

# Health Resources in Action

## 2 Boylston Street, Boston, MA

Relocating an established nonprofit



**Space**  
14,007 SF

### Client Objectives

- Well-established nonprofit occupied 16,000 SF as a long-term tenant in a building slated for redevelopment by new ownership
- Desired to remain in downtown location with easy access to public transit and in a building with local historical or cultural significance
- Needed budget sensitive rent
- Targeted efficient and newer spaces to revitalize corporate culture



**Industry**  
Nonprofit

### Process and Results

- Completed a thorough site search across all Boston submarkets
- Identified a 14,007 SF space in the China Trade Center, a building owned by Boston Redevelopment Authority with historical significance and easy access to public transportation
- Successfully negotiated 15-year lease at below market rents with a large tenant allowance
- Structured lease to include significant base building and common area improvements
- Right-sized space with a more efficient design, successfully reducing SF by 13 percent while accommodating an increase in head count
- Achieved an open, airy space with an abundance of natural light
- Delivered project on time and below budget
- Contributed to employee well-being with new overall office space design, including benefits of great window line, abundant natural light, and full floor occupancy



**Services Provided**  
Transaction Management  
Project Management



**We came in on time and under budget, and that's really because of the Cresa team. Their knowledge and reputation made the process easy and enjoyable.**



Steve Ridini | President and CEO, HRIA