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White and Kessler of CB Richard Ellis/New England broker 114,451 s/f lease

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According to CB Richard Ellis/New England, the Commonwealth of Massachusetts, through the Division of Capital Asset Management and Maintenance (DCAM), has signed a new 114,451 rentable s/f lease for its executive office of Health and Human Services (HHS) at HarborSouth Tower located at 100 Hancock St. HHS, which includes the departments of MassHealth and other related entities, will occupy floors four through eight of the building, a ten-story 204,750 s/f Class A office tower overlooking Boston Harbor and Quincy Bay.

The CBRE team of Nat Kessler, first vice president, and Ogden White, senior vice president/partner, represented ownership Griffith Properties in the transaction.

"After an extensive redevelopment of HarborSouth Tower, it's very rewarding to see our vision come to fruition and to attract new high-quality tenants like HHS," said Tod Brainard, principal at Griffith Properties, LLC.

HHS joins MFS Investment Management (MFS) and Affiliated Computer Services (ACS) as the third major tenant to relocate to HarborSouth Tower from Boston in the past three years. The leases signed by MFS and ACS marked the largest new leases signed in the Quincy/Braintree submarket in 2008 and 2009, respectively, and the 114,451 s/f lease signed by HHS is expected to be among the larger new leases signed in the Metro Boston market for 2010 as well. HHS will relocate departments from various locations throughout Boston

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