



# nerej

## **Weber, Cameron and Pearce of NGKF lease 24,615 s/f to Harmonix**

April 16, 2015 - Front Section

Newmark Grubb Knight Frank (NGKF) represented Harmonix in the relocation of its office in Cambridge to 40 Broad St. in downtown. JLL represented the building owner T-C 40 Broad Street LLC. Harmonix signed a 24,615 s/f lease at the 11-story office and retail building following a strategic analysis of local options.

Needing a more efficient floorplan, Harmonix, one of the world's leading independent game development studios, selected NGKF to assist with finding the firm a more flexible space. Founded in 1995, Harmonix is best known for creating blockbuster franchises like Rock Band and Dance Central. The 115-employee firm will occupy the entire 7th floor of its new location.

NGKF's Ryan Weber, senior managing director for the Cambridge market, along with senior managing director Jason Cameron and director Joe Pearce represented Harmonix in the search for its new location. Weber, Cameron and Pearce assisted in the firm's site selection analysis, ultimately securing space at 40 Broad St. based on its central location in the financial district, proximity to public transportation and ability to maintain operations on one floor. JLL senior vice president Brad McGill, executive vice president Tom O'Regan, and vice president Kelly Lockberg negotiated on behalf of T-C 40 Broad Street LLC. Harmonix will move into the 11-story, 285,000 s/f office building in August of 2015.

"We are pleased to have assisted Harmonix in finding a new office in Boston to meet their current space requirements," said NGKF's Weber. "Vacancy rates are down significantly in Cambridge, so Boston currently offers more quality options available to the market. It also offers an abundance of amenities with typically larger floor plates, making it a perfect fit for our client."

"First, I can't say enough about the commitment, patience, and expertise of the NGKF team in helping us find our new home," said Chris Rigopulos, COO of Harmonix. "Harmonix is thrilled to be moving across the river to 40 Broad St. The city of Boston has done a tremendous job revitalizing the downtown area, and the new space will be a major upgrade for us. We are excited to settle in and start enjoying our new surroundings."

"Harmonix is a great tenant and a perfect fit for 40 Broad St.," said JLL's McGill. "Tenants here enjoy the benefits of all the exciting improvements to the building and the neighborhood."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540