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## **CBRE/New England and Meritage Properties LLC complete three leases totaling 200,261 s/f**

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CBRE/New England (CBRE/NE) and Meritage Properties LLC have completed three leases totaling 200,261 s/f at One Financial Plaza. Bank of America will occupy 84,690 s/f in a long-term lease expansion and extension. Edwards Wildman Palmer, LLC will occupy 74,319 s/f in a 10-year lease extension. Morgan Stanley will occupy 32,014 s/f in another long-term lease expansion and extension. Robinson & Cole LLP will occupy 9,238 s/f in a long-term lease expansion and extension. "One Financial Plaza is a premier Class A office building in the heart of Providence's Financial District," said Alden Anderson, CBRE/NE's senior vice president/partner. "The building's landmark location and current ownership's longstanding commitment to superior quality and service coupled with the breathtaking panoramic views on the upper floors and its blue-chiptenant roster make the property extremely attractive to high-profile tenants."

As exclusive leasing agent for the property, CBRE/NE's Anderson, represented the landlord Meritage. Bank of America was represented by CBRE/NE's David Fitzgerald, executive vice president/partner, and Andrew Galvin, senior associate. Edwards Wildman Palmer, LLC was represented by Charles O'Connor, of FHO Partners and Peter Hayes of Hayes & Sherry. Morgan Stanley was represented by Thomas Donovan of Cushman & Wakefield and Hayes of Hayes & Sherry. Robinson & Cole LLP was represented by Andrew Filler of R.M. Bradley.

One Financial Plaza is a class A landmark, offering tenants views of the State House, Providence River and Narragansett Bay from its upper floors. The 28-story, 322,000 s/f building is located in the city's Central Business District and offers access to the city's amenities. The property, which boasts an impressive roster of well-known national and regional tenants, offers on-site property management, a fitness center, valet parking, and access to I-95, I-195 and Rte. 6/10.

"The ability to accommodate the growth and success of these organizations through the expansion and extension of their leases at One Financial Plaza underscores our commitment to our tenants. Our team at the asset level should be commended for the creativity and persistence they exhibited in getting these complex transactions over the goal line." said Arthur DellaSalla, managing director of Meritage. "Long-term commitments from prestigious firms such as these validate our belief that One Financial Plaza will always be one of Providence's top tier business addresses."

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