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## **McGill and Collins of Jones Lang LaSalle arrange 24,597 s/f lease for owner Transwestern**

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According to Transwestern Investment Co., the lease of 24,597 s/f of first class office space to Advent Software, Inc. at 40 Broad St. in downtown has been completed. Jones Lang LaSalle senior vice president Bradley McGill and former managing director William Collins negotiated on behalf of the owner Transwestern. CBRE Richard Ellis senior vice president/partner Christopher Cuddy represented tenant Advent Software Inc.

Joseph Concepcion managing director of Transwestern said, "The signing is another page in our success story here at 40 Broad S. We are thrilled to welcome Advent to their new office space, and add them to our impressive tenant roster." 40 Broad is now 85% leased.

Advent Software, Inc. is a leading provider of software and services for the global investment management industry. The space will serve as Advent's new office, relocating from 70 Franklin St. The firm will occupy floor 6. The property is located in the Financial District overlooking the Rose Kennedy Greenway, and is a block from Faneuil Hall and the Waterfront.

The property manager for 40 Broad St. is Lincoln Property Company.

According to JLL's McGill, "Advent is very pleased with the full floor presence, layout, and introduction of light into the space. The building's transformation coupled with its unique location made it a natural fit for Advent. They will add to the Broad St. dynamic."

John Brennan, senior vice president of human resources at Advent Software said, "We are very excited to move into our new office space at 40 Broad St. The building gives us a very central location that will support our continued growth plans in the city. Its location, design and amenities will help us attract and retain talented staff to help drive our future success."

A recent significant capital improvements program set the tone for the boutique mid-rise's new image. Featured are new entries, a new main lobby with original art, and a complete redesign of the elevator cabs. The lobby is contemporary in design with wood and glass panels. There is also new stone flooring, and a much more open expansive lobby presence with seating areas and a repositioned front desk.

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