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Newmark completes \$45 million sale of One Liberty Square - 157,467 s/f office

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Boston, MA Newmark has completed the \$45 million sale of One Liberty Square, a “jewel box” office/retail asset. Newmark co-head of U.S. Capital Markets Robert Griffin, executive vice chairman Edward Maher, vice chairman Matthew Pullen, senior managing director Samantha Hallowell and associate director William Sleeper of the firm’s Boston Capital Markets Group represented the seller, Clarion Partners, LLC, and procured the buyer, Synergy Investments. The transaction is the largest office sale completed downtown since the first quarter of 2022*.

Totaling 157,467 s/f across 13 stories, One Liberty Square is 84% leased to a diverse roster of 22 tenants. The LEED Gold-certified asset offers flexible 12,000 s/f floor plates that can accommodate single- or multi-tenant layouts complemented by modern on-site amenities, including bicycle lockers and a 1,200 s/f fitness center.

“One Liberty Square is part of a select and coveted set of ‘jewel box’ office/retail buildings in

downtown Boston,” said Maher. “Its meticulously restored façade, distinctive architectural details and first-class tenant buildouts secure its place as one of the submarket’s most premier boutique assets.”

One Liberty Square occupies the full block bound by Milk, Kilby, Water and Batterymarch Sts. The asset is a short walk to South Station, surrounded by additional public transportation options and easily accessible to I-90 and 93.

*According to an analysis of data from MSCI Real Capital Analytics

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