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JLL arranges leases for MBA and McLaughlin Bros. totaling 11,021 s/f at One Washington

September 15, 2009 - Front Section

Owners Saracen Properties and AEW Capital Management have completed three lease transactions for a combined 12,590 s/f of first class office space at One Washington. The leases are: Mass. Bankers Association (MBA) for 8,031 s/f; The McLaughlin Brothers, P.C. for 2,990 s/f; and Kimball Brousseau LLP signing for 1,569 s/f.

Jones Lang LaSalle Inc. (JLL), the financial and professional services firm specializing in real estate, is the exclusive leasing agent for One Washington.

The MBA will occupy the entire 8th floor, The McLaughlin Brothers has moved in to the top floor, and Kimball Brousseau is relocating within the building to floor 7.

JLL managing director Bill Barrack, senior vice president Ben Heller, and assistant vice president Jason Cameron represented the owners in the MBA and McLaughlin Brothers transactions.

"Location was the key in our decision to move to One Washington," said MBA vice president Ann Sepcilka. "It is central to the State House and the state regulators we work with on a daily basis. We are also excited about the changes coming to City Hall Plaza."

According to George McLaughlin, president of McLaughlin Brothers said, "We are a boutique law firm, and the building is consistent with our character and image. It projects a first class image and is well appointed with personalized services that our clients appreciate. The ownership is very hands on here."

The recently completed \$2 million capital improvements program at this mid-rise office building on Government Center overlooking Faneuil Hall included an elevator replacement program; new entry doors and glazing; a monumental steel and glass canopy and lanterns enhancing the building's identity, plaza level presence, and visibility from State St.; a full renovation of the main lobby with new lighting, tenant directory, wood panel accents on the granite walls, soffited ceiling, concierge station, and guest seating; comprehensive elevator replacement, from mechanical equipment to new cabs and finishes; redesigned interior and exterior building signage and graphics; and a marketing center on the 11th floor.

One Washington also features direct access via the MBTA's State St. and Government Center Stations (the Green, Blue and Orange lines), superior building systems, street level retail, penthouse, underground parking, and views of the Boston Harbor, the city and North End.

"We are pleased to add tenants of this high caliber to our roster," said Saracen Development principal Travis Powell. "These leases signed in the last sixty days, and the activity we've seen speak to the success of our upgrades. With the opening of the luxury Ames Boston Hotel at 1 Court Street in the fall, the area will come alive."

Other tenants include: Delphi Technology, Corwin & Corwin LLP, and the MBTA Retirement Board.

About Massachusetts Bankers Association

The MBA is a multi-faceted banking trade group that represents over 200 banks all across Massachusetts. These institutions, large and small, are commercial, savings and co-operative banks and savings and loan institutions, in every corner of the Commonwealth, and a few are in neighboring states. Together, its member banks manage an aggregate \$1.8 trillion in assets.

About The McLaughlin Brothers

The McLaughlin Brothers. P.C. was founded over 80 years ago by George, Walter and Charles McLaughlin. Over the years, the firm has successfully represented thousands of individuals, corporations and organizations whose land has been targeted for taking by local, state and federal authorities. Today, member of the firm serve as eminent domain counsel throughout Massachusetts, litigating cases on behalf of their own clients and clients referred by other attorneys.

About Kimball Brousseau

Kimball Brousseau LLP is a boutique employment law and employment litigation firm. The firm's attorneys bring their collective experience and achievement to provide clients with individualized solutions at competitive rates. For employer or employee, Kimball Brousseau provides advice on a broad spectrum of employment issues.

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2008 global revenue of \$2.7 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.4 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$36 billion of assets under management. For further information, please visit our Web site, www.joneslanglasalle.com.

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