

# Office, Industrial & Life Sciences Leasing

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The Office, Industrial & Life Sciences Leasing Group at Goulston & Storrs is a nationally recognized leader, known for our broad expertise in leasing transactions across a wide range of asset classes.

Our experience extends to office buildings (including central business district (CBD) towers), life sciences centers, laboratory spaces, R&D and industrial facilities, and mixed-use developments.

We represent premier landlords and distinguished tenants in major markets throughout the United States. Our team brings unparalleled skill to handling complex leasing matters, including build-to-suit projects, ground leases, sale-leasebacks, and campus and headquarters locations.

Our clients include:

- Beacon Capital
- Breakthrough Properties
- Children's Hospital
- Healthpeak Properties
- Jamestown LP
- King Street Properties
- Liberty Mutual Insurance Company
- Massachusetts Institute of Technology
- Morgan Stanley

## Representative Matters

### **Representation of the YMCA of Greater Boston In the Lease of New Food and Distribution Hub**

Representation of the YMCA of Greater Boston in the lease of its new food and distribution hub in Roxbury, furthering the YMCA's goal to combat food insecurity. Lease negotiations included, among other things, the negotiation of an early access agreement permitting an assessment of environmental and mechanical conditions of the leased property.

### **Ten Floor Lease of a Publicly Traded Technology Company in a Major Manhattan Office Building**

Representation of a publicly traded technology company to lease ten floors (approximately 350,000 sq. ft.) in a major Manhattan office building to serve as the company's worldwide headquarters.

### **Office Leasing in Chicago and Boston**

Representation of an international insurance company in various headquarter and flagship office leases in Chicago and the Boston metropolitan area.

**Audax Group: Industrial Leasing**

Representation of Audax Group in industrial warehouse and distribution center leasing activity across the U.S. activity for dozens of the company's portfolio companies.

**Boston Globe Media: Industrial Leasing**

Representation of Boston Globe Media in leasing matters for a 330,000-square-foot industrial property with warehouse, distribution and manufacturing facilities in Taunton, Massachusetts, as part of the company's recent headquarters relocation.

**New England Development: Industrial Leasing**

Representation of New England Development in leasing an industrial vehicle maintenance facility in Quincy, Massachusetts, to the Massachusetts Bay Transportation Authority.

**Leasing of Life Science and Laboratory, Trophy Office and Mixed-Use Assets in Key Life Science Clusters**

Counsel to various real estate investors, developers, operators, and managers in connection with the leasing of CBD mixed-use and office trophy properties, and life science and laboratory projects, in key life sciences clusters such as Boston and Cambridge.

**Financing, Acquisition, Leasing and Development of Office, Laboratory, Research and Development and Retail Space**

Counsel to one of Cambridge's premier educational institutions in connection with the financing, acquisition, leasing and development of over 2 million square feet of office, laboratory, research and development and retail space.

**Samuels & Associates Fenway Developments**

Representation of Samuels & Associates in the development of multiple mixed-use projects involving retail, multifamily, office and tech/innovation elements. The firm has worked with this client to develop more than one-and-a-half million sq. ft. of new mixed-use development in the iconic Fenway neighborhood of Boston. The firm handles all of the permitting, zoning and land use, real estate structuring, development, and leasing for Samuels' Fenway developments.

**Sophisticated Property Owners Leasing, Management and Operation of Boston Area Office Buildings**

Representation of sophisticated property owners (Tishman Speyer Properties, Nuveen Real Estate, Morgan Stanley, and Pembroke Real Estate) in connection with the leasing, management and operation of multiple landmark Boston area office buildings (125 High Street, One Federal Street, Rowes Wharf, Fort Point Portfolio, Seaport East, Seaport West, 99 High Street, 255 State Street, and 501 Boylston Street).

**Office and Mixed-Use Leasing for Sophisticated Landlords**

Representation of sophisticated landlords in connection with leasing for downtown and suburban office and mixed-used properties.

**Leases for Tenants Relocating**

Representation of tenants in leases involving the relocation and expansion of company headquarters, development of new buildings and sale-leaseback transactions.

**Leasing of Office, Medical Office, and Other Space**

Counsel to one of Boston's leading teaching hospitals in connection with the leasing of nearly 1 million square feet of office, medical office and other space.