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## Roy of Perry Brokerage Associates handles 11,972 s/f lease for Language Scientific

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Jeremy Roy, Perry  
Brokerage Associates

Medford, MA Jeremy Roy, senior vice president at Perry Brokerage Associates, and formerly of Newmark Grubb Knight Frank, has assisted Language Scientific Inc. in a sublease of 11,972 s/f at 101 Station Landing. The lease followed a comprehensive search and negotiation of the company's final options, both led by Roy.

Relocating from nearby 10 Cabot Rd., Language Scientific selected Roy to assist in finding the company larger and more efficient space for its headquarters. Language Scientific ultimately selected a long-term sublease from Tufts Health Plan seven months prior to their lease expiration based on the property's superior location, nearby restaurant, hotel and health club amenities and access to public transportation for their employees. Language Scientific will take occupancy of the new class A space in November.

The sublandlord was represented by the team of Barry Hynes, executive director, Brian Hines, vice chairman, Sean Teague, executive director, and Christopher Walsh, senior associate, of Cushman & Wakefield.

"While initially reluctant to relocate from their long-term home, Language Scientific is thrilled to have found everything they were looking for in a new headquarters at 101 Station Landing," said Roy. "They are excited to stay in Medford and will enjoy great economics and tremendous sublease terms over the course of their tenancy at the new location. The sublandlord is also providing a brand-new turn-key buildout of the sublease with no construction expense risk exposure for my client, a critical component of their decision to relocate."

"Jeremy and his team were phenomenal throughout the entire process, continuously going above and beyond to get us into the exact space we were seeking. Jeremy was professional, patient, trustworthy and an adept negotiator, helping us to get the best deal possible while meeting our timeline. We look forward to making our new home at 101 Station Landing," said Sharon Blank, CEO of Language Scientific.

Since 2011, Perry Brokerage Associates, LLC (PBA) has provided their clients a full real estate services platform including leasing, sales and acquisition services, market research and property consulting. PBA represents owners and tenants in the Boston, Cambridge and the suburban Markets.

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