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## **Jones Lang LaSalle brokers 24,353 s/f lease at 99 High Street to Capital Crossing**

April 21, 2011 - Front Section

Capital Crossing has signed a 24,353 s/f lease on floor 7 of 99 High St. The full floor serves as their U.S. headquarters. The 730,000 s/f first class office and retail tower owned by TIAA-CREF recently received Gold-level LEED certification from the U.S. Green Building Council.

Jones Lang LaSalle (JLL) is the construction manager, property management and exclusive leasing agent for the property. Company managing director Bill Barrack and executive vice president Ben Heller represented TIAA-CREF in the transaction; senior vice president Tom O'Regan represented the tenant.

99 High received the Building Owners and Managers Association of Boston Office Building of the Year Renovated Building Award, and is now competing for the Mid-Atlantic Renovated Office Building of the Year Award.

The JLL management team is comprised of senior vice president Dan Ozelius and vice president Bruce Clifford. JLL managing director Mark David oversees all construction activities. The construction manager is Barrie Ferraro.

99 High is currently 84% leased. Other tenants include Wolf & Company, Cannacord Adams, FINRA, Marsh & McLennan, Hancock Natural Resources, Murtha Cullina LLP, Chartis, and PNC. JLL has completed over 374,000 s/f of leasing in the building in the last six years.

Heller said, "Capital Crossing undertook an extensive search for office space throughout the city. The building's infrastructure and strength of ownership were instrumental in their decision."

Located a block from the harbour and Post Office Sq. in the city's Financial District, 99 High is adjacent to the Rose Kennedy Greenway with direct access to the Mass Pike and I-93. It is two blocks from South Station, the MBTA and commuter rail lines serving the south markets with AMTRAK connections to New York and Washington, DC.

A series of projects at 99 High were recently initiated to significantly increase energy efficiency. All building systems have been completely updated. Electricity costs decreased 10%, and both steam and water/sewer expenses decreased by 8%. Electricity supply was aggressively managed to significantly reduce cost. Other improvements to enhance performance include: common area lighting retrofit, variable frequency drives for air handling units, high rise elevator modernization, cooling tower replacement, air handling unit upgrades, and a new gas boiler plant. The replacement of 4,000 windows and façade repair will be completed in 2011. The window project is expected to reduce energy costs by 18%.

Lobby improvements feature a new rear lit feature wall, improved detail lighting, furniture, and custom flooring. Other exterior changes include: façade upgrades of the first two floors with Colonial Gold granite faced columns imported from India; new brass storefront finishes for ground-level retail and the second floor; new awnings highlighted by down lighting; replacement of

the sidewalks along High Street; installation of up lighting around the second floor building perimeter; a new mirrored glass canopy; and iconic entrance with mirrored glass.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540