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## **Nugent, Varholak and Friedman of Richards Barry Joyce & Partners rep. ING Clarion in 8 leases totaling 53,791 s/f**

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Richards Barry Joyce & Partners, LLC (RBJ) represented ING Clarion Partners in eight leases at 890 Winter St. in Waltham Woods Corporate Center.

The leases total 53,791 s/f of office space and have a mix of new leases and renewals. Tenants in the leases include companies in high technology, professional services and environmental services. The RBJ team of Jay Nugent, Jonathan Varholak and Ron Friedman represented ING Clarion in each of the transactions. RBJ is the exclusive leasing agent for Waltham Woods Corporate Center.

"Waltham Woods Corporate Center is considered by many to be the premier office park in suburban Boston," said Nugent, senior vice president, RBJ. "Its central location, bucolic setting and excellent amenities make it attractive to tenants, their employees and their customers. We are very pleased to have worked with a group of tenants that represent a broad range of industries."

Some of the tenants in the leases are: Abington, LLP; Avaya; Maxymillian Technologies, Inc.; Newburg & Company, LLP; Wellington Shields & Co. LLC; Windjammer Capital; and Yellowbook. Details of four of the transactions include:

\*Avaya, a global leader in business communications, renewed its lease for 7,014 s/f on the first floor of 890 Winter St. The communications company was represented by Newmark Knight Frank.

\*Newburg & Company, LLP, an accounting and financial planning firm, signed a new lease at Waltham Woods Corporate Center. The firm will move from Wellesley to 11,520 s/f of office space at 890 Winter St.'s second floor. Newburg & Company was represented in the transaction by Jones Lang LaSalle.

Maxymillian Technologies, a comprehensive environmental services firm, signed a new lease for 4,023 s/f on the building's second floor. The company was represented by Jones Lang LaSalle.

\*Windjammer Capital, a national private investment firm, renewed its lease for 4,523 s/f of space on the first floor of 890 Winter St. Windjammer was represented by Landmark Real Estate Partners.

Waltham Woods Corporate Center consists of two buildings, totaling 391,000 square feet of Class A office space. The buildings are centrally located in Greater Boston, minutes away from Route 128 in Waltham. Waltham Woods features a 28-acre campus setting, with woodland, reservoir and Boston skyline views. Onsite amenities include a conference center, caf  services, wireless internet and fitness center. Nearby amenities include day care, restaurants, retail, hotels and public transportation.

Office Market Statistics - Route 128 West

According to research by RBJ&P, the Route 128 West submarket consists of 21,873,000 square feet of office space and was 19.0% vacant, as of the quarter ended March 31, 2010. [source: Richards Barry Joyce & Partners' "officeSTATus - Spring 2010"]

About ING Clarion Partners

Founded in 1982, ING Clarion Partners and its affiliates manage \$43 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. ING Clarion is the Americas arm of ING Real Estate Investment Management, one of the world's leading real estate investment managers with global assets under management of more than \$93 billion and operations in 21 countries. More information about the firm is available at [www.ingclarion.com](http://www.ingclarion.com)

#### 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](http://www.rbjrealestate.com).

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