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## **DLJ Real Estate Capital completes 53,000 s/f redevelopment of 40 Warren St.**

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Charlestown, MA DLJ Real Estate Capital Partners finished construction on 40 Warren St., a redeveloped 53,000 s/f mixed-use building in City Sq.

Anchored by Tatte Bakery & Café on its ground floor, which is set to open this spring, the building also offers nearly 40,000 s/f of Class A office space spanning its upper three floors.

“40 Warren is designed to meet the growing needs of tenants looking for access to talent, transit and amenities,” said Toby Banta of DLJ. “With excellent ceiling heights, harbor views, and open floor plates for single or multi-tenant users, the building offers a creative office experience for tenants. Onsite amenities such as covered parking, a large bike room and Tatte Bakery, will ensure that 40 Warren effectively serves the needs of its tenants as well as the greater Charlestown community.”

The building is ideally located within a 12-minute walk to a variety of MBTA lines including the Commuter Rail and the Green and Orange Line at North Station. Additionally, with direct access to I-93 and Rte. 1, 40 Warren provides a convenient connection point in one of the city’s most in-demand neighborhoods.

The JLL team on the assignment is comprised of managing director Bryan Sparkes, managing director Molly Heath, managing director Chris Decembrele, and senior vice president Brian Flaherty.

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