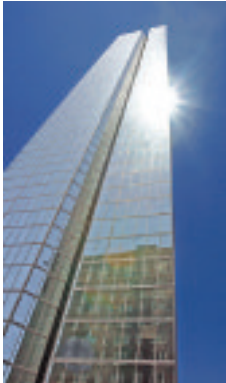


The Largest Office Buildings in Greater Boston

Ranked by total square feet of rentable building space



Built in 1976 in the heart of Boston's Back Bay, Hancock Place is both the tallest and most prominent tower dotting the city's skyline.

Designed by Henry N. Cobb of I. M. Pei & Partners, the Hancock building is officially located at 200 Clarendon St. At 62 floors in height, the building boasts nearly 1.8 million square feet of leasable space – making it not only the highest but also the largest office building in Boston. The tower was foreclosed on in 2009 and was later sold at auction for approximately \$660 million to a partnership involving Normandy Real Estate Partners and Five Mile Capital Partners. A year later, the Hancock was purchased for \$930 million by Boston Properties. Today it is approximately 93 percent leased.

BOSTON OFFICE MARKET

A snapshot of Boston's commercial real estate market

Supply: 60M square feet
Availability rate: 16.70%
Avg. asking rent: \$49.26
Vacancy rate: 9.50%
Net absorption: 933,580 sq. ft. (12 months ending Sept. 30)

Source: Jones Lang LaSalle

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NA-Not available.

Note: All data is as of September 2013, as provided by JLL.

UPCOMING LISTS:

Nov. 15: The Largest Colleges and Universities

COMPILED BY Joe Halpern and Sean McFadden

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RANK	BUILDING NAME/ADDRESS	TOTAL BUILDING SPACE (SQ. FT.)	FLOORS	TOTAL AVAILABLE SQ. FT.	ANCHOR TENANT	OWNER	LEASING COMPANY
1	John Hancock Tower 200 Clarendon St., Boston 02116	1,755,400	62	125,496	Bain Capital LLC	Boston Properties Inc.	Boston Properties Inc.
2	Cummings Center 100 Cummings Center, Beverly 01915	1,356,891	5	123,889	Thermo Fisher Scientific	Cummings Properties	Cummings Properties
3	Bank of America Building 100 Federal St., Boston 02110	1,355,610	44	113,969	Bingham McCutchen LLP	Boston Properties Inc.	Boston Properties Inc.
4	Prudential Center 800 Boylston St., Boston 02199	1,226,539	52	141,154	Reps & Gray LLP	Boston Properties Inc.	Boston Properties Inc.
5	Federal Reserve Plaza 600 Atlantic Ave., Boston 02210	1,140,000	32	NA	Federal Reserve Bank of Boston	Federal Reserve Bank of Boston	Colliers International
6	Exchange Place 53 State St., Boston 02109	1,138,000	40	622,750	Goodwin Procter LLP	UBS Realty Investors LLC	Cassidy Turley
7	One Federal Street 1 Federal St., Boston 02110	1,120,722	39	246,070	Bingham McCutchen LLP	Tishman Speyer	Tishman Speyer
8	One Financial Center 1 Financial Center, Boston 02110	1,097,676	46	166,953	Loomis, Sayles & Co. LP	Beacon Capital Partners	Cushman & Wakefield Inc.
9	100 Summer Street 100 Summer St., Boston 02110	1,062,062	32	482,666	Lexington Insurance Co.	The Blackstone Group	Cushman & Wakefield Inc.
10	International Place 1 International Place, Boston 02110	1,025,000	46	193,529	Proskauer Rose LLP	The Chiofaro Company	Cushman & Wakefield/The Chiofaro Co
11	State Street Financial Center 1 Lincoln St., Boston 02111	1,020,000	36	25,000	State Street	Fortis Property Group LLC	CBRE /New England
12	One Beacon Street 1 Beacon St., Boston 02108	1,017,460	34	266,946	The Boston Consulting Group	Beacon Capital Partners	Cushman & Wakefield Inc.
13	Landmark Center 401 Park Drive/201 Brookline Ave., Boston 02215	950,000	8	41,916	Blue Cross and Blue Shield of Massachusetts Inc.,	Samuels & Associates	Cushman & Wakefield, Inc.
14	High Street Tower 125 High St., Boston 02110	929,782	30	418,753	PricewaterhouseCoopers	Tishman Speyer	Tishman Speyer
15	225 Franklin Street 225 Franklin St., Boston 02110	916,637	34	71,066	Bank of America (Administration)	Equity Office Properties	Cushman & Wakefield Inc.
16	245 Summer Street 245 Summer St., Boston 02210	860,000	14	NA	Fidelity Investor Center	Benderson Development Company Inc.	Benderson Development Company Inc.
17	111 Huntington Ave. 111 Huntington Ave., Boston 02199	859,053	36	107,552	MFS Investment Management	Boston Properties Inc.	Boston Properties Inc.
18	60 State Street 60 State St., Boston 02109	823,014	38	210,137	Wilmer Cutler Pickering Hale and Dorr LLP	Equity Office Properties	CBRE/New England
19	TJX Office Park 770 Cochituate Road, Framingham 01701	816,000	5	NA	The TJX Cos. Inc.	The TJX Cos., Inc.	NA
20	Atlantic Wharf 280 Congress St., Boston 02210	780,000	23	NA	Wellington Management	Boston Properties Inc.	Colliers International
21	Mellon Financial Center 1 Boston Place, Boston 02108	769,570	41	82,510	Bank of New York Mellon	TIAA-CREF	CBRE/New England
22	Fleet Center 75 State St., Boston 02109	767,096	31	208,472	Santander	Brookfield Office Properties Inc.	Richards Barry Joyce & Partners
23	One Post Office Square 1 Post Office Square, Boston 02109	760,000	42	104,619	Putnam Investment Management	Morgan Stanley & Co. LLC	Jones Lang LaSalle
24	Two International Place 2 International Place, Boston 02110	750,000	35	40,000	Eaton Vance Corp.	The Chiofaro Company	Cushman & Wakefield Inc.
25	99 High Street 99 High St., Boston 02110	731,204	32	121,730	Chartis Inc.	TIAA-CREF	Jones Lang LaSalle