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## **A.W. Perry leases 3,516 s/f to Peck Trial Attorneys at 77 Franklin St.**

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Boston, MA A.W. Perry has completed a new lease at 77 Franklin St. in downtown. Peck Trial Attorneys has leased 3,516 s/f on the 4th floor at 77 Franklin St. Brian Smallman from Lincoln Property Company represented the tenant in this transaction, and Jon Gifford and Jake Golden of Perry CRE represented A.W. Perry.

“Looking for office space was tremendously difficult in the current market. After looking at over 40 office spaces downtown, 77 Franklin St. was the perfect option for my team. It had the right amount of space, a great location, full-time security, and intangibles we needed to feel comfortable signing a long-term lease,” said John Peck, president of Peck Trial Attorneys. “The A.W. Perry team was fantastic from the start. Every member was accommodating, gracious, and welcoming to the new office space. Coordinating and finalizing the lease was easy and moving in was seamless. I am grateful we found this place and for all the help the staff at A.W. Perry provided to help us find the right vendors to fit all our needs.”

“We are thrilled to have the team from Peck Trial Attorneys as our newest tenant at 77 Franklin, said Kerri Gallaway, executive vice president at A.W. Perry. “We are honored that they selected 77 Franklin as their new business home after their extensive search of the downtown market and we look forward to their long-term tenancy.”

A.W. Perry also extended the lease for an existing long-term valued law firm tenant, Crowe & Harris, LLP, at 77 Franklin for 8,700 s/f.

“Seven plus years ago, Crowe & Mulvey (now Crowe & Harris, LLP) made the best move ever to 77 Franklin St. Our office space on the 3rd floor was a complete buildout and I cannot say enough about how smoothly everything went,” said Kathy Crowley controller/administrator. “The entire A.W. Perry team and their contractors managed the project with outstanding commitment. Management continues to respond immediately should an issue arise.”

77 Franklin offers prime office space in the Financial District at the corner of Franklin and Arch Sts. The property is minutes from all MBTA lines, parking, services, restaurants, and shopping. The building features an elegant lobby, a prominent façade and perimeter window views, on-site management, 24-7 access and security.

Recently, the A.W. Perry team has observed an uptick in activity for law practices and other professional service firms seeking downtown office space. While this industry has traditionally occupied downtown office space, the team attributes the recent growth in inquiries to the prime locations of its buildings, desirable mid-sized floor plates with perimeter offices and distinctive window lines providing great natural light and views of the area. Recently the team completed spec construction on several full-floor office suites which are now available for immediate occupancy.