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THREE NEW LEASES SIGNED AT SEAPORT WEST

BOSTON, November 15, 2011 – Pembroke Real Estate today announced the signing of three new leases for a total of 29,668 square feet at Seaport West. Jones Lang LaSalle represented Pembroke Real Estate in the transactions. Seaport West is a 575,000 square foot, 17-story, LEED[®] Silver certified office tower located at the heart of the Seaport District and Boston’s evolving Innovation District.

The companies who will become Seaport West tenants are:

- **Crimson Hexagon**, a social media monitoring and analysis provider leasing 10,731 square feet. Crimson Hexagon was represented by Larry Epstein of Colliers International.
- **KHJ Brand Activation**, a brand activation and marketing communications firm leasing 12,803 square feet. KHJ was represented by Roger Breslin and Jeff Gates of Colliers International.
- **Walsh, Jastrem & Browne, LLP**, a certified public accounting firm leasing 6,134 square feet. Walsh Jastrem Browne was represented by Bill Crean of CB Richard Ellis.

“We are excited to welcome these new companies and further diversify the tenant base of Seaport Place,” said David Lucey, vice president, Pembroke Real Estate. “This diversity reflects the complex’s ability to accommodate a variety of occupier needs and highlights the broad appeal of Seaport Place and the Seaport area as a business center.”

In addition to the 17-story Class A office tower, Seaport West includes the adjacent three-story podium building, Sebastians, Action Kitchen, and elevated Westport Park, a recipient of the Green Roof Award of Excellence from Green Roofs for Healthy Cities.

Developed by Pembroke Real Estate, Seaport West opened in 2002 and is part of Seaport Place, Boston's only modern waterfront business center, which also includes Seaport East, the Seaport Hotel, Seaport World Trade Center, retail shops and two parks.

Seaport Place is home to more than 5,000 workers, as well as Morton's, Aura, Tamo, Dunkin Donuts, Fresh City, 7-Eleven, Wave Health & Fitness Center, Boston Private Bank, Sovereign Bank, and Stapleton Floral. The integration of Seaport Place's offices, hotel, meeting space and retail creates a unique experience for tenants who have access to full concierge services, a premium fitness center, additional meeting space, a 24-hour cab stand, complimentary shuttle services and on-site parks. Surrounded by Boston's newest museums and galleries, residential developments, restaurants, hotels and nightspots, Seaport Place is ideally located within a well-designed transportation hub with the MBTA's Silver Line stop on-site, the adjacent I-90 and I-93 entrances and direct access to Logan International Airport via subway, water taxi or car.

William Barrack, managing director, and Patrick Nugent, assistant vice president, of Jones Lang LaSalle represented Pembroke Real Estate.

About Pembroke Real Estate

Pembroke Real Estate is an international real estate advisor that provides investment, asset management and development services to our investors. Pembroke facilitates the investment of private capital of FMR LLC (Fidelity Investments) and its shareholders and FIL Limited (Fidelity International) into superior, long-term opportunities. Established in 1997, Pembroke currently manages more than 635,000 sqm/6.8 million sf in key markets in Europe, North America, Asia and Australia. Strongly committed to the environment through property operations and development, more than 65 percent of Pembroke's portfolio is sustainably certified, or in the process of becoming certified. Pembroke acquires, develops and manages well-located assets and development opportunities in the office, residential and mixed-use sectors. Located in Boston, London, Stockholm and Tokyo, the firm's dedicated team of real estate experts is committed to delivering the highest-performing, quality product in every aspect of the business. For more information, visit the company's website: www.pembrokere.com.

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