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EQ Office signs four new leases at 399 Boylston St. totaling 21,216 s/f

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Boston, MA 399 Boylston St., a class-A office building in the city's Back Bay submarket, has completed four lease transactions, with tenants ProKidney, Rip Road Capital Partners, Valspring Capital, as well as a new-to-market financial services firm. The deals total 21,216 s/f. JLL handled the lease for EQ Office, who operates the building.

ProKidney has leased 7,500 s/f of space, while Valspring Capital signed for approximately 2,400 s/f. The largest new lease, 7,516 s/f, was signed by a financial services firm. Also, Rip Road Capital, an existing tenant, extended their lease of 3,800 s/f for five years.

"We have been extremely pleased with our experience as tenants at 399 Boylston," said Nikhil Pereira-Kamath, chief business officer at ProKidney. "The property has created an excellent

environment for our team to operate and grow, and we look forward to our continued partnership for years to come.”

Situated along the city’s historic Boylston St. near the city’s retail and restaurants, and with access to public transit, the property offers views of the skyline, the Public Garden, and the Charles River.

The boutique building, operated by EQ Office and designed by CBT Architects, combines a traditional red brick facade with modern glass and bay windows on the top five floors.

The JLL team representing EQ Office was led by managing directors Ryan Enright and Patrick Nugent. ProKidney was represented by Charlie Jennings and David Stockel of CBRE, Valspring was represented by Ben Sutton and Matt Maletesta of Newmark, and Rip Road Capital was represented by Gill Davey and Jason Cameron of Newmark.

“Location is of prime importance, which has been evident with the increased activity and demand we have seen recently,” said Ryan Enright, managing director at JLL. “399 Boylston is perfectly positioned to meet the evolving needs of businesses looking to establish or expand their presence in this vibrant area of Boston.”

“We’re excited to welcome a growing list of high-caliber companies to 399 Boylston, validating our strong positioning in the Back Bay market,” said Scott Silverstein, vice president, leasing for EQ Office.