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McCall, Richardson and Larivee of McCall & Almy lease 25,500 s/f; Breslin and Durand of M&G represent St. James/Arlington Real Estate

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McCall & Almy has negotiated new terms and extended the lease for the Boston Foundation at 75 Arlington St.

William McCall, David Richardson and Garrett Larivee of McCall & Almy represented the Boston Foundation. Roger Breslin and Frank Durand of Meredith & Grew represented the landlord, St. James/Arlington Real Estate LP.

"McCall & Almy helped the Boston Foundation realize its wish to stay in our established location by negotiating favorable terms that serve our needs for a long time," said Beth Llewellyn, chief administrative officer for the Boston Foundation. "Our location in Back Bay location is a terrific place for us to bring people together and to present public forums and convenings that are a key part of our work, contributing to our mission of building and sustaining a vital, prosperous city and region."

McCall & Almy reviewed the terms of the original 25,500 s/f lease, set to expire in September 2011, and negotiated new terms for the Boston Foundation. The new eight-year lease maintains the Foundation's presence on the 10th floor of 75 Arlington St. in Back Bay, where it often hosts community meetings and other outreach initiatives.

"The Boston Foundation is focused on the betterment of life in our community," said Richardson. "We are delighted that all parties in this transaction kept these goals in mind. The Boston Foundation and landlord came to mutually agreeable terms, which allows the Foundation to remain in the building on a long-term basis. It insures that they will remain a vital part of the Back Bay neighborhood for many years to come."

Founded in 1915, the Boston Foundation, Greater Boston's community foundation, is one of the oldest and largest community foundations in the nation. Made up of about 900 separate charitable funds established by donors for the general benefit of the community or for special purposes, the Foundation and its donors made more than \$95 million in grants to area nonprofit organizations last year.

The Boston Foundation seeks to have a profound impact on important areas of community life-including dramatic improvements in education and health attainment; safe and vibrant neighborhoods; robust arts and cultural opportunities; and a regional economy that enables everyone to thrive.

About McCall & Almy

Founded in 1990, McCall & Almy is a Boston-based commercial brokerage firm providing trusted real estate advice and services. Focused on tenant representation and strategic real estate planning, McCall & Almy and its clients work together to develop insightful and responsive business

solutions. The firm's senior advisors provide real estate analysis and support for a wide range of business sectors and not-for-profit organizations. For more information, please visit www.mccallalmy.com.

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