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DeSimone, Duffy & Gurtler of Jones Lang LaSalle represent National Grid in 312,000 s/f lease at Reservoir Woods

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According to Davis Marcus Partners, National Grid has signed a lease for the entire 312,000 s/f new LEED Gold certified building at Reservoir Woods' East Campus at 40 Sylvan St.

Construction on the new building, which will have one of the highest environmental sustainability ratings available - LEED-certified at the Gold level - will begin this month and is expected to be ready to occupy in mid-2009. National Grid has signed a 20-year lease for the three-story Class A building, designed by ADD, Inc. of Cambridge. The building, when completed, will feature bright, open and functional work areas, and will be designed to foster a collaborative work environment for National Grid employees.

National Grid is an international energy delivery company that delivers electricity to approximately 3.3 million customers in Massachusetts, New Hampshire, New York and Rhode Island. It is also one of the largest distributors of natural gas in the northeastern U.S., serving approximately 3.4 million customers in New York, Massachusetts, New Hampshire and Rhode Island.

"Reservoir Woods offers National Grid an environmentally sensitive new building with flexibility, energy efficiency and a full amenity package to attract and retain valued employees," said Paul Marcus, president, Davis Marcus Partners. "It also provides the benefit of accessibility unparalleled in the suburbs of Boston."

Jones Lang LaSalle managing director Phil DeSimone, with senior vice presidents John Duffy and Keith Gurtler, represented National Grid in the transaction. Executive vice president/partner Andy Majewski and vice president Kerry Olson of CB Richard Ellis brokered the deal for Davis Marcus Partners.

The LEED Green Building Rating System is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Reservoir Woods East is a 54-acre office/research and development property purchased by Davis Marcus in partnership with Prudential Real Estate Investors in December 2006. Located off Winter St., just east of the entrance to Davis Marcus Partners' existing Reservoir Woods West Campus, the East Campus will be a landscaped site abutting the Cambridge Reservoir and including walkways, bike trails to Cat Rock Park, a pond and views of the Hobbs Brook wetlands.

Together, Reservoir Woods East and West comprise a 120-acre wooded campus located between the Mass. Pike and Rte. 2 at exit 27 off Rte. 128/U.S. I-95.