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Purpura, Smith and Friedman of Richards Barry Joyce & Partners, LLC represent Preotle, Lane & Associates Ltd. in 40,475 s/f lease

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Richards Barry Joyce & Partners, LLC (RBJ&P) represented Preotle, Lane & Associates Ltd. (PLA) in a 40,475 s/f lease agreement that brings 200 River's Edge Dr., a LEED Gold certified office/lab building in the River'sEdge mixed use development, to full occupancy.

The 10-year lease was signed with Management Sciences for Health (MSH), an international nonprofit organization whose mission is to save lives and improve the health of the world's poorest and most vulnerable people. MSH is relocating its corporate headquarters from Cambridge in late 2013.

Steven Purpura, managing partner, and senior vice presidents Eric Smith and Ron Friedman of RBJ&P represented PLA. RBJ&P is the exclusive leasing agent for River's Edge. MSH was represented by Ted Lyon and Chris Walsh of Cassidy Turley.

"As an organization that strives for innovation and sustainability in all that we do, we're very excited to have found a space that will substantially increase staff interaction, is so environmentally friendly, and is in such a natural setting," said Jonathan Quick, MD, MPH, president and CEO of MSH.

"For more than 40 years, Management Sciences for Health has worked to improve health throughout the world, and we are honored the institution chose River's Edge for its headquarters," said John Preotle, principal of PLA.

200 River's Edge Dr. is part of River's Edge, one of several new first-class, mixed-use projects near Boston/Cambridge. River's Edge is highlighted by an award-winning, 10-acre park fronting the Malden River (2008 Honor Design award from the Boston Society of Landscape Architects). The park, which includes the Tufts University Boat House, features more than a third of a mile of river frontage, numerous paths for walking, running, and cycling, hundreds of yards of granite seat walls, several hundred trees and over 4,000 rose bushes.

In addition to Building 200, the Park and the Boat House, River's Edge currently includes luxury housing. Subsequent phases are planned to include two additional office/lab buildings: 400 River's Edge (four stories, 115,000 s/f) and 500 River's Edge (six stories, 180,000 s/f). River's Edge is within walking distance of the Wellington MBTA Station.

Designed as a "building in a park," 200 River's Edge's amenities include the River Caf  , an elegant bistro-style restaurant with an outdoor dining terrace, and a fully outfitted fitness center overlooking the Park with showers and lockers. The efficiency of 200 River's Edge floorplate is unparalleled in greater Boston.

"200 River's Edge is a premier building in what has become one of 2013's most active markets," said Smith. "We have seen a tremendous amount of activity in this submarket over the past several quarters."

