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## **CBRE/NE represents Millennium Partners for 17,300 s/f lease to Merrill Corp.**

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On behalf of Millennium Partners-Boston, CB Richard Ellis/New England brokered a new 17,300 square foot lease with Merrill Corp. at 179 Lincoln St. The development is the winner of the 2009 Boston Preservation Award granted by the Boston Preservation Alliance.

Merrill Corp. will occupy a portion of the fourth floor of the building—a 220,000 s/f office building located in Boston's Leather District—in a long-term lease which will begin in August. The property owner is Millennium Partners-Boston. Merrill Corp. is the fourth tenant to relocate to 179 Lincoln St. since the fall of 2008 and plans to use the new space as a regional hub to provide world-class solutions, services, and support for its legal and corporate clients.

In addition to Tim Lyne, executive vice president/partner of CB Richard Ellis, the CBRE team of David Fitzgerald, executive vice president/partner, and Tim Howe, vice president, represented Millennium Partners-Boston in the transaction. Merrill was represented by Richard Lowe, principal at CRESA Partners.

"179 Lincoln St. represents the finest of efforts in historic restoration and continues to attract first-rate businesses," said Joseph Larkin of Millennium. "Its high-quality space and convenient downtown Boston location was a perfect fit for Merrill Corp."

Located near the Financial District, 179 Lincoln St. was originally constructed in 1899 and offers a total of 220,000 s/f in its five stories. Since being acquired by Millennium in 2006, the building has undergone a significant transformation and is now fitted with modern interiors, upgraded building systems, a new entrance and lobby, and a below-grade parking garage. The building is in the process of LEED certification. It offers outstanding visibility in the downtown and superior access by train, rapid transit, bus and auto.

"We are pleased to have facilitated this transaction in a very short time frame," said Tim Lyne, executive vice president/partner of CB Richard Ellis. "We know that Merrill Corporation will find the property an excellent place to call home and will be in the good company of other fine tenants."

Founded in 1991, Millennium Partners owns and operates a national real estate portfolio valued in excess of \$4 billion. The firm has developed over 1,600 luxury condominiums, eight five-star hotels, two extended-stay luxury hotels, approximately 1 million s/f of office space and 1.2 million s/f of retail space. Among the firm's most prominent Boston developments are The Ritz-Carlton Hotel and Towers, the One Charles condominium and the 10 Saint James Ave. office complex.

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