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Jones Lang LaSalle signs Vestmark to 33,866 s/f

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According to Jones Lang LaSalle (JLL), Vestmark has signed a lease for 33,866 s/f of first class office space in Digital Realty Trust's 100 Quannapowitt Parkway property. The second floor space will serve as the company's U.S. headquarters.

JLL managing director Tamie Thompson and senior vice president Dan Cordeau negotiated the lease representing owner/developer Digital Realty Trust.

Newmark Knight Frank principal Christopher Curley represented Vestmark as the tenant.

Vestmark is converting a sublease into a direct lease and renovating its space.

"As Vestmark continues to see tremendous market demand for our technology and services, we are pleased to maintain our corporate headquarters in an environment which has served us well so far," said Vestmark CEO John Lunny. "The location, office environment, and surrounding resources and facilities have been a benefit for our employees and will continue to benefit Vestmark as the company grows."

Site of the former American Mutual Insurance Company, 100 & 200 Quannapowitt Parkway is a 387,000 s/f first class office and technology center directly on Rte. 128 overlooking Lake Quannapowitt. It combines modern, efficient flex space with maximum corporate exposure and direct access to Route 128. The two buildings offer spectacular views of the lake, mature woodlands, jogging trails, a cafeteria operated by ARAMARK, fitness center, men's and women's locker rooms and showers, and a basketball court for employees. There is structured and surface parking on-site for 672 vehicles with a high ratio of 4 spaces per 1,000 square feet. The park is located within minutes of Route 93. Both the North Avenue and Route 129 entrances to the park have direct access to Route 128.

Building 100, built in 1999, is a four-story 168,000 square foot first class office building in a richly landscaped setting featuring a modern glass and precast Efasade, quality finishes, and an atrium lobby with seating area. Building 200 was initially built as a landmark building with high corporate standards for American Mutual. It was repositioned and leased to Comverse when Building 100 was constructed. Today Building 200 is a high performance 2-story 219,000 square foot mixed use technology and office facility being completely updated and repositioned as a state of the art data center.

"Digital Realty Trust's 100 Quannapowitt Parkway property is ideally suited to meet Vestmark's need for flexible office space that can serve as the new home for its U.S. headquarters. Like many of our facilities, 100 & 200 Quannapowitt Parkway offer a combination of datacenter space and commercial office space that is very appealing to customers. In Vestmark's case, the property's office space was a perfect fit. The new datacenter facility offers the flexibility to also meet the company's future datacenter needs if necessary," said Brent Behman, vice president, global sales at Digital Realty

Trust.

According to Tamie Thompson, "We are finding a lot of office tenants in the North Market are very interested in Quannapowitt Parkway. The strength of ownership with Digital Realty Trust, and the quality construction, architecture, location, views and amenities of 100 Quannapowitt Parkway make Building 100 a terrific headquarters location. Working with Vestmark has been a pleasure, and we are thrilled to have them on the building roster." Working with Tamie and Dan on the marketing is vice president Greg Zais.

About Vestmark

Vestmark is a leading provider of wealth management technology and managed account solutions to dramatically improve trading and operational efficiency for investment managers, RIAs, Broker-Dealers, bank trusts and other financial firms. Leveraging our simple to implement, easy to use solution, Vestmark's experienced team works closely with you to implement tailored solutions for your business, incorporating best practices that enhance revenues, increase scalability and reduce compliance risk.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. enables customers to deliver critical business applications by providing flexible, reliable and cost effective datacenter facilities. Digital Realty Trust's customers include domestic and international companies across multiple industry verticals ranging from information technology and Internet enterprises, to manufacturing and financial services. Digital Realty Trust's 96 properties, excluding two properties held as investments in unconsolidated joint ventures, comprise approximately 16.8 million square feet as of December 9, 2010, including 2.3 million square feet of space held for redevelopment. Digital Realty Trust's portfolio is located in 28 markets throughout Europe, North America and Singapore.

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 s/f 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 \$38 billion of assets under management.

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