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# FAN PIER News

## For Immediate Release

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International Law Firm Fish & Richardson signs lease to occupy 124,000 SF at Fan Pier, Boston

**BOSTON** (September 17, 2009) – Boston-based developer The Fallon Company is pleased to announce that the law firm of Fish & Richardson has signed a lease to occupy approximately 124,000 SF at ONE Marina Park Drive at Fan Pier in Boston. The lease, signed by Joseph F. Fallon, President and CEO of The Fallon Company, and Peter Devlin, President of Fish & Richardson, includes more than 30% of the 18-story, Class A office building and positions Fish & Richardson as the building's premier anchor tenant.

The law firm will relocate to ONE Marina Park Drive from their current office location at 225 Franklin Street in phases beginning in the third quarter of 2010. Fish & Richardson is one of Boston's leading global law firms specializing in intellectual property, litigation and technology law. The 400-attorney firm has offices across the United States and in Munich, Germany.

Regarding the lease signing, Boston Mayor Thomas M. Menino said, "This is great news for Boston. This lease signing illustrates the private sector's confidence in Fan Pier and Boston. I'm proud of The Fallon Company's commitment to the City's green agenda; One Marina Park Drive is LEED (Leadership In Energy & Environmental Design) certified and it will bring a new level of environmental and sustainable buildings to the South Boston Waterfront."

Timothy French, Managing Principal of the Fish & Richardson Boston office, added, "Over the past several years as the practice of law has changed, successful law firms are adapting to new ways of conducting business. In order to succeed in today's ever-changing business environment and position themselves for the future, law firms need office space that is efficient today and flexible enough to accommodate future growth and adapt to continuous change. Building efficiencies along with a great location next door to the Moakley Courthouse, accessibility to the Financial District, and Boston's new transportation infrastructure made Fan Pier the most natural choice for us. Members of the firm are delighted with our decision to move to the waterfront and we are engaged in a design process to build a great working space for our lawyers and staff."

(more)

Added Fallon, “We believe a tenant like Fish & Richardson is attracted to Fan Pier for many reasons. Most of them centering on the unprecedented water frontage, accessibility to all major modes of transportation, stunning views of the harbor and city skyline, and the premium integrated services we’re planning to offer to all of our tenants as we move forward with the development of our mixed-uses.”

He further explained that ONE Marina Park Drive really provides an opportunity for firms like Fish & Richardson to customize office space to fit the business needs of today’s environment. “A brand new building like ours permits significant operational efficiencies that are incredibly appealing to prospective tenants,” Fallon said.

“Tenants are also incredibly excited and attracted to a LEED (Leadership in Energy & Environmental Design) certified building, and ONE Marina Park Drive is expected to earn LEED GOLD status,” concluded Fallon. “What’s most important to our tenants are overall energy conservation and a commitment to environmental preservation. If it’s beneficial to the environment, then it’s beneficial to the tenant and the building’s owner.”

ONE Marina Park Drive is the first office building being constructed at Fan Pier, a three million square foot, mixed-use project situated directly on 21-waterfront acres overlooking Boston Harbor. The project will include three office buildings, a five-star hotel, spa, restaurants, retail and luxury residential buildings. A marina, park, and the continuation of the Harbor Walk are also planned. Fan Pier is being developed by The Fallon Company and Cornerstone Real Estate Advisers LLC, with Massachusetts Mutual Life Insurance Company as financial partners.

Lease transaction representation:

CBRE - Andy Hoar and Tim Lyne, represented the developer / owner The Fallon Company in this transaction.

FHO Partners - Barry Hynes and Rick Fahey represented the tenant Fish & Richardson in this transaction.

Media may access a photo of the Fish & Richardson, The Fallon Company leasing signing & photo of ONE Marina Park Drive via the link(s) below.

<https://fallon.sharefile.com/d-scee5d74cc274a979>

<https://fallon.sharefile.com/d-s0b0ac163a4c407db>

