



## **Acetylon Leases 9,700 SF at Seaport Center Boston**

*Jones Lang LaSalle Represents Owners Beal Companies and Rockpoint Group;  
Margulies Perruzzi Architects to Design Acetylon's Office and Lab Space*

**BOSTON, Mass. – July 1, 2011** – The Beal Companies LLP and Rockpoint Group LLC announce that Acetylon Pharmaceuticals has signed a lease for 9,700 square feet of headquarters office and lab space at Seaport Center, Boston. Acetylon is focused on the discovery and development of potential drug candidates based on next-generation Class II-selective HDAC inhibitors. Jones Lang LaSalle is the exclusive leasing agent for Seaport Center. [Margulies Perruzzi Architects](#), one of Boston's most innovative architectural and interior design firms, has been selected to provide design services for the new office and lab space.

Acetylon is the first R&D lab tenant in Seaport Center. Their new space on the second floor will include a combination of office and R&D laboratory space and two "Biosafety level 2" labs. Construction is currently underway, and the project is set to be completed this summer. The company will be moving from 609 Albany Street in Boston.

Jones Lang LaSalle Managing Directors Bill Barrack and Ben Heller, and Associate Ben Hux served as brokers representing the landlord. McPherson Corp.'s Keith Coulter represented Acetylon. Seaport Center is now 80% leased. There are approximately 90,000 square feet of contemporary office, data center and lab space available.

Seaport Center is a 465,000-square-foot first class office building located at 70 Fargo Street in the South Boston Seaport District. It is directly across from the Westin Hotel and the Boston Convention Center, one block from the waterfront with direct access to the Ted Williams Tunnel.

The nine-story mid-rise has undergone a capital improvements program with upgrades to the landscaping, on-site parking areas, two-story atrium lobby, entrance and systems. International Health Racquet & Sportsclub Association was recently added. Seaport Center also features flexible and expansive 54,000 square foot floor plates for users from 5,000 square feet, a modern main lobby, new elevators, heavy floor load capacity, enhanced public transportation via the

MBTA's Silver Line, and dedicated shuttle bus service to South Station. Tenants include: Monster.com, Verizon, Altran Solutions, Interaction Associates, JPMorgan Chase & Co. Inc., Boston Coach, Aberdeen Group, Tivoli Audio, RDK Engineers, Digital Realty Trust, Total Office Interiors, and Marine Systems Corp.

With views of the Boston Harbor, Seaport Center is a block from water shuttles, the Seaport Hotel, World Trade Center, the Institute of Contemporary Art, Bank of America Pavilion, Louie's Boston, Fan Pier, and bus service to downtown. It is five minutes from Logan Airport, and South Station's MBTA and commuter rail lines serving the south markets with AMTRAK connections to New York and Washington, DC. At rush hour a dedicated shuttle for tenants serves South Station every 20 minutes. For more information about Seaport Center visit [www.seaportcenterboston.com](http://www.seaportcenterboston.com).

According to Jones Lang LaSalle's Heller: "The building's superior infrastructure and the ownership's deal making prowess were pivotal factors in the transaction. The Innovation District has become a hotbed for life science companies. Seaport Center is well positioned for the future."

Wise Construction Corporation is the construction manager for the project, and RDK Engineers is providing mechanical, electrical and plumbing engineering.

#### ***About Acetylon***

Acetylon Pharmaceuticals, Inc. is applying its unique capabilities to discover and develop next-generation, highly selective small molecule drugs to realize the therapeutic potential of HDAC inhibition to treat cancer, autoimmune and other diseases, while reducing the side effects common to this class of drugs. The Company is located in Boston and is based on technology initially developed at the Dana-Farber Cancer Institute and at Harvard University. [www.acetylon.com](http://www.acetylon.com).

#### ***About The Beal Companies***

The Beal Companies is a closely held firm actively pursuing investment opportunities in all segments of the real estate industry. Since 1888, the Beal family has built a full service Real Estate firm with an enviable reputation. The Beal Companies' projects and advisory services have been focused not only in Boston also throughout the United States. Activities include the Acquisition and Development of Commercial, Historic and Residential Properties, Asset Management Brokerage and Consulting. For more information on The Beal Companies, visit [www.bealco.com](http://www.bealco.com).

#### ***About Rockpoint Group, LLC***

Rockpoint Group LLC is a global real estate investment management firm with offices in Boston, Dallas, San Francisco, Frankfurt, London and Tokyo.

#### ***About Margulies Perruzzi Architects***

Consistently ranked as one of Boston's top architectural and interior design firms, Margulies Perruzzi Architects creates buildings and corporate interiors for clients who value design. The firm

services the corporate, professional services, healthcare, research/lab, and real estate communities with a focus on sustainable design. Clients include Manulife/John Hancock, Nuvera Fuel Cells, Fallon Clinic, Sapient, Hobbs Brook Management and Forrester Research. For more information, please visit <http://www.mp-architects.com>.

**About Jones Lang LaSalle**

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2010 global revenue of more than \$2.9 billion, Jones Lang LaSalle serves clients in 60 countries from more than 1,000 locations worldwide, including 185 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.8 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$43 billion of assets under management. For further information, please visit our website, [www.joneslanglasalle.com](http://www.joneslanglasalle.com).

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