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Invesco Real Estate sells One Liberty Square for \$54.4 million to Clarion Partners

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According to Cushman & Wakefield of Mass., Invesco Real Estate has sold One Liberty Sq. for \$54.4 million to Clarion Partners. One Liberty Sq. is a distinctive, 13-story, 157,563 s/f "jewel box" office building located in the city's Liberty Sq. Cushman & Wakefield's capital markets team of Robert Griffin, Jr., Edward Maher Jr. and Matthew Pullen, along with leasing specialists Dave Martel, Jim Brady and Tim Bianchi exclusively represented the seller and procured the buyer.

Presently 89% leased to tenants including Great Hill Partners, Berman DeValerio and Boston Advisors, One Liberty Sq. is located in an amenity-rich environment in the heart of Boston's Financial District. It is one block from Post Office Sq. and only three blocks to Faneuil Hall and the Rose Fitzgerald Kennedy Greenway. The building's location provides direct accessibility to U.S. I-93 and U.S. I-90 (the Massachusetts Turnpike), the South Station and North Station transit hubs, as well as multiple bus and "T" line stations all within walking distance. This core location offers immediate proximity to the Financial District's best retail and dining amenities.

"One Liberty Sq. is one of Boston's top office addresses and will continue to be so for many years to come," said Maher.

Cushman & Wakefield's capital markets group represents a wide array of local, national and global investors, specializing in institutional, corporate, retail, medical and multifamily transactions. As the top investment sales team in New England, Cushman & Wakefield's capital markets group closed over \$2.3 billion in transactions totaling 9.3 million s/f in 2012, ranking in the top 10 investment sales teams nationwide. Part of Cushman & Wakefield, the world's largest privately-held commercial real estate services firm, the group has established an unparalleled position in the New England market, proven by its frequent involvement in many of the area's most significant investment sales assignments.

Established in 1983, Invesco Real Estate manages \$53.2 billion of real estate investments, which includes \$30.4 billion in direct real estate portfolios and \$22.8 billion in real estate securities (as of June 30). Invesco has more than 350 employees in 18 offices throughout the U.S., Europe and Asia. The group focuses on top-down market and property type fundamentals combined with bottom-up local market intelligence. Senior members of the management team have worked together for more than 25 years, contributing to the consistent implementation of Invesco's investment strategy.

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