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JLL and Kelleher & Sadowsky lease 47,978 s/f at 50 Washington Street

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Westborough, MA JLL said that the University of Massachusetts (UMass) President's Office has leased 47,978 s/f at 50 Washington St., a 92,600 s/f three-story office building, to relocate from its Shrewsbury location. With identity on Rte. 9 at the I-495 cloverleaf, the building is near dining, hotels, and retail centers. The UMass President's Office functions in Boston will not relocate.

The Kelleher & Sadowsky team of William Kelleher, IV, principal, James Umphrey, principal and Philip DeSimone executive vice president, represented UMass. The JLL team representing Carruth Capital is comprised of executive vice president Alison Powers and managing director Bob McGuire.

50 Washington St. is owned by Carruth Capital, LLC, one of the largest landlords in the MetroWest region of Massachusetts.

The space features LEED Silver Certification, a globally recognized symbol of sustainability achievement, and is one of the only buildings in the market with such a designation. Other amenities include a sky-lit lobby, full-service cafeteria, fitness center, loading docks, parking, and roof-top solar array. The building also features upgraded common areas, and is landscaped and surrounded by nature trails.

"50 Washington St. checked a lot of boxes for our real estate consolidation from 333 South St.," said David Cho, the chief procurement officer of UMass. "We are extremely happy with the work that Kelleher & Sadowsky and Miller Dyer Spears provided to us in order to make this long-term decision, effectively reducing our footprint in Central Massachusetts while providing better support to

the university system.”

“50 Washington St. is more than an office building with a wide range of modern amenities,” said Alison Powers, executive vice president at JLL. “But its strategic location between two major economic hubs, Boston and Worcester, and other more unique aspects like the access to outdoor trails, is what more tenants are ultimately looking for to meet their organizational needs while prioritizing that of the employees too.

“The property is a true standout in Westborough, seamlessly tying together building amenities with a vibrant community,” said Brian Hunt, senior vice president of property management at Carruth Capital. “We’re proud to deliver properties that foster an environment of growth, collaboration, and networking, and are excited to welcome the UMass President’s Office as it bolsters its presence in the Commonwealth in a space where they can continue to lead academic excellence and innovation.”

With more than three million s/f under ownership in over 40 assets, including landmark properties such as Westborough Office Park (1500-2200 West Park Dr.), Olympus’ U.S. medical headquarters (800 West Park Dr.), 500 Old Connecticut Path (Framingham) and One Cranberry Hill (Lexington), Carruth Capital, LLC, is committed to offering creative solutions to support tenants’ needs throughout their portfolio.

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