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Kent, Lynch and Fabiano of JLL handle 45,635 s/f in new leases

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Norwell, MA According to FoxRock Properties and JLL, CHA Consulting, Inc., Morgan Stanley, and TriCore Solutions LLC have signed leases for 23,000 s/f, 16,500 s/f, and 6,135 s/f respectively of first class office space at 141 Longwater Dr. in Longwater Place. JLL represented building owner FoxRock, and tenants CHA and Morgan Stanley in negotiations. These leases bring the modern two-story 225,000 s/f office building to 85% leased. The three companies join tenants including Aramark, Batelle, South Shore Medical Center and ESG.

JLL managing director Tom Kent, senior vice president Sean Lynch, and vice president Joe Fabiano represented the landlord and two tenants.

Work, health, and wellness best describe the changing dynamic at 141 Longwater. The building has recently completed interior and exterior renovations, and a new central amenity area, which includes ZoneWellness, a corporate and medical wellness center managed by the South Shore YMCA. Adjacent to the Zone is a full-service cafeteria operated by Sebastian's of Boston, a shared conference facility, dietary and educational services, spin and yoga classes, and a shared conference facility.

FoxRock's asset manager Marc Pristawa said, "We're excited to welcome these dynamic, diverse companies to our impressive and evolving tenant roster. They recognize the value of the vibrant multi-tenant, flexible, amenity rich 24/7 work-play environment we've created here."

"These companies chose 141 Longwater because of its tenant focus, as well as ownership's vision and tireless commitment to propel the asset forward," said Kent. "On-going interest from other financial service, engineering, and tech-based users remains strong."

FoxRock is one of the fastest growing commercial real estate firms in the Greater Boston area. Founded more than a decade ago with an overarching mission to deliver first-class work environments and tenant services. Their team has developed a diverse portfolio of properties comprising over 2 million s/f of medical, office, and industrial space in Boston's South Shore market.

JLL is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion s/f, or 409 million square meters, and completed

sales acquisitions and finance transactions of approximately \$145 billion. At the end of the third quarter of 2017, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of over 80,000. As of September 30, 2017, LaSalle Investment Management had \$59.0 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

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