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Richards Barry Joyce & Partners, LLC signs TripAdvisor to 72,000 s/f at 226 Causeway Street

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Richards Barry Joyce & Partners, LLC (RBJ&P) represented the landlord in a 72,000 s/f office lease with TripAdvisor at 226 Causeway St. in the city's North Station. Two subsidiaries of TripAdvisor - Smarter Travel and FlipKey - will occupy space on the building's second, third and sixth floors. The groups will relocate from Charlestown and Boston, respectively, with move-in anticipated to begin in the last quarter of this year. The lease brings 226 Causeway St. to 90% occupancy with the majority of the vacancy in the building's retail area.

Michael Joyce, managing partner, along with RBJ&P's Thomas Ashe and Patrick Buckley represented the landlord. The firm is the exclusive commercial leasing agent for 226 Causeway St. TripAdvisor was represented by Mark Roth of Cushman & Wakefield and Anne Columbia of Columbia Group Realty Advisors Inc.

226 Causeway St. is a 193,000 s/f, mixed-use development located adjacent to the TD Garden in an area known as the "Gateway to Downtown Boston." The historic brick-and-beam building was originally built in 1906 and received extensive renovations in 2002, ranging from cosmetic upgrades to full internal systems overhauls. A lobby renovation completed earlier this year updated lighting, lobby seating, a shared conference center and improved acoustics.

In addition to class A office space, 226 Causeway St. also has six floors of residential units, known as Strada 234. The building offers access to I-93 and Logan International Airport, as well as Downtown, the North End, Charlestown and East Cambridge. The neighboring North Station provides public transportation via the Commuter Rail as well as MBTA Orange/Green Line stations and one of the largest Hubway public bike-share stations in Boston. The area is rich in amenities including fine dining, numerous lunch spots, fitness centers, day care, boutique shopping and business services.

"226 Causeway is an excellent location for any company, particularly a creative technology company such as TripAdvisor," said Michael Joyce, managing partner, RBJ&P. "Additionally, North Station is one of the most active areas in Boston, with more than \$1.2 billion in development underway."

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