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Avison Young arranges 3,513 s/f office lease to Geller Benjamin, LLP

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Boston, MA Global commercial real estate advisor Avison Young has arranged a new 3,513 s/f lease on the third floor of 69 Canal St. on behalf of law firm Geller Benjamin, LLP. The growing law firm, which specializes in immigration, family, bankruptcy, real estate and general law, will relocate from a small co-working space to a larger dedicated office, which is currently being built out to meet Geller Benjamin's specific needs.

Avison Young's Kirk Weller, senior vice president, and Jeff Gates, principal, represented Geller Benjamin. The landlord, Artemis Partners, was represented by BRA.

"The Boston office market continues to offer compelling opportunities for tenants, particularly in class B buildings," said Weller. "As Geller Benjamin scales its operations, we were able to secure a

lease that made strong economic sense for establishing their first dedicated office. We also negotiated key modifications to the space, all while staying within budget.”

In Boston, class A space has maintained the highest availability rate among all property classes for over three years and contains 29% of availability in Boston. Class B & C properties share 18% of availability in the market and high-end class B properties are especially attractive for budget-conscious tenants, according to Avison Young’s Q1 2025 Boston Office Market Report.

“In our search we needed a space that would not only bring our team fully together but foster its growth as we continue to expand our service to clients in Boston,” said James Benjamin, partner, Geller Benjamin.

“Avison Young’s insights for the future needs of our business and depth of market knowledge were instrumental in finding a space we can be proud of, and we have been enthusiastically recommending Kirk and his team to our colleagues in the legal field.”

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