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## **Hannigan of Choyce Peterson leases 4,050 s/f to Carta, McAlister & Moore**

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777 Boston Post Road - Darien, CT

Darien, CT Choyce Peterson, Inc. completed lease negotiations on behalf of Carta, McAlister & Moore, LLC for its new 4,050 s/f office space at 777 Boston Post Rd. Choyce Peterson principal John Hannigan represented Carta, McAlister & Moore in the transaction.

In 2019 Hannigan negotiated Carta, McAlister & Moore's lease renewal at 1120 Boston Post Rd. in Darien. As their lease was about to expire and their building scheduled to be torn down as part of the Corbin District redevelopment, Mark Carta, managing partner of Carta, McAlister & Moore, reached out to Hannigan for assistance in relocating their office space.

The Carta, McAlister & Moore team knew they wanted to stay in town since their firm has been based in this town for many years. Hannigan conducted a thorough search of all available spaces in town and led their team on tours of numerous buildings. After negotiating proposals with multiple landlords, Carta, McAlister & Moore chose 777 Boston Post Rd. Hannigan then led negotiations with the building owner's representatives for lease terms which include a favorable base rent, tenant improvement funds, a customized layout design built-out by the landlord, and the right for exterior monument signage along the Post Rd.

Favorable aspects of 777 Boston Post Rd. that were important to Carta, McAlister & Moore included its location near Exit's 10 and 11 off I-95, parking, and walking distance to the Darien Metro North train station as well as shops and restaurants, including the new 7-acre Corbin District project.

Hannigan said, "Given the tight office space market in downtown Darien and limited options, Carta, McAlister & Moore made a great decision to move to a well-located building. Their new long-term lease allows them the flexibility to continue their Darien-based business uninterrupted, while giving them an upgraded, customized space worthy of their professional legal firm."

"Once again having John on our team to lead us through the search and negotiation for new space gave us great confidence in this process, which resulted in advantageous financial and business terms of a new lease," said Carta. "We are looking forward to relocating to our newly built-out space and continuing to serve our clients. With all the redevelopment in multiple sections of Darien, we are excited to maintain our practice in this vibrant town."

The landlord, Fidelity Building Company, was represented by Tim Rorick, senior managing director, and Jack McDermott, associate director, of Newmark.

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