



# nererj

## **Jones Lang LaSalle represents The Beal Companies LLP and Rockpoint Group LLC in 9,700 s/f lease at Seaport Center**

August 04, 2011 - Front Section

According to The Beal Companies LLP and Rockpoint Group LLC, Acetylon Pharmaceuticals has signed a lease for 9,700 s/f of headquarters office and lab space at Seaport Center. Jones Lang LaSalle (JLL) is the exclusive leasing agent for Seaport Center. Margulies Perruzzi Architects, has been selected to provide design services for the new office and lab space.

JLL managing directors Bill Barrack and Ben Heller, and associate Ben Hux served as brokers representing the landlord. McPherson Corp.'s Keith Coulter represented Acetylon.

Acetylon is the first R&D lab tenant in Seaport Center. Their new space on the second floor will include a combination of office and R&D laboratory space and two "Biosafety level 2" labs. Construction is currently underway, and the project is set to be completed this summer. The company will be moving from 609 Albany St.

Seaport Center is now 80% leased. Seaport Center is a 465,000 s/f first class office building located at 70 Fargo St. in the South Boston Seaport District. It is directly across from the Westin Hotel and the Boston Convention Center, one block from the waterfront with direct access to the Ted Williams Tunnel.

The 9-story mid-rise has undergone a capital improvements program with upgrades to the landscaping, on-site parking areas, two-story atrium lobby, entrance and systems. International Health Racquet & Sportsclub Association was recently added. Seaport Center also features flexible and expansive 54,000 s/f floor plates for users from 5,000 s/f, a modern main lobby, new elevators, heavy floor load capacity, enhanced public transportation via the MBTA's Silver Line, and dedicated shuttle bus service to South Station. Tenants include: Monster.com, Verizon, Altran Solutions, Interaction Associates, JPMorgan Chase & Co. Inc., Boston Coach, Aberdeen Group, Tivoli Audio, RDK Engineers, Digital Realty Trust, Total Office Interiors, and Marine Systems Corp.

With views of the Boston Harbor, Seaport Center is a block from water shuttles, the Seaport Hotel, World Trade Center, the Institute of Contemporary Art, Bank of America Pavilion, Louie's Boston, Fan Pier, and bus service to downtown. It is five minutes from Logan Airport, and South Station's MBTA and commuter rail lines serving the south markets with AMTRAK connections to New York and Washington, DC. At rush hour a dedicated shuttle for tenants serves South Station every 20 minutes.

JLL's Heller said, "The building's superior infrastructure and the ownership's deal making prowess were pivotal factors in the transaction. The Innovation District has become a hotbed for life science companies. Seaport Center is well positioned for the future."

Wise Construction Corporation is the construction manager for the project, and RDK Engineers is providing mechanical, electrical and plumbing engineering.