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## **Cushman & Wakefield close long term leases at 1000 Washington-138,000 s/f**

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According to Nordic Properties, four Commonwealth of Massachusetts agencies have committed to long-term leases at 1000 Washington St. The agencies are within the Department of Consumer Affairs and include the Department of Telecommunications and Cable, the Division of Banks, the Division of Insurance, and the Division of Professional Licensure for a total of 138,000 rentable s/f. Debra Gould, Timothy Bianchi and Matthew George of Cushman & Wakefield represented the owner in the transaction. Stephen Logan, senior vice president at Nordblom Development Co. will oversee construction and Patrick DiGregorio, vice president at Nordblom Management Co. will oversee property management at the building.

1000 Washington St. is a prominent building that occupies an entire two-acre city block at the edge of Boston's South End, adjacent to both the Financial District and Chinatown. Formerly the world headquarters for Teradyne, Inc and previously known as 321 Harrison Ave., 1000 Washington is an 11-story office building totaling 242,000 s/f with attached 310-car garage.

The property is located only minutes from the Back Bay and South Station. Unique to the market, the building dates back to 1910 and also served for many years as the headquarters location for Rustcraft Greeting Card Company, when it was the largest card company in the world. The building features a brand new lobby reception area with two outdoor plazas and exceptional office floors affording panoramic views in all directions. A top-floor café and lower level fitness center will both be re-opened in time for the arrival of these four state agencies in December. The agencies have chosen floors six through ten and will share IT facilities and public meeting spaces for operating efficiencies and economies.

"It is exciting to introduce this formerly invisible property to the market," said Ogden Hunnewell, president of Nordic Properties. "It provides a combination of an excellent location and terrific amenities including immediate access to a myriad of public transportation alternatives. The state was visionary to identify this property as both an exceptional opportunity and value in the Boston marketplace," he said.

Featuring outstanding tenant identity visibility, stunning unimpeded city views, highly efficient floor plates, on-site parking, and swift Massachusetts Turnpike and Southeast Expressway access, 1000 Washington St. can accommodate traditional office, medical office, or life science/laboratory uses. The property offers all the advantages one would expect to find in a corporate headquarters facility including open, flexible floor plates, on-site cafeteria, new HVAC and electrical systems, 24/7 building security with CCTV and card-key access, prominent Massachusetts Turnpike and Financial District visibility, and more. Entrances to the Massachusetts Turnpike, Southeast Expressway and I-93 are all a short distance away, while Logan International Airport is a seven-minute drive. The MBTA's Silver Line Herald St. stop is at the building and the MBTA's Orange Line Tufts/New

England Medical Center stop is a block and a half away, providing instant access to the MBTA's entire subway and bus network, as well as North and South Station's MBTA commuter rail.

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