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The Beal Companies and Rockpoint Group execute four leases at Seaport Center totaling 79,500 s/f

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The Beal Companies LLP and Rockpoint Group LLC have executed four lease transactions for a combined 79,500 s/f at Seaport Center, Boston. The leases are: Monster.com and Verizon each for 28,000 s/f, Altran Solutions for 13,500 s/f, and Interaction Associates signing for 10,000 s/f. Jones Lang LaSalle is the exclusive leasing agent for Seaport Center.

This is Monster.com's first Boston location. The online career development company will occupy the fifth floor as a data center. Verizon is renewing its sixth floor telecom facility. Altran has renewed its lease for its northeast headquarters, and Interaction Associates is moving its east coast headquarters to Seaport Center from Cambridge.

Jones Lang LaSalle managing director Bill Barrack, and senior vice president Ben Heller served as brokers representing the landlord. NAI Hunneman represented Monster, Verizon was represented by CB Richard Ellis, Grubb & Ellis represented Altran, and FHO Partners negotiated on behalf of Interaction Associates. Seaport Center is now approximately 80% leased. There are approximately 100,000 square feet of contemporary office space available.

"This is great for Boston. I want to welcome Monster.com and Interaction Associates to the city," mayor Thomas Menino said. "They join a number of other great companies that are located in our Innovation District and I think they will enjoy taking advantage of all that the South Boston Waterfront has to offer. I want to congratulate Jones Lang LaSalle on these new leases and for keeping the other two companies within Seaport Center." "We could not be more pleased than to have the opportunity to keep two great companies like Verizon and Altran at Seaport Center," said Beal Companies senior vice president Stephen Faber. "Adding Monster.com and Interaction Associates to our building demonstrates the desirability of the Seaport District and our property which is most gratifying. On behalf of our partners we thank everyone for their hard work in making these transactions happen."

Seaport Center is a 465,000 s/f first class office building located at 70 Fargo St. in the South Boston Seaport District. It is directly across from the Westin Hotel and the Boston Convention Center, one block from the waterfront with direct access to the Ted Williams Tunnel.

The nine-story mid-rise has undergone a capital improvements program with upgrades to the landscaping, on-site parking areas, two-story atrium lobby, entrance and systems. International Health Racquet & Sportsclub Association was recently added. Seaport Center also features flexible and expansive 54,000 s/f floor plates for users from 5,000 square feet, a modern main lobby, new elevators, heavy floor load capacity, enhanced public transportation via the MBTA's Silver Line, and dedicated shuttle bus service to South Station. Tenants include: JPMorgan Chase & Co. Inc., Boston Coach, Aberdeen Group, Tivoli Audio, RDK Engineers, Digital Realty Trust, Total Office Interiors, and Marine Systems Corp.

With views of the Boston Harbor, Seaport Center is a block from water shuttles, the Seaport Hotel, World Trade Center, the Institute of Contemporary Art, Bank of America Pavilion, Louie's Boston, Fan Pier, and bus service to downtown. It is five minutes from Logan Airport, and South Station's MBTA and commuter rail lines serving the south markets with AMTRAK connections to New York and Washington, DC. At rush hour a dedicated shuttle for tenants serves South Station every 20 minutes. For more information about Seaport Center visit www.seaportcenterboston.com.

According to Jones Lang LaSalle's Heller: "The in-migration of Monster and Interaction Associates bodes well for the Boston market. The building's significant infrastructure and the ownership's creative deal making were pivotal factors in these transactions. Seaport Center is well positioned for the future of the seaport."

About The Beal Companies

The Beal Companies is a closely held firm actively pursuing investment opportunities in all segments of the real estate industry. Since 1888, the Beal family has built a full service Real Estate firm with an enviable reputation. The Beal Companies' projects and advisory services have been focused not only in Boston also throughout the United States. Activities include the Acquisition and Development of Commercial, Historic and Residential Properties, Asset Management Brokerage and Consulting. For more information on The Beal Companies, visit www.bealco.com.

About Rockpoint Group, LLC

Rockpoint Group LLC is a global real estate investment management firm with offices in Boston, Dallas, San Francisco, Frankfurt, London and Tokyo.

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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