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## **Columbia Property Trust negotiates five leases at 116 Huntington Ave.**

September 05, 2025 - Owners Developers & Managers



Boston, MA Columbia Property Trust, Inc. completed five new leases, expansions, and extensions encompassing 43,000 s/f at 116 Huntington Ave., underscoring the 273,000 s/f building's reputation as one of the city's most sought-after boutique office destinations.

This wave of leasing activity comes as Columbia delivers The Clubhouse, the tower's brand new 6,400 s/f amenity center featuring a fitness facility, modern meeting and conference room, a lounge and kitchen, and a Full Swing Golf Simulator, all designed exclusively for tenants and their guests.

Columbia signed a new 9,442-s/f lease with Ataccama. The data trust company, which currently occupies space via short-term lease on the tower's second floor, will establish its permanent local office on the third floor this fall.

Falcon Investment Advisors will create its headquarters in 6,447 s/f. The private credit asset management firm is relocating from Boston Harbor/Waterfront in December.

In a third new lease, strategic insights and consulting firm HawkPartners will relocate its office from Prudential Tower to a 6,061 s/f prebuilt suite that Columbia recently completed on 116 Huntington's second floor.

In addition to these three new leases, Columbia secured an expansion with BlueWave Solar to grow the pioneering renewable energy company's footprint to 11,300 s/f on the building's sixth floor.

Clinical-stage biopharmaceutical company Bicara Therapeutics also strengthened its commitment to 116 Huntington, extending its 9,361 s/f direct lease with Columbia, while also growing its footprint by an additional 9,682 s/f via a sublease.

In addition to HawkPartners', Columbia has completed a second 6,000 s/f prebuilt suite that is now available for lease. The suite encompasses private offices, open workspaces and collaboration areas, along with conference rooms, reception areas and a pantry. Construction is now underway on additional prebuilt suites.

The 15-story tower has efficient floorplates and on-site parking. At street level, 116 Huntington's two-story atrium lobby has access to café operator Jaho Coffee. Notable building tenants include Silversmith Capital Partners, CVS, and Karen Clark.

Located in the city's lively Back Bay, 116 Huntington is surrounded by shops, hotels, major corporations and landmark attractions such as the Prudential Center, Boston Common and Freedom Trail. With the Back Bay subway and train stations just a short walk away, 116 Huntington offers access to commuter rail, bus, MBTA lines, Mass. Pike and I-93.

Columbia was represented in-house on all transactions by Ted Koltis, executive vice president and head of real estate, and Maria Blake, vice president of real estate, along with the JLL team of Dan Cavanaugh, Patrick Nugent and Maeve Cleary.

Ataccama was represented by Gilbert Dailey of Newmark. Falcon Investment Advisors was represented by Rory Walsh and Deb Gould of Newmark. HawkPartners was represented by Olivia Weckwerth and Derek Losi of Cresa. BlueWave Solar was represented by Roger Breslin and Bryan Sparkes of JLL. Bicara Therapeutics was represented by Julia Ryan and Mitch Perez of Cushman & Wakefield.

"116 Huntington continues to attract and retain some of Boston's most innovative and forward-thinking companies," said Ted Koltis, executive vice president and head of real estate at Columbia Property Trust. "With The Clubhouse, best-in-class management, and an unmatched Back

Bay location, we're delivering a workplace that inspires creativity, collaboration, and growth, and tenants are responding with new commitments and expansions."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540