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A.W. Perry signs new tenant and completes 15,000 s/f in renewals at 420 Boylston St.

March 08, 2024 - Front Section



Boston, MA A.W. Perry, a relationship-driven real estate investment and services firm, has completed a new lease, as well as long-term tenant lease renewals and expansions totaling more than 15,000 s/f at 420 Boylston St. in the Back Bay neighborhood.

A.W. Perry has welcomed local law firm, Butters & Brazilian LLP as its newest tenant to 420 Boylston. The firm relocated from another location in the Back Bay to 420 Boylston, occupying 3,928 s/f on the 4th floor in the fall of 2023. The team quickly expanded into an additional 545 s/f within the first five months of their tenancy.

“Amidst a big office move and finding a space in the Back Bay that met our specific needs, our team was ready to settle on something temporary due to time constraints,” said John Brazilian, founding partner at Butters & Brazilian. “When we met with the A.W. Perry team about our situation, they devised a solution to expand and renovate a custom office space for us. They not only met our specific office requirements but were able to accommodate our entire team immediately so we could be in the space sooner. The A.W. Perry team and their general contractor Coffey Design + Build, made this a seamless experience and delivered on a modern office set-up within this iconic historic building. We couldn’t be happier to have the support and guidance of a family-owned business – it truly made the difference.”

A.W. Perry also recognizes the significance of long-term tenants that have continued to renew at 420 Boylston. “Many of our tenants have experienced changing office needs over the years and we take pride in working with each one to ‘right-size’ or to reconfigure their office space to meet their

specific requirements,” said Kerri Gallaway executive vice president property management at A.W. Perry. “Long-term relationships have always been a top priority in the 140-year history of the company, and we are extremely grateful to have the opportunity to work with so many great tenants.”

Mass Capital Resources has been a tenant at 420 Boylston for more than 35 years and on their most recent lease renewal, they worked with A.W. Perry on a complete gut rehab of their long-time office on the 5th floor. The renovation modernized the office within the historic context of 420 Boylston and met the firm’s changing needs and office requirements. “A.W. Perry goes beyond providing a high-caliber business environment, said Mass Capital Resources president Suzanne Dwyer. “They have been a true partner working with us to create flexible solutions to our changing office needs. It has been a pleasure working with the entire A.W. Perry team for the past 35 years.”

“Plan-It Marketing has been a tenant at 420 Boylston for more than 25 years which is a testament to our long-term relationship with A.W. Perry,” said Plan-It marketing president Cindy Tungate. “We’ve always found A.W. Perry to be professional, flexible, willing to listen and very responsive if we ever have a need. We enjoy the annual tenant appreciation functions, which are a great way to connect with the friendly A.W. Perry team as well as the other tenants in the building. We greatly appreciate the way A.W. Perry has beautifully maintained the building in keeping with its original historic architectural heritage.” Plan-It recently extended the lease for their office on the 4th floor at 420 Boylston.

“Alliance Consulting Group has been a tenant at 420 Boylston for more than a decade,” said president Michael Norkus, “A.W. Perry has provided flexibility as our business needs have changed and has maintained the beautiful historic character of the building while also meeting our modern office needs. We take pride in this address and are happy to know it will be maintained to the highest standards by the A.W. Perry team.”

CRI Foundation recently expanded and extended their lease on the 4th floor at 420 Boylston. “We love our office space at 420 Boylston St.! When our lease was up within the past year, given our organization’s evolving space and office reconfiguration needs, A.W. Perry made it so easy and worked with us to make the adjustments we needed with extreme efficiency,” said Kara Weiss, executive director at CRI Foundation.

“The building is clean, warm, quiet, has great natural light, and the management team couldn’t be more respectful, responsive and pleasant to work with.”

The Berkeley Building at 420 Boylston St. is a historic restoration owned and managed by A.W. Perry. The building is located in Back Bay and consists of office, ground-floor retail, and a lower level for storage. The retail floor is spacious and open with large, bright windows looking out onto the bustling Back Bay neighborhood. Retailers at the property currently includes Citizens Bank, Capsule Pharmacy and Massage Envy. The property is within a short walking distance to Green Line connections, Copley Sq., The Boston Public Garden, Newbury St., Commuter Rail at Back Bay Station, and I-90.

Recently, the A.W. Perry team has seen an increase in activity across the portfolio, with the team's expertise in right-sizing and outfitting tenant spaces drawing more interest from potential tenants at its properties in the Central Business District.

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