non-interest-bearing escrow account and applied toward the purchase price at closing, or otherwise released by mutual agreement of the parties.

Please contact Commercial Realty Advisors, Inc. for additional information regarding the real estate and the potential separate availability of Cobies Clam Shack. **Showings are by appointment only. Business and financial information, if made available, will be provided only to qualified prospective purchasers who demonstrate the ability to complete the acquisition.**

COMMERCIAL REALTY ADVISORS

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

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✉️ CCampbell@ComRealty.net

LICENSE #6295



DISCLAIMER

The Offering Document was prepared by Commercial Realty Advisors, Inc., from and on information provided by the “Seller”, by agents of the Seller, and from other sources believed reliable. No guarantee, express or implied, is made as to the accuracy or completeness of this information, and is subject to error, omission, change of price, change of description or condition, or withdrawal without notice. Commercial Realty Advisors, Inc., has not independently audited or verified any information, financial result, legal description, sketch, or plan. No projection of future income or the viability of this establishment has been guaranteed by the Seller or Commercial Realty Advisors, Inc. The recipient of this Offering Document acknowledges its responsibility to perform a due diligence review at its own cost prior to any acquisition of this Business and real estate.

Commercial Realty Advisors, Inc., and the agent presenting this opportunity, represent the Seller on an Exclusive basis. Commercial Realty Advisors, Inc., and other brokers or salespeople represent the Seller not the Buyer in the marketing, negotiation, and sale of this Business and real estate unless otherwise disclosed.

Commercial Realty Advisors, Inc. are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers/tenants must consult with their own architects, engineers, inspectors, accountants, or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. This Offering Document is proprietary to the Seller and its related legal and beneficial owners and to Commercial Realty Advisors, Inc. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned Business and real estate. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

Should you decline to make said offer, you agree to return promptly this Offering Document and any other information provided to you. You acknowledge that you will treat as secret all information provided herein. You will not discuss, reproduce, or in any way share information with any party including the Sellers, employees, agents, customers, creditors, suppliers, or competitors of said Business and real estate unless prior written permission has been granted to you by Commercial Realty Advisors, Inc.

For more information about this and/or other business opportunities please contact:

Commercial Realty Advisors

222 West Main St. Hyannis, MA
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LICENSE #6295



*About Commercial Realty Advisors, Inc.:
Commercial Realty Advisors, Inc. has been serving the South Shore and Cape Cod, MA since 1999. As a prominent real estate and business brokerage firm located in Hyannis, Massachusetts, their experienced team specializes in commercial real estate, offering comprehensive brokerage services to clients navigating the commercial real estate market with confidence.*