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Ruben Cos. signs 50,036 s/f in leases at One Exeter Plaza - Jones Lang LaSalle represents landlord

July 21, 2010 - Front Section

Owner Ruben Companies has recently executed lease transactions for a total of 50,036 s/f of first class office space at One Exeter Plaza, an office building in the city's Back Bay. The leases include: International Data Group (IDG) for 15,451 s/f; Consulate General of Portugal signing for 5,935 s/f; Rapid7 leasing 5,820 s/f; Stax Inc. for 5,470 s/f; the Alosa Foundation for 5,290 s/f and a foundation for 6,035 s/f. Jones Lang LaSalle is the exclusive leasing agent for One Exeter Plaza.

According to Jonathon Yormak, a principal with Ruben Cos., "We are pleased with the high quality of these new tenants who join our already impressive roster. Recent renovations have made One Exeter Plaza the premier boutique building in the Back Bay."

Jones Lang LaSalle managing director Bill Motley, senior vice president Brad McGill, and assistant vice president Katharine Small served as brokers representing the landlord. Richards Barry Joyce & Partners represented IDG. UGL Equis represented the Consulate General of Portugal, CB Richard Ellis represented Rapid7, Stax was represented by Jones Lang LaSalle senior vice president Peter Bekarian and associate Patrick Nugent. Negotiating for Alosa Foundation was Casler and Company.

One Exeter Plaza is a 15-story high profile mid-rise tower located on the corner of Boylston and Exeter Sts., one block from Copley Square.

It features a new three-story marble lobby designed to a high level of detail, updated tenant lobbies, and upgrades to the elevator cabs and bathrooms. The building has panoramic views of the city skyline and Charles River, an efficient and flexible office layout, floor plates of 14,700 square feet, and on site property management services provided 24/7 by Ruben Companies. Other tenants include: Disney/ABC, Cornerstone Research, and Wells Fargo. Morton's Steakhouse is on the lower level.

According to Jones Lang LaSalle's Brad McGill: "Ruben Companies has been rewarded for their outstanding management, attention to detail, and commitment to the Back Bay by doing deals with quality tenants in this challenging market cycle."

About Ruben Companies

For almost fifty years, Ruben Companies and its affiliates have been leaders in real estate investment, development, management and technology. In New York, Washington DC and Boston, Ruben Companies has developed, and continues to own and manage, over five million square feet of prestigious office space and over 1,000 residential apartments. Ruben Companies' tenants include major domestic and international corporations, leading financial institutions, prominent

service firms and prestigious retailers. Ruben Companies has been at the forefront in the development and implementation of technology solutions for the real estate industry, having founded Workspeed, a web-based workflow application currently in use in over 300 million square feet of commercial real estate throughout the country. For further information, please visit the firm's website, www.rubenco.com.

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2009 global revenue of \$2.5 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.6 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with approximately \$40 billion of assets under management. For further information, please visit our Web site, www.joneslanglasalle.com.

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