



ASTORIA PROPERTIES LLC

Integrated Real Estate Development and Design-Build Services



Great Bay Commons: 32,000 sf Office Condominium in Newington, New Hampshire



*Our team of architects,
engineers, developers,
construction professionals,
and legal counsel offers a
comprehensive range of
integrated real estate develop-
ment and design-build
project delivery services.*

ASTORIA PROPERTIES is the development affiliate of Opechee Construction Corporation. Opechee is a professional design-build firm with 29 years experience in the design and construction of office, institutional, hospitality, industrial and commercial facilities throughout New England. Opechee and Astoria compose a team of architects, engineers, real estate professionals, construction project managers and legal counsel, all working together under one roof to provide a comprehensive range of integrated development and design-build project delivery services. This integrated approach allows us to develop, permit and build facilities faster and more economically than competitors who rely on separate engineers, architects, lawyers, and contractors, each with their own agenda and profit in mind.

Since its inception in 1999, Astoria has developed nineteen projects totaling almost a million square feet of commercial, industrial, office and institutional space. These include build-to-suit projects for lease and for sale, condominium and multi-tenant developments, commercial subdivisions and mixed-use projects. Astoria is a licensed New Hampshire brokerage firm, but we are involved only in the marketing of our own properties.

Astoria is headed by Greg Kirsch, who brings an array of real estate, construction, legal and business experience to the development process. Mr. Kirsch graduated from Harvard College in 1980, and earned his M.B.A. (1984) and J.D. (1994) from the University of Virginia. He is an active member of the New Hampshire Bar, a licensed commercial real estate broker, and has been involved in real estate and construction since 1986.





Notable Projects Developed by Astoria Properties

- Lakes Professional Center**-16,000 sf office condominium in Gilford, NH; to be developed by Astoria; design-build construction by Opechee. (2009-2010)
- Great Bay Business Center**-Permitted 136,000 sf, manufacturing/distribution space for pre-lease in Newington, NH; to be developed, financed and leased by Astoria; design-build construction by Opechee. (2009)
- Derry Business Center**-55,500 sf business "flex" condominiums in Derry, NH; developed and sold by Astoria; design-build construction by Opechee. (2007-2008)
- Great Bay Commons**-32,000 sf office condominium in Newington, NH; developed by Astoria; design-build construction by Opechee. (2007)
- Summit Rehabilitation**-10,000 sf physical therapy office in Belmont, NH; developed and sold by Astoria; design-build construction by Opechee. (2007)
- API of New Hampshire**-69,500 sf manufacturing/distribution facility in Manchester, NH; developed and sold by Astoria; design-build construction by Opechee. (2007)
- Redlon and Johnson**-38,000 sf sales, distribution and office facility in Manchester, NH; developed, financed and leased by Astoria; design-build construction by Opechee. (2007)
- Delta Business Center**-43,000 sf office/industrial condominium in Londonderry, NH; developed and offered by Astoria; design-build construction by Opechee. (2006)
- Advanced Polymers**-61,000 sf, two-story office/manufacturing facility in Salem, NH; developed and sold by Astoria; design-build construction by Opechee. (2005)
- Griffin Park Professional Building**-40,000 sf medical/professional office condominium in Portsmouth, NH; developed by Astoria; design-build construction by Opechee. (2005)
- Center for Contemporary Dentistry**-5,060 sf dental office in Belmont, NH; developed and sold by Astoria; design-build construction by Opechee. (2004)
- Furniture World**-104,000 sf warehouse/retail facility in Salem, NH; Astoria assembled three land parcels and obtained permits for wetland fills and driveway on state highway; developed and sold by Astoria; design-build construction by Opechee. (2003)
- SIS Human Factor Technologies**-36,000 sf manufacturing/warehouse facility in Londonderry, NH; developed, financed and leased by Astoria; design-build construction by Opechee. (2003)
- NH Department of Employment Security**-12,000 sf office in Nashua, NH; Astoria obtained zoning variances to subdivide land and build adjacent to wetlands; developed, financed and leased by Astoria; design-build construction by Opechee. (2003)
- Goddard School**-8,000 sf preschool in Nashua, NH; Astoria arranged zoning amendment to allow day care in industrial zone, then obtained variances to subdivide land and build adjacent to wetlands; developed and sold by Astoria; design-build construction by Opechee. (2003)
- Galaxy Glass**-41,000 sf fabrication facility in Manchester, NH; developed and sold by Astoria; design-build construction by Opechee. (2003)
- Glenda Reynolds Dental Office**-3,650 sf dental office in Belmont, NH; developed and sold by Astoria; design-build construction by Opechee. (2002)
- Lightchip, Inc.**-65,500 sf office/R&D facility in Salem, NH; developed, financed and leased by Astoria; design-build construction by Opechee. (2001)
- Gulf South Medical Supply**-70,000 sf distribution facility in Londonderry, NH; developed, financed and leased by Astoria; design-build construction by Opechee. (1999)



For development inquiries and/or a list of currently available properties visit our web site, call or e-mail Astoria Properties today.



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