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55 YEARS

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New Boston Fund executes 34,153 s/f in leases at New England Business Center

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On behalf of New Boston Fund, Inc., CB Richard Ellis/New England (CBRE/NE) completed seven leases totaling 34,153 s/f at New England Business Center during the first quarter of 2011. New Boston Fund has owned and managed the three-building, 237,000 s/f master-planned office park since December 2005. Seven office deals were completed including Research in Motion for 20,515 s/f, VTech Engineering for 4,118 s/f, Melanson & Heath for 2,871 s/f, Proactis for 1,895 s/f, SNI Companies for 1,788 s/f, BLW Engineers for 1,595 s/f and Manpower for 1,371 s/f.

"The quick lease up at New England Business Center is a testament to New Boston Fund's distinction as a landlord and the superior quality of the office park," said CBRE/NE's Kerry Olson Hawkins. "New Boston Fund's impressive responsiveness and high-caliber management of New England Business Center distinguishes them as a landlord and exemplifies their commitment to superior service for their tenants."

The CBRE/NE team of Hawkins, vice president, and Robert LeClair, associate, represented the landlord.

CBRE/NE represented Research in Motion, a global leader in wireless innovation best known for their development of the BlackBerry smartphone.

Melanson Heath & Company, a regional accounting and management firm, renewed their lease at the park and was represented by Tyler Ewing of Grubb & Ellis.

SNI Companies, a provider of recruitment and staffing services, was represented by Colliers Meredith & Grew's Chris Lawrence and Brian Tisbert.

Manpower was represented by Michael Zahornacky of USI.

New England Business Center is a three-building, 237,000 s/f master-planned office park. The park encompasses 42 acres and features views of the Merrimack River and a natural wooded surrounding. Amenities include an on-site Little Sprouts Daycare, a cafeteria and a newly delivered fitness room with showers and lockers; a full-service Marriott Courtyard Hotel and Wyndham Hotel are adjacent to the office park.

The park is ideally situated at the junction of Interstate 93 and River Road and is just minutes from Interstate 495 and Route 128. New England Business Center offers proximity to southern New Hampshire and convenient access from Boston.

About New Boston Fund, Inc.

Founded in 1993, New Boston is a real estate investment management firm based in Boston, MA that manages over \$1.2 billion in private equity capital on behalf of high net worth and institutional investors. With nearly \$4.4 billion in cumulative investment and development activity through eight successful private equity real estate funds, New Boston's value-added investment strategies focus on middle market investment opportunities in the Eastern United States. For more information

please visit www.newbostonfund.com.

About CB Richard Ellis

CB Richard Ellis Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2010 revenue). The company has approximately 31,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our website at www.cbre.com.

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