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Thompson, Cordeau and Zai of Jones Lang LaSalle represents Digital Realty in 8,100 s/f lease

June 09, 2011 - Front Section

According to Jones Lang LaSalle (JLL), Powers & Sullivan has signed a lease for 8,100 s/f of first class office space on the first floor of Digital Realty Trust's 100 Quannapowitt Parkway. The space is serving as their corporate headquarters.

JLL managing director Tamie Thompson, senior vice president Dan Cordeau and vice president Greg Zais negotiated the lease representing owner/developer Digital Realty Trust. Bill Clark of The Clark Company represented the tenant.

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 office and flex space with maximum corporate exposure and direct access to Rte. 128. The two buildings offer views of the lake, 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 s/f. The park is located within minutes of Route 93. Both the North Avenue and Route 129 entrances to the park have direct access to Rte. 128.

Building 100, constructed in 1999, is a four-story 168,000 s/f 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 is currently undergoing a far reaching capital improvements program, and being redeveloped into a world class data center. It features a new lobby, redundant power feeds and fiber connectivity via major carriers.

According to Tamie Thompson: "Powers & Sullivan was the fifth company to lease space in less than a two month period. The company was attracted to the highly visible landmark location and easy highway access. Activity remains strong on the remaining 53,000 square feet in the Building 100 and for the data center space in Building 200."

About Powers & Sullivan

Powers & Sullivan is a full service Certified Public Accounting Firm licensed to practice in the Commonwealth of Massachusetts. The firm of highly skilled and trained professionals is committed to providing our clients with the highest quality of service. To achieve this goal, they ensure that their professionals maintain the highest level of technical proficiency. They've developed formal internal training courses that are designed to keep our professionals up to date with our constantly changing

environment.

About Digital Realty Trust, Inc.

Digital Realty Trust, Inc. enables customers to deliver critical business applications by providing secure, 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 16.9 million square feet as of April 28, 2011, including 2.2 million square feet of space held for redevelopment. Digital Realty Trust's portfolio is located in 28 markets throughout Europe, North America and Singapore. Additional information about Digital Realty Trust is included in the Company Overview, which is available on the Investors page of Digital Realty Trust's website at <http://www.digitalrealtytrust.com>.

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 2010 global revenue of more than \$2.9 billion, Jones Lang LaSalle serves clients in 60 countries from more than 1,000 locations worldwide, including 185 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.8 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$43 billion of assets under management. For further information, please visit our website, www.joneslanglasalle.com.

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