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## **Becker and Doorakian of NAI Hunneman arrange 4,800 s/f office lease**

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NAI Hunneman has negotiated a new 4,800 s/f, 10-year office lease to Granite Point Capital at 109 State St., an entirely re-modeled and restored boutique office building in the city's Financial District. Granite Point Capital, a Boston-based hedge fund, will relocate from its current location at 222 Berkeley St. in Back Bay. NAI Hunneman senior vice president Jeffrey Becker and vice president Bonny Doorakian represented the landlord, Daniel RenÃ© Safar & Marcel Safar of Daniel RenÃ© Commercial Real Estate, in the transaction. Rebecca Galeota of Cushman & Wakefield represented Granite Point Capital.

"After all the attention we have paid to our building and our business, we are thrilled to be able to attract a tenant such as Granite Point Capital to make the move to the property," said Safar, general manager of Daniel RenÃ© Commercial Real Estate. "It has been a challenge to convince the market that our level of services are on par and our finishes and design can even surpass the most sophisticated offices in the city. We thank Jeff and Bonny for showing this to the market and we hope to build on this success in our future acquisitions."

Granite Point will occupy the entire fifth floor, and Daniel RenÃ© will conduct the buildout. "The space has incredible potential, and we are excited to be working with Daniel RenÃ© to create an extraordinary office," said Warren Lammert, founding partner and CIO of Granite Point Capital. "Working with Marcel and Daniel throughout the transaction, from the initial showing through the build out, has been a pleasure and has streamlined the process."

109 State St. represents a new style of office property painstakingly redesigned to strike the right balance in showcasing charming authentic Bostonian brick and beam construction while also featuring the most modern, elegant and functional office finishes. "The design takes an enormous amount of time and effort because finding just the right balance between brick and beam construction and office sophistication is extremely delicate," said Marcel Safar. "

"For years this building would have never stood out to anyone, but with Daniel & Marcel's creativity and vision as well the redesigning of the facade by replacing the old tired wooded fronts with granite, stainless steel and glass facades with wrought iron building lamps, they have made 109 State Street a unique business address and have given State Street a new streetscape" said Becker. "The quality of the entire building speaks for itself and the available executive suites are a great fit for small law, accounting and professional services firms looking for full-service, high-end office space."