



WEBSTER
REALTY ADVISORS

BREAKING THE DIVIDE BY WORKING ONE SIDE YOURS.

Business owners shouldn't feel overwhelmed by the process of finding and closing in on their space.

We work with labs, offices, warehouses, and flex tenants. That's why we provide our clients with unbiased advice, up-to-the-minute market information and aggressive representation in all negotiations. Our loyalty lies with you, our clients; we never represent landlords or developers. This approach, combined with our extensive experience, proven expertise and dedication to client service, sets us apart from other brokerages.

- Personalize Service
- Brokerage
- Research & Site Selection
- Economic Incentives
- Move Management
- GIS Mapping Software



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Why Tenant Rep & WRA?



Free Service

The landlord covers our fee, which is already incorporated into the deal. If you're not represented, it results in a larger fee for the broker negotiating on the landlord's behalf.

Tailored Approach

We partner with our clients to comprehensively understand their unique requirements, pain points, HR use, programming, and other essential factors to provide superior service and tailored solutions.

No Conflicts of Interest

WRA is a tenant representation firm working exclusively with tenants and businesses to represent their best interests. Firms that work with tenants and landlords first have a fiduciary responsibility to landlords. How can they represent a tenant's best interests?

Save Time & Money

Our efficient, streamlined approach saves you up to 30% on total occupancy costs and significant time and resources.

Landlords Compete for your Business.

Creating a competitive environment for our clients allows us to leverage their market position and force landlords to compete for their tenancy resulting in favorable lease terms and savings straight to your bottom-line.

Flexibility

A client's needs can change, sometimes substantially, throughout the leasing process. We don't have corporate red tape, so we can shift gears instantaneously.

Resources

We have robust relationships with key industry contacts, including attorneys, moving companies, and furniture and space design professionals providing clients access to valuable resources throughout the leasing process, ensuring a smooth and successful experience.

Objectivity

We shield our clients from problematic or uncomfortable discussions in potential or existing negotiations with landlords ensuring our clients' interests are always protected.

Confidentiality

Confidentiality is critical in any transaction. We take great care to protect our client's sensitive information. In contrast, brokers representing landlords and tenants have competing interests compromising their ability to maintain confidentiality.

Experience

We have decades of experience exclusively representing tenants. We have a deep understanding of the market and a keen eye for identifying pitfalls and opportunities.

Transparency

WRA values transparency and recognizes its importance in real estate. So, we provide our clients with a private portal, accessible 24/7, containing all pertinent documents, available options, collaboration tools, and more. That allows for easy access to information for all parties, ensuring a seamless and efficient process.

Long-Term Relationship and Planning

Our commitment extends beyond lease signing; we strive to establish long-lasting relationships with our clients. This can include assisting with space planning, overseeing build-out, and helping to resolve any issues that may arise during the lease term. As a trusted resource throughout your tenancy, we are always available to assist with any concerns or issues that may arise. Furthermore, we stay informed about crucial lease dates and cost-saving opportunities to help you make the most of your commercial real estate experience.