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## Freudenheim Partners and Newmark facilitate 9,271 s/f lease for Berklee at 699 Boylston St.

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Boston, MA Freudenheim Partners has facilitated a lease on behalf of Berklee. The renowned institution has secured a retail and office space spanning 9,271 s/f at 699 Boylston St., located in Back Bay. This street-level space, formerly occupied by TB12, features first-floor and lower-level occupancy with signage on Boylston St.

The space will undergo a transformation into dance studios while also housing Melo, a new retail concept offering smoothies and açai bowls. Melo will operate daily from 7:30 AM to 8:00 PM, catering to both students and the public. This innovative use of the space reflects Berklee's commitment to enhancing its urban campus with flexible, high-profile facilities that meet the evolving needs of its student body and the community.

Freudenheim Partners, in collaboration with Ted Chryssicas of Newmark, worked to meet Berklee's complex requirements, ensuring that the space was not only adaptable for dance studios but also complemented Berklee's broader urban campus strategy.

"We are thrilled to have facilitated this lease for Berklee," said Ellie Cullinan, executive vice president at Freudenheim Partners. "The space required some creativity and vision, but its adaptability for dance studios was a key advantage. The street-level storefront will provide students with a much-needed touch-down space, which is essential for a campus spread throughout an urban environment. Erin McCabe and her team were fantastic to collaborate with, and we're proud to have played a part in enhancing Berklee's facilities."

Michael Shinn, interim executive director of Boston Conservatory at Berklee, said, "We are all over-the-moon excited about the new space. These studios will be a game changer for our dance programs."

The newly leased space at 699 Boylston St. offers Berklee students an exciting venue right in the heart of Back Bay, blending convenience with a high-profile location that will further enrich the college's presence in Boston.

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