

May 28, 2014

**OFFICE WINNER**

## Goodwin Procter move another win for Seaport

**W**ith 800 lawyers and staff and 100 unbroken years of history in the same spot in the Financial District, any move by Goodwin Procter LLP would leave a major impression on the city's commercial real estate landscape.

That Goodwin Procter would decamp to South Boston and become the sole office tenant in a new 12-story tower at 100 Northern Ave. in the Seaport District only makes the deal more noteworthy and helped make it the office winner in the Boston Business Journal's 2014 Best in Boston Real Estate Awards. Even the way the lease came about was unique, said Andrew W. Hoar, president and co-managing partner at CBRE New England.

Hoar noted that two

normally competing commercial real estate firms partnered to represent Goodwin Procter, with he and CBRE Vice President David Fitzgerald joining forces with Bill McCall, Dave Richardson and Chuck Landry from McCall & Almy. "It was a lot of fun to work on," Hoar said. "It was a creative and different approach and there was a very good outcome."

Numerous new locations were assessed and lease negotiations were lengthy. The project was closely scrutinized by the Boston Redevelopment Authority given its high-profile location.

General contractor Turner Construction broke ground on the project in March, and Goodwin hopes to begin occupying space in the

summer of 2016.

"Goodwin has had the corner of State and Congress streets as their headquarters for 100 years, so to move from there to build a brand new building to house the law firm of the future is a major step," Hoar said. "It's another vote of confidence for the Seaport and not just for the office market there but residential and retail as well."

— Keith Regan

### ► PROJECT CREDITS

**Tenant:** Goodwin Procter

**Developer:** The Fallon Co. / Mass Mutual

**Square footage:** 375,000

**Occupancy date:** Summer 2016

**Architect:** Carolyn Hendrie, Bargmann Hendrie + Archtype Inc.

**General Contractor:** Turner Construction Co.

**Project Management:** Fort Point Project Management

**Brokerage firm:** CBRE (Andy Hoar and David Fitzgerald) and McCall & Almy (Bill McCall, Dave Richardson and Chuck Landry)

**Owner's counsel:** DLA Piper