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## **Berkeley Investments and Kelleher Sadowsky arrange 14,971 s/f lease**

September 15, 2010 - Front Section

Worcester MA Bank of America and Berkeley Investments have executed a lease for 14,971 s/f of office space through June 2016 at 100 Front St.

100 Front St. is a 268,000 s/f 19-story class A office building located in downtown. The property was built in 1970 and contains typical floor plates of 15,000 sq/f. Property upgrades over the past few years include a new roof, upgraded elevator systems, and main lobby and common floor upgrades. Through a partnership with Starwood Capital, Berkeley Investments, Inc. purchased the building as part of an acquisition that includes 120 Front St., 90 Front St.t, a 1,454 space parking garage, and two vacant buildings totaling 122,000 s/f. Collectively, Berkeley Investments, Inc. owns over 730,000 s/f of office/retail space in downtown Worcester.

Berkeley Investments, Inc. was represented in-house by Steven Brooks, vice president, asset management and by Will Kelleher and Jim Umphrey of Kelleher Sadowsky. Bank of America was represented by Tom Hansen of CB Richard Ellis.

100 Front Street is 80% leased to numerous tenants including Fallon Clinic, Morgan Stanley, Protector Group Insurance, and Mirick O'Connell

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