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Ashe and Joyce of Richards Barry Joyce broker four leases totaling 140,000 s/f

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Richards Barry Joyce & Partners, LLC (RBJ), a full-service commercial real estate advisory firm, brokered four leases in downtown, totaling more than 140,000 s/f of office space. The leases are in buildings in the city's Back Bay and Financial District.

"The greater Boston real estate market continues to go through a challenging economic environment, although there is certainly some leasing activity," said Thomas Ashe, senior vice president, RBJ. "At RBJ, we are focused on counseling tenant and landlord clients on how to negotiate this market and to be best positioned for when the situation improves."

Details of the four transactions include:

*Online retailer CSN Stores LLC signed a new headquarters lease at 177 Huntington Ave., in the Christian Science Plaza. CSN Stores will occupy 55,686 s/f of office space on seven floors in the building. The company is moving from the nearby Prudential Tower. Ashe represented CSN Stores and FHO Partners represented the landlord, First Church of Christ, Scientist.

*Equity Office Properties signed a lease with law firm Cooley Godward Kronish LLP at 500 Boylston. The law firm is moving from the Prudential Tower to occupy 46,706 s/f of office space on the building's 14th and 15th floors. Michael Joyce and Ashe represented Equity Office Properties in the lease. RBJ is the exclusive leasing agent for the building. Cooley Godward Kronish was represented by Newmark Knight Frank.

*Gannett Welsh & Kotler, LLC (GW&K) renewed its headquarters lease for 25,000 s/f of office space at 222 Berkeley St. The private asset management services firm leases space on the building's 15th and 16th floors. John Barry and Michael Joyce of RBJ represented GW&K. The sublandlord, Bank of New York Mellon, was represented by Jones Lang LaSalle in the transaction.

*Accounting firm CCR LLP signed a new lease at 125 High St., relocating its Boston office from 60 State St. The firm subleased 14,030 s/f of office space on the building's 21st floor. Joyce and Ashe represented CCR. CB Richard Ellis represented the sublandlord, Ameriprise Financial, Inc. CCR LLP provides assurance, tax and consulting services to privately-held businesses, public companies, not-for-profit and governmental organizations and individuals.

According to research by RBJ, the downtown submarket consists of 67,184,000 s/f of office space and was 10.5% vacant, as of the quarter ended September 30th. [source: Richards Barry Joyce & Partners' "officeSTATus - Fall 2009"]

About Richards Barry Joyce & Partners, LLC

Richards Barry Joyce & Partners is a full service commercial real estate firm providing creative solutions for its client partners. The company's focused team approach offers clients a competitive advantage in solving their local, national, and international real estate challenges. Richards Barry Joyce & Partners' unique platform offers a full range of real estate advisory services including market analysis, capital markets solutions, financial analysis, corporate services, portfolio review, and consulting services. For more information, please visit our website at www.rbjrealestate.com

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