



# nerej

## **Block and Weaver of CBRE facilitate new 17,100 s/f lease**

September 20, 2019 - Connecticut

Stamford Towers, 750 Washington Boulevard - Stamford, CT

Stamford, CT In a transaction arranged by CBRE, Legal & General Retirement America will lease 17,100 s/f on the ninth floor of the renovated Stamford Towers, located at 750 Washington Blvd.

The office will serve as the new headquarters for Legal & General Retirement America, the U.S. arm of Legal & General's institutional retirement business, which specializes in pension risk transfer. Legal & General, a UK-based financial services group, is a global market leader in managing pension fund risk and a top 20 global asset manager.

Legal & General Retirement America plans to open the office in the 193,000 s/f building during the first quarter of 2020. The firm will create an open-office floorplan that takes advantage of a private terrace and a reception area with a 23-foot atrium.

The CBRE team of David Block and Joseph Weaver represented the building ownership, CBRE Global Investors, in the lease negotiations.

Rick Rosencrans of JLL acted on behalf of Legal & General Retirement America. This deal was one of the largest new leases signed in Fairfield County during the second quarter of the year.

"Tenants are attracted to Stamford Towers in large part because of its great location and the full suite of on-site amenities offered at the property," said Block. "The building's combination of robust, high-end amenities coupled with close proximity to transit and various retail outlets has also proven to be a key factor in tenants' ability attract and retain top talent."

CBRE Global Investors acquired 750 Washington Blvd. in 2017 and added value by implementing a capital improvement campaign, which included its signature five-star worldwide service and amenity program. Recent renovations at the property include re-imagined entryways and renovated lobbies with seating; a fitness center, including a basketball court and weekly group fitness classes; an on-site café; a collaborative conference facility; a Zagster bike-share station; and an outdoor meeting/recreation area with a bocce ball court. Ownership also invested in full-building generator

backup.

“This transaction affirms the notion that corporate tenants are seeking meaningful amenity packages in buildings that act as an extension of their own brand,” Block said. “Continued reinvestment, such as the work that CBRE Global Investors has done at Stamford Towers, speaks volumes to potential tenants and shows that the Fairfield County marketplace will continue to be an attractive option for top-tier global firms.”

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540