

Hinckley Allen

28 State Street, Boston, MA

Law firm growth requires new workplace design



Space
52,665 SF

Client Objectives

- Needed supplementary space to accommodate growth
- Engaged Cresa to explore renewing or extending lease at 28 State Street as well as relocating
- Wanted to create a more collaborative and efficient space with a modern design and layout



Industry
Law Firm

Process and Results

- Negotiated new lease terms which yielded \$1MM in lowered rent for the remaining two years of current lease, a ten-year term extension, and an additional 7,260 SF of space
- Renovated two floors of existing office space and built out a new third floor
- Secured additional space in the building as swing space to allow business to operate during renovations
- Achieved a tenant improvement allowance of \$3,765,000 to renovate the 52,655 SF space
- Retained for project management oversight of a three-phase interior renovation across three floors



Services Provided
Transaction Management
Project Management

“ We consider Cresa a trusted business advisor helping us make our plans a reality. They thoughtfully listened to our requirements and guided us through a range of solutions that will serve the needs of our clients and employees for years to come. ”

Charles Reppucci | Executive Director and Chief Operating Officer, Hinckley Allen