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McCall & Almy and Meredith & Grew broker 25,500 s/f lease renewal at 75 Arlington Street

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McCall & Almy has negotiated new terms and extended the lease for the Boston Foundation, a major civic leader, provider of information, convener, and sponsor of special initiatives designed to address the community's and region's most pressing challenges.

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.

"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 tenth floor of 75 Arlington St. in the heart of 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 David Richardson, executive vice president at McCall & Almy. "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."

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.

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