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## **Morgan Stanley leases 15,171 s/f at Hartford's Goodwin Sq. building**

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Hartford, CT Morgan Stanley has agreed to lease 15,171 s/f in the Goodwin Sq. building in downtown. Cushman & Wakefield represented the owner, Goodwin Square Building, LLC, which is owned by a partnership controlled by Westport Capital Partners, along with their joint venture partners Brian Kohn and Steve Kohn.

Morgan Stanley will take occupancy of its space on the 14th floor in January 2020, moving from CityPlace 1. JLL represented Morgan Stanley in the transaction.

"This lease follows a total of over 64,000 s/f signed in the building last year to three new tenants, including Infosys, Anderson Tax and Strategic Spaces, all new to the Hartford market," said Jon Putnam, executive director at Cushman & Wakefield.

Jordan Socaransky, principal at Westport, said, "We are very pleased to add Morgan Stanley as a tenant at Goodwin Sq. The property is quickly becoming the destination of choice for Hartford area businesses and is contributing to a revitalized downtown that greatly benefits the city."

"The recent refurbishments and upgrades at Goodwin Sq. maximize the overall tenant experience to provide everything a tenant wants and needs in today's market," said Brian Kohn. "Since we acquired Goodwin Sq., our tenant-focused approach and capital investments in the project have driven occupancy from 27% to 89%," said Steve Kohn.

Strategically located in the center of the city's Financial District, the 30-story Goodwin Sq. building is an ideal office location, offering proximity to the Transportation Center, additional on-site parking and multiple highway access options. Commuter train service is now available from the Transportation Center to New Haven, New York City and Springfield.

Recent upgrades to the building include a modern atrium, new concierge station, glass building entrance, common area lobbies/corridors/restrooms, complimentary fitness and conference center, LED lighting upgrades and digital HVAC control upgrades throughout.

Goodwin Sq. also includes amenities like the Goodwin Hotel & Conference Center, a juice bar, five eateries, indoor bike storage, an ATM, dry cleaning drop box, 24-hour security and a parking garage.