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Griffin, Maher, Pergola and Doherty of Cushman & Wakefield complete \$25 million sale of 200 Newport Ave.

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On behalf of an affiliate of Clarion Partners, Cushman & Wakefield of Massachusetts, Inc. completed the sale of 200 Newport Ave., a 145,752 s/f class A office building. Cushman & Wakefield's capital markets group of Robert Griffin, Edward Maher, David Pergola and Brian Doherty exclusively represented the seller and procured the buyer, an affiliate of Synergy, a Boston-based investment and development firm, in the transaction.

200 Newport Ave., also known as the Josiah Quincy Building, is a premier office asset located in the heart of the south suburban Boston marketplace. The institutional-quality property is leased in its entirety on a long-term, net basis to State Street, a leading financial services provider. Renovated in 2005-2006, the eight-story asset features views of the ocean and the Boston skyline, a two-story atrium lobby and efficient, flexible 22,000 s/f floor plates. The building's amenities include on-site structured parking, a cafeteria on the main level and pedestrian access to the North Quincy station of the MBTA's Red Line.

"Our acquisition of 200 Newport Ave. adds a quality, stable asset to our growing portfolio. We would like to thank Clarion Partners and Cushman & Wakefield for their assistance in closing this transaction," said Synergy's founder and president, David Greaney.

About Cushman & Wakefield

Cushman & Wakefield is one of the world's largest commercial real estate services firms. Founded in 1917, the firm has 231 offices in 58 countries, and 15,000 talented professionals. Cushman & Wakefield delivers integrated solutions by actively advising, implementing and managing on behalf of landlords, tenants, lenders and investors through every stage of the real estate process. These solutions include representing clients in the buying, selling, financing, leasing and managing of assets. The firm also provides valuation advice, strategic planning and research, portfolio analysis, and site selection and space location assistance, among many other advisory services. For the New England area, Cushman & Wakefield maintains offices in Boston, Massachusetts; Manchester, New Hampshire; Hartford and Stamford, Connecticut; and Portland Maine. To find out more about Cushman & Wakefield, please call 617.330.6966, or visit the firm's Web site at www.cushwake.com

About Clarion Partners

Founded in 1982, Clarion Partners manages more than \$22 billion in private equity real estate in the Americas across a range of investment strategies for both institutional and individual investors. The firm announced earlier this year that it will be acquired from the ING Group by the senior management team in conjunction with the private equity firm, Lightyear Capital. The new company will be known by its former name, Clarion Partners. More information about the firm is available at www.ingclarion.com.

About Synergy Investment and Development

Synergy is a Boston-based real estate investment and development firm focused on the acquisition and operation of office, retail, and residential assets, and their associated debt. The firm's specific capabilities include acquisition, debt placement, asset management, property management, permitting, and construction management. Known for its consistently superior performance, Synergy has had a particularly strong record of success on behalf of their foreign equity partners. To date, the firm has completed over \$500 million in acquisitions. Synergy's current portfolio encompasses over 1.4 million square feet across 17 properties in metropolitan Boston. The firm provides space to over 150 companies, and has, since its 2004 founding, maintained an average portfolio occupancy of greater than 95%. Synergy's reputation for active management and consistent execution contributed to its being named CBA Landlord of the Year 2010. For more information on Synergy please visit: www.synergyboston.com

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