



CELEBRATING  
55 YEARS

# nerej

## **Saracen Props. and AEW Capital execute 5,913 s/f lease to The Law Offices of Joel H. Schwartz, P.C.**

April 28, 2010 - Front Section

Owners Saracen Properties and AEW Capital Management have executed a lease for 5,913 s/f of first class office space with The Law Offices of Joel H. Schwartz, P.C. at One Washington. Jones Lang LaSalle senior vice presidents Ben Heller and Tom O'Regan represented the owners. Principal James Topper and assistant vice president Brandon Leitner of CresaPartners negotiated on behalf of the tenant.

Joel Schwartz partner Steven Schwartz said, "We are very excited to become a part of One Washington. It is a high class building with a custom buildout on the top floor that is magnificent. One Washington will provide a wonderful work environment for all of our attorneys and staff. In addition, the breathtaking views will provide a warm and inviting place for our clients and other guests."

The firm will occupy the majority of the top floor, moving from 3 Center Plaza in Boston.

The \$2 million capital improvements program at this 16-story mid-rise office building on Government Center has been completed. The luxury Ames Boston Hotel was recently opened at 1 Court Street complementing the block and adding activity to the area.

One Washington has direct access via the MBTA's State Street and Government Center Stations (the Green, Blue and Orange lines), superior state-of-the-art building systems, street level retail, penthouse, underground parking, and views of the Boston Harbor, the city and North End.

According to Saracen Development Principal Travis Powell, "We are pleased to add the respected law firm of Joel H. Schwartz, P.C. to our list of prestigious tenants. With our repositioning program complete, One Washington has become home to many leading law firms in the city. Our smaller floor plates offer large floor presence to boutique-sized firms." The building is now 85% leased. There are now approximately 23,000 square feet of space available.

Other tenants include: Massachusetts Bankers Association (MBA), The McLaughlin Brothers, P.C., Kimball Brousseau LLP Delphi Technology, Corwin & Corwin LLP, and the MBTA Retirement Board.

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