

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