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## **Paradigm Properties signs Boathouse Group, Inc. to 11,000 s/f at 260 Charles Street**

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According to Paradigm Properties, Boathouse Group, Inc. has agreed to a 5 year lease for 11,000 s/f of space at 260 Charles St.

Dan Krysiak of Newmark Grubb Knight Frank represented the building in the transaction and John Carroll III represented Boathouse Group, Inc.

Paradigm is also planning a lobby renovation for the building. Fusion Design Consultants, an interior architecture firm based in Boston, will expose and enhance the brick and beam architecture of the original building while maintaining a new age contemporary feel. Fusion aims to complement and update the historic interior by accenting the brick with energy efficient light fixtures, and stainless steel accents; while creating visual interest with gradating paint colors in the atrium. The existing stone flooring will be enhanced with modern carpet and dated woodwork will be replaced with high gloss white laminate. Visitors will be able to access information on local attractions, dining options, and directions via an integrated iPad kiosk. The renovation is scheduled to be completed by April.

260 Charles St. is a 51,240 s/f office space constructed in 1886 as the original home of the United States Watch Company. In 2000, the original building structure was fully renovated and a new, 35,000 s/f addition was constructed. The two structures are connected via a four story glass atrium. The building was acquired in July 2012 by Paradigm.

"We are very pleased to work with Fusion to add value to this historic property," said John Caldwell, managing director of Paradigm. "This renovation is in line with Paradigm's view of innovative office space that is well suited for leasing in the Greater Boston market."

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