

The Brattle Group

One Beacon Street, Boston, MA

Relocation and build-out in downtown Boston



Space
60,000 SF

Client Objectives

- Growing out of space occupied for 20+ years located in Harvard Square
- Needed to expand headquarters to accommodate both near and long-term growth, but building and surrounding neighborhood lacked available options
- Sought an innovative, interactive office to attract and retain top talent



Industry
Professional Services

Process and Results

- Developed a short list of buildings in the Back Bay, East Cambridge, and Harvard Square
- Leveraged The Brattle Group's size and desirability as a tenant to drive significant competition
- Negotiated 12 months of free rent and significant improvement allowances, including a \$7 million lobby renovation
- Structured lease to include flexible solutions to accommodate future changes and growth
- Managed value engineering effort and successfully reduced project budget
- Managed vendor selection for entire project team (architect, construction manager, IT, furniture, etc.)
- Coordinated aggressive schedule for build-out and relocation
- Delivered project on time and 7% under budget



Services Provided
Transaction Management
Project Management

