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## **Richardson and Larivee of McCall & Almy lease 31,210 s/f at One Beacon St. ping off of Modern Theatre**

July 07, 2010 - Spotlights

McCall & Almy has negotiated the lease for the relocation of the Boston office of Robeco Investment Management to One Beacon St. The lease includes 31,210 s/f of space on the 30th floor at One Beacon St.

Robeco Investment Management is a global investment management firm offering a wide range of innovative equity and alternative investment capabilities, covering the spectrum of clients' needs.

McCall & Almy and other team members analyzed the company's previous space at 28 State St. and presented a series of relocation options. The move to One Beacon St. will allow Robeco to stay in downtown Boston and consolidate its workplace from two floors to a single, more efficient floorplate. The new space will be customized to suit Robeco's needs, including office and supporting space for more than 70 employees, as well as eight trading desks and a specialized research room.

"McCall & Almy helped us look at a number of options in downtown Boston and find the most cost-effective solution for our long-term needs," said Matt Davis, chief financial officer for Robeco.

"The move to One Beacon St. gives us the opportunity to create an optimal working environment that supports Robeco's focus on investment performance, client service and support."

David Richardson and Garrett Larivee of McCall & Almy represented Robeco. Jay Driscoll, Bill Anderson and David Martel of Cushman & Wakefield represented the landlord, an affiliate of Beacon Capital Partners, LLC.

"We had a great team that was clearly focused on Robeco's strategic objectives," said David Richardson, partner of McCall & Almy. "Cooperation among all of the key players allowed us to put together this transaction in a tight timeframe. Beacon Capital Partners was very accommodating and highly responsive. As a result, the new space at One Beacon St. will give Robeco a revitalized workplace that delivers a strong platform for its specialized customer team in the northeast."

Diversified Project Management, Inc., a Newton-based owner's representative firm, is providing comprehensive project management services for the relocation. Gensler & Associates Architects and RDK Engineers are completing the design and engineering build-out of the space.

Robeco expects to occupy the renovated space on October 1.

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