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## **Catlin, Doorakian and LeClair of Boston Realty Advisors complete 16,823 s/f in leases**

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One Appleton St. is a premier boutique office building in the city's South End. The property was originally redeveloped by The Davis Companies in 1988 and served as the real estate investment company's corporate offices until the end of 2013. The building offers garage parking and amenities in the surrounding area. Boston Realty Advisors (BRA) was engaged by The Davis Cos. in early 2014 to reposition the upcoming vacancy to the market and after only a few months secured two new tenants totaling 16,823 s/f bringing the building back to 100% occupancy. The BRA team of Wil Catlin, Bonny Doorakian and Robert LeClair assisted The Davis Cos. in courting Steppingstone Foundation Inc., an education focused non-profit, from the Financial District. Steppingstone was represented by Kristen Blount and Ben Coffin from Colliers International. InCrowd, a growing technology company, represented by Paul Delaney and Jon Vacca from Cresa Partners completed the effort.

One Appleton St. offers tenants the charm and feel of brick and beam space with added features such as garage parking and smaller floor plates. Boutique buildings rarely include the ability to drive in the garage and take the elevator directly to a tenant's space. Adding to its value, the South End neighborhood boasts some of the area's best restaurants and nightlife. Combined with responsive and creative ownership and management from The Davis Cos., the building will continue to be one of the premier boutique office buildings in Boston.

BRA's Downtown Boston brokerage team specializes in tenant representation, landlord representation and corporate advisory services. In the tenant representation capacity, they assist tenants with new space acquisition, renegotiation of existing leases, space disposition, strategic planning, and lease auditing. For landlord representation, BRA offers institutional and private ownership groups sophisticated, value adding, technology-driven services including marketing, reporting and strategic planning.

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