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## **Barnes and O'Leary of FHO Partners broker 13,258 s/f lease to Performance Motion Devices at 80 Central Street**

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Performance Motion Devices, Inc. has leased 13,258 s/f of space at 80 Central St., a Class A office building 30 miles northwest of Boston. KBS Realty Advisors acquired the 149,528 s/f building in the 495/North submarket in 2006.

Connor Barnes and Michael O'Leary from Boston-based FHO Partners represented Performance Motion Devices in the transaction while Brian McKenzie, John Wilson and Jamey Lipscomb from Richards Barry Joyce & Partners in Boston represented KBS.

Performance Motion Devices, Inc. is expanding its business and moving its operation from Old Bedford Rd. in Lincoln to 80 Central St., nearly doubling its space commitment.

80 Central St. is located along Rte. 495 north, offering easy access to I-128 and the considerable executive housing in the area. Constructed in 1988, the three-story building was renovated in 1999 and features an onsite 125-seat cafeteria, fitness room, and locker and shower facilities.

Other 80 Central St. tenants include Crossbeam Systems, Axis Semiconductor, Diversified Management, PHAST Data, Lighttower Fiber Networks, Egenera Cleanwise and Applied Materials.

"Despite the economy, 80 Central St. continues to perform above the market, thanks to its location, attractive amenities and quality tenant roll," said Charles Valentino, KBS senior vice president and asset manager. "It is especially well suited for technology-oriented tenants like Performance Motion Devices that account for the majority of demand in this market."

A major property owner in the area, KBS-affiliated companies own a total of 17 properties in the greater Boston market, including the Class A 625 Mount Auburn St. property in Cambridge and the recently renovated 825 University Ave. building in Norwood.

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