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Avison Young negotiates 6,803 s/f relocation for Cariina at 40 Water St.

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Boston, MA Avison Young has arranged a new lease for Cariina, a software development company, at 40 Water St. The new space will serve as the company’s headquarters, totals 6,803 s/f, and offers furnished, move-in ready space that will accommodate the company’s growth. Cariina will also benefit from dedicated exterior signage along the high-traffic Congress St., further enhancing their brand visibility. They are relocating from a coworking suite at 2 Oliver St., where they lease a 2,100 s/f space.

Cariina was represented by Avison Young’s Kirk Weller and Jon Vacca, both based in Boston. JLL represented the landlord.

“Cariina’s decision to upgrade and expand its office space challenges the current trend of

companies downsizing their footprints in new lease negotiations. This move underscores the growing demand for move-in-ready, often fully furnished spec suites—an appealing solution for fast-growing companies that need flexibility in today’s dynamic market,” said Weller. “As Cariina continues to scale, this new class A space will not only support their growth but also help attract top-tier talent.”

40 Water St., a restored and reconfigured building, blends classic architecture with modern amenities. The property offers a fitness center, on-site food service, bike storage, conference facilities, a tenant lounge, and 24/7 security. It is centrally located in the city’s Congress Sq. neighborhood, providing access to downtown.

“We’re thrilled to announce our new location at 40 Water St.,” said Matt Barron, CEO, Cariina. “This expansive, move-in ready space provides the perfect environment for our continued growth and enables us to attract top talent to Cariina.”

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