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## **Joyce and Smith of Richards Barry Joyce & Partners, LLC represent Herald Media in 51,000 s/f lease**

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Richards Barry Joyce & Partners, LLC (RBJ&P) represented Herald Media, which publishes the Boston Herald, in a new headquarters lease that will see the company move to the Seaport Center in the Seaport District in 2012. Jones Lang LaSalle (JLL) is the exclusive leasing agent for Seaport Center.

Herald Media signed a 10-year lease for 51,000 s/f of space in Seaport Center, located at 451 D St. The company will occupy half of the space on the building's fifth and sixth floors. It is a significant move for a company that has been located in Boston's South End for more than 50 years.

"The Herald is a Boston institution and it is great to see the company remain in the city," said Michael Joyce, partner, RBJ&P. "Also it is fitting to see a dynamic company such as Herald Media set up shop in the Seaport District, which by many measures is one of the most active markets in Greater Boston."

Seaport Center is a 465,000 s/f first class office building located at 70 Fargo St. JLL managing directors Bill Barrack and Ben Heller, and associate Ben Hux served as brokers representing the landlord.

Herald Media was represented by Joyce and Eric Smith of RBJ&P.

### About Seaport Center

The nine-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 square foot floor plates for users from 5,000 square feet, 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. For more information about Seaport Center visit [www.seaportcenterboston.com](http://www.seaportcenterboston.com).

## Boston Office Market

According to research by RBJ&P, the Downtown Boston submarket consists of 68,233,000 square feet of office space and was 13.2% vacant, as of the quarter ended June 30, 2011. [source: Richards Barry Joyce & Partners' "officeSTATus - Summer 2011"]

## About Jones Lang LaSalle

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## About Richards Barry Joyce & Partners, LLC

Richards Barry Joyce & Partners is a full service commercial real estate firm providing creative solutions for its client partners. The company's focused team approach offers clients a competitive advantage in solving their local, national, and international real estate challenges. Richards Barry Joyce & Partners' unique platform offers a full range of real estate advisory services including market analysis, capital markets solutions, financial analysis, corporate services, portfolio review, and consulting services. For more information, please visit our website at [www.rbjrealestate.com](http://www.rbjrealestate.com).

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