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RBJ&P leases 272,000 s/f to law firm WilmerHale at 60 State Street

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According to Richards Barry Joyce & Partners, LLC (RBJ&P), the law firm WilmerHale will renew its commitment to 60 State St. by signing a 20-year lease for 272,000 s/f, occupying floors 2, 3, and 23 through 32 within the building.

The RBJ&P team of Michael Joyce, partner, John Barry, partner, and Thomas Ashe, senior vice president, represented WilmerHale. The building's landlord, Equity Office Properties, was represented Ron Perry of Collier Meredith & Grew and internally by Andrew Maher.

The law firm has been the anchor tenant at 60 State since the tower was built in 1977.

The transaction is one of the largest lease signed in 2010 in the Downtown Boston market. The building is owned by Equity Office Properties.

"Boston's Financial District has been our home for nearly a century and we are pleased to maintain our corporate offices at 60 State Street," said Bill Lee, co-managing partner of WilmerHale. "Equity is committing to over \$12 million in building amenities, which combined with our renovations, will enable the firm to improve efficiencies and thereby maintain our focus on client service."

Equity Office's investment will include upgrading the lobby space, complementing the other upgraded lobbies in the Equity Office portfolio at 225 Franklin, One Post Office Square and 100 High St. In addition, the renovations will include new elevators and security upgrades. An Energy Management System (EMS) will be installed, allowing the building to become LEED certified.

"For over 300 years the corner of State and Congress has been the center of Boston civic life. It is with great pride that Equity Office is partnering with Wilmer Hale to restore 60 State Street and continue this tradition. This deal signifies the revival of the Financial District," said Andrew Maher, director of leasing for Equity Office. "Our investment in 60 State St. will restore it back into one of Boston's iconic buildings and prepare it for the tenants of the 21st century."

About Wilmer Cutler Pickering Hale and Dorr LLP

WilmerHale provides legal representation across a comprehensive range of practice areas that are critical to the success of its clients. The law firm's leading intellectual property, litigation/controversy, regulatory and government affairs, securities, and corporate and transactional groups participate in some of the highest-profile legal and policy matters. With a staunch commitment to public service, the firm is renowned as a leader in pro bono representation. WilmerHale is 1,000 lawyers strong with offices in 12 cities in the United States, Europe and Asia. For more information, please visit www.wilmerhale.com.

About Richards Barry Joyce & Partners, LLC

Richards Barry Joyce & Partners is a full service commercial real estate firm providing creative solutions for its client partners. The company's focused team approach offers clients a competitive

advantage in solving their local, national, and international real estate challenges. Richards Barry Joyce & Partners' unique platform offers a full range of real estate advisory services including market analysis, capital markets solutions, financial analysis, corporate services, portfolio review, and consulting services. For more information, please visit our website at www.rbjrealestate.com.

About Equity Office

Equity Office owns and manages approximately 11 million square feet in greater Boston, including signature properties such as 222 Berkeley Street, 500 Boylston Street, 100 Summer Street and 60 State Street. Equity Office is the owner and operator of more than 59 million square feet in over 400 buildings through the US. The company is an affiliate of The Blackstone Group, a premier global private equity firm. www.equityoffice.com

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