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## **Meritage Properties signs lease renewal/expansion to JPMorgan**

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Boston, MA According to Meritage Properties, CBRE/New England and JLL, existing tenant JPMorgan Chase renewed and expanded on three separate floors at 451 D St. in the Seaport District. The renewal and expansion brings JPMorgan's space to 140,000 s/f. The property is a converted warehouse featuring high ceilings and brick & beam, creative space. It is situated in the city's Seaport District at the corner of D and Summer Sts., and measures 477,000 s/f.

"Since acquiring the building in 2014, we have focused on developing a first class experience for our tenants, complemented by dynamic aesthetic changes and a curated social community experience" said Erin Shaw, managing director at Meritage Properties. "We are thrilled to have our efforts result in a long-term expanded commitment to 451 D by JPMorgan and the continuation of our relationship with this key tenant."

"JPMorgan Chase went through an extensive search process scouring the market," said JLL managing director Ben Heller. "They ultimately decided to expand their existing footprint due to 451 D's growing list of amenities, access and the neighborhood's ability to draw top talent."

CBRE/NE's Jon Freni, Bill Crean and PJ Mugford represented the landlord, a joint venture between Meritage Properties and CV Properties. JLL's Ben Heller and Roger Breslin represented JPMorgan Chase locally in the transaction.

451 D St. offers a new 3,000 s/f Wi-Fi-enabled tenant amenity center featuring lounge areas, kitchen, games and conference center. The center is staffed with a full-time social manager, whose role is to foster a close-knit community amongst building tenants through regular events, newsletters and community service activities. The on-site café offers breakfast and lunch daily, in addition to Fooda and Peach food services. The property also offers a fitness center with towel service, on-site parking, enclosed bike storage, on-site daycare from Kids & Company, and regular shuttle service to North and South Stations. The newly renovated lobby provides a modern, vibrant entrance with ease of access to the various amenity offerings.

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