

# P R E S S   R E L E A S E

CB Richard Ellis/New England  
33 Arch Street, 28<sup>th</sup> floor  
Boston, MA 02110  
T 617 912 7000  
F 617 912 7001  
[www.cbre-ne.com](http://www.cbre-ne.com)

Tuesday, January 18, 2011

**Contact:**

Taidgh McClory  
CB Richard Ellis/New England  
Tel: (617) 912.7085  
[taidgh.mcclory@cbre-ne.com](mailto:taidgh.mcclory@cbre-ne.com)

## Reservoir Woods Achieves 100% Occupancy

Davis Marcus announces 750,000 RSF of additional development capacity

BOSTON (Jan. 18, 2011) — Davis Marcus Partners, a venture between Marcus Partners and The Davis Companies, in partnership with Prudential Real Estate Investors (PREI), announced today that Reservoir Woods in Waltham, MA has reached 100% occupancy. With the completion of three new leases totaling 35,064 square feet, the 1.2 million square foot, 120 acre corporate campus is now fully leased. The East and West campuses also offer the opportunity for significant future development with approximately 750,000 buildable square feet remaining.

“Over the course of the past five years we have redeveloped and delivered over 1.1 million square feet at Reservoir Woods on some extremely aggressive timetables, including three LEED-certified properties, Platinum, Gold and Silver,” said Paul Marcus, CEO of Marcus Partners. “It has been rewarding to have been able to completely reinvigorate, transform and fully occupy one of the premier sites in all of New England. This wouldn’t have been possible without the continued support and teamwork we have enjoyed from the City of Waltham, CBRE and the entire brokerage community, John Moriarty and Associates, ADD Inc, Elkus Manfredi and Spagnolo Gisness. We look forward to moving ahead with additional development on site and are in active talks to do so.”

The three new leases include 16,658 square feet for Marketing and Planning Systems (MaPS) and 13,365 square feet for Wilmer Hale both at 850 Winter Street and 5,041 square feet for Covalent Partners LLC at 930 Winter Street. All three will move in this winter.

"We welcome MaPS, Wilmer Hale and Covalent Partners LLC to the Reservoir Woods campus; they are all great additions to a truly top-notch tenant roster," added Marcus.

MaPS was represented by CBRE's Mike Ripp. Wilmer Hale was represented by Ron Friedman and Jon Varholak of Richards Barry Joyce & Partners. William Stone of W.C. Stone Real Estate Co., Inc. represented Covalent Partners LLC. CBRE represented the ownership.

Reservoir Woods East is a 54-acre office/research and development property purchased by Marcus Partners and The Davis Companies in partnership with Prudential Real Estate Investors (PREI) in December, 2006. Together, Reservoir Woods East and West comprise a 120-acre wooded campus. Centrally located between the Mass Turnpike and Route, 2, Reservoir Woods is surrounded by the corporate headquarters for Raytheon Corporation, the Massachusetts Medical Society, and the North American Discovery Center for Astra Pharmaceuticals, making it the premier business hub of suburban Boston. Reservoir Woods has an unrivaled amenities package designed to aid in the recruitment and retention of employees including HealthPoint, a world-class wellness center, with a health club and sports therapy facilities. Additionally, there are food service and fitness vendors along with a conference center, WiFi service, ATM, dry-cleaner drop-off and manned security. Reservoir Woods is home to tenants including the headquarters for PerkinElmer, Inc., Battery Ventures, Alkermes, Verizon Laboratories and the North American headquarters for Fresenius Medical Care.

Reservoir Woods is owned by a venture between affiliates of Marcus Partners, The Davis Companies and PREI on behalf of institutional investors.

**About Davis Marcus Partners**

Davis Marcus Partners is a venture between The Davis Companies and Marcus Partners. Affiliates of Davis Marcus Partners own and operate a portfolio in excess of four million square feet valued at more than \$1.0 billion dollars. For more information please visit [www.davismarcus.com](http://www.davismarcus.com).

**About CB Richard Ellis**

CB Richard Ellis Group, Inc. (NYSE:CBG), a *Fortune* 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services firm (in terms of 2009 revenue). The Company has approximately 29,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 300 offices (excluding affiliates) worldwide. CB Richard Ellis offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. Please visit our Web site at [www.cbre.com](http://www.cbre.com).

CB Richard Ellis – N.E. Partners, LP, a CB Richard Ellis Joint Venture has offices in Massachusetts, Connecticut, Rhode Island, Maine and New Hampshire. The firm serves real estate owners, investors and occupiers by offering strategic advice and execution for: property leasing and sales, property facilities and project management, corporate services, debt and equity financing, investment management, valuation and appraisal, research and investment strategy, and consulting. Please visit our Web site at [www.cbre-ne.com](http://www.cbre-ne.com).

##