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JLL leads lobby renovation of 349,000 s/f 260 Franklin St. tower

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Boston, MA Construction is now complete on a new lobby and numerous other enhancements at 260 Franklin St., a 349,000 s/f first class tower in downtown. The building renovation program features a complete series of lobby renovations, a complete redesign and extension of the entrance, a new curtain wall on the first three levels, construction of a shared amenity conference center, and added floor area on the first and second floors.

260 Franklin St. is owned by an institutional investor advised by Heitman. JLL Project and Development Services (PDS) is the project manager, and the firm serves as the exclusive leasing agent and property manager.

JLL's team consists of: Project manager David Brunelle and associate manager Jennifer Donohue of PDS; executive vice president Brad McGill, executive vice president Dan Cavanaugh, and managing director Ryan Enright of brokerage; and senior general manager Lucy Deasy of property management. Other key members of the project team are: architect Stantec, general contractor Columbia Construction, and structural engineer McNamara Salvia.

The multi-million dollar project features a new lobby which is nearly doubling in size.

A welcoming introduction to the building for tenants and guests, it provides a "third workspace" with seating areas for collaboration, meetings and working individually. The overall design aesthetic is a bright, clean, sleek look for the marble floors, stone walls, and ceiling. Splashes of color are introduced through new interior landscaping, carpet insets, lighting, furniture, high end finishes including wood accents, painted glass, and artwork. Phase I opened in September 2018.

With its architectural character and singular service, 260 Franklin has highly efficient floor plates and a two-story garage. It is steps from Post Office Square Park, The Greenway, Faneuil Hall, and Boston Harbor. The Boston Globe has described 260 Franklin as having "some of the best views in the city." The building's strong amenities package includes: Flat Black Coffee, a conference center, and there is an abundance of amenities nearby.

According to Heitman executive vice president Tony Ferrante, "These exciting changes bring a whole new experience to 260 Franklin. The building will be open and inviting, a balance of

contemporary and classic.”

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