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CBRE Global Investors purchases 100 High Street

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Cushman & Wakefield completed the sale of 100 High St. to CBRE Global Investors. The sale price was not disclosed. The Cushman & Wakefield team, led by president Robert Griffin, vice chairman Edward Maher and executive director Matt Pullen, oversaw the transaction of the 28-story trophy office tower and associated 273-space below-grade parking garage on behalf of Oxford Properties. 100 High St. is a distinctive blue-glass, 546,336 s/f building featuring a dramatic two-story atrium lobby and boasting more than \$18.1 million in recent capital improvements. The asset is presently 64% leased to a high-credit, long-term tenant roster anchored by a trio of blue-chip, publicly-traded firms, providing both durable in-place income and substantial upside potential. As one of just four value-oriented class A buildings in the Financial District able to accommodate tenants requiring 100,000 s/f, 100 High St.'s unique lower-level "wing" structure offers a rare opportunity for large-block users to establish a strong "building within a building" presence.

"100 High Street is a premier corporate address ideally positioned for speedy lease-up and significant upside, benefitting from some of the best setbacks in the city with panoramic views of the harbor and all of Downtown Boston," said Griffin. "Its enclosed glass street-level plaza also presents an attractive opportunity for a transformation into an 'urban oasis' of open-air greenspace that will revitalize the tower's retail component and take advantage of its dual frontage along the newly-activated retail corridors of Federal and High Sts."

Exceptionally situated in the heart of the Financial District, 100 High St. offers a centralized location with immediate accessibility to all public transit options and regional highway systems, complemented by its 273-space on-site parking garage. The property is less than a five-minute walk from five public transit stations, including Boston's primary transportation hub South Station, and just moments from both I-90 and I-93, with outstanding proximity to all of the top "quality of life" amenities that the Financial District has to offer.

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