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Nugent and Giunta of Grubb & Ellis handle Sun Life's 70,765 s/f lease

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Grubb & Ellis Co. represented Sun Life Retirement Services in its sublease of 70,765 s/f of office space from First Marblehead Corp. at 31 St. James Ave. Sun Life Retirement, which is located at 500 Boylston St., plans on relocating to its new offices in the spring.

George Nugent, senior vice president, and Philip Giunta, senior vice president of Grubb & Ellis, represented Sun Life Retirement. David Campbell, president of The Codman Co. represented First Marblehead.

"After reviewing a broad geography over a period of time Sun Life found the 31 St James Ave. opportunity perfect for their needs. The First Marblehead space offered a plug and play environment with the infrastructure Sun Life was seeking," said Nugent.

31 Saint James Ave. is owned by Capital Properties.

About Grubb & Ellis

Grubb & Ellis Company (NYSE: GBE) is one of the largest and most respected commercial real estate services companies. With more than 130 owned and affiliate offices worldwide, Grubb & Ellis offers property owners, corporate occupants and investors comprehensive integrated real estate solutions, including transaction, management, consulting and investment advisory services supported by proprietary market research and extensive local market expertise.

Grubb & Ellis and its subsidiaries are leading sponsors of real estate investment programs that provide individuals and institutions the opportunity to invest in a broad range of real estate investment vehicles, including tax-deferred 1031 tenant-in-common (TIC) exchanges, public non-traded real estate investment trusts (REITs) and real estate investment funds. As of September 30, 2007, nearly \$3 billion in investor equity has been raised for these investment programs. The company and its subsidiaries currently manage a growing portfolio of more than 214 million square feet of real estate. In 2007, Grubb & Ellis was selected from among 15,000 vendors as Microsoft Corporation's Vendor of the Year. For more information regarding Grubb & Ellis Company, please visit www.grubb-ellis.com.

About Sun Life Retirement Services

For more than 33 years, Sun Life Retirement Services¹ and its predecessors have been at the forefront of innovation and leadership in the retirement plan industry. Sun Life Retirement Services provides bundled and unbundled defined contribution plan services including: recordkeeping, plan administration & compliance services, communications, education, investment guidance, and merger & acquisition assistance. Our plans are fully supported by dedicated client service teams,

state-of-the-art recordkeeping and administrative systems, and voice and Internet technology. Sun Life Retirement Services continues to lead the industry in developing areas such as fee transparency, open architecture and fiduciary support.Â Please visit us on the web at www.sunliferetirement.com

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540