



Media contact:

Tim Gallen/Andrew Neilly
Gallen.Neilly
(925) 930-9848
tim@gallen.com / andrew@gallen.com

Details Provided on Two Financial District Leases and Building Upgrades

Boston, MA (February, 19, 2013) – GLL Real Estate Partners has announced details on two fourth quarter leases at 70 Franklin, which bring the venerable Financial District building to almost full occupancy.

Joseph A. Bank Clothiers committed to a 10-year lease for a street level corner exposure retail store. In addition to the well-known retailer's new 4,800 square foot store, 70 Franklin owner GLL Real Estate Partners said it has leased another 2,222 square feet for a 10-year term to UGL Unicco, a facilities maintenance service company based in Newton.

70 Franklin, a nine-story, 85,977 square foot multi-tenanted office was built in 1874, and was fully re-developed in 1989. The real estate investment company also announced that it will imminently be kicking off a +\$500,000 façade and lobby renovation at 70 Franklin this spring, for an early summer reveal. The lobby renovation includes a newly re-designed entranceway, a bold new steel awning, and a new doorway that opens to the re-designed lobby with an eco-theme design. Lighting pendants are draped with organza silk float in the entranceway and guide you to the newly clad brushed nickel elevators. The new narrow beam accent lighting and LED up-lighting also enhance all the new effects in the lobby.

GLL acquired 70 Franklin in September 2008 and has since held occupancy levels above 85% leased. Aside from the 70 Franklin property, GLL owns two other institutional-quality properties in the Financial District including the 16-story, 303,000 square foot 200 State Street and the 114,257 square foot, five-story One Winthrop Square. Both of those office buildings were acquired in 2008/2009.

70 Franklin stands in the shadow of the highly anticipated 1.2 million square foot Filene's redevelopment at One Franklin at the heart of Boston's Financial District. That project, with plans to begin construction of 600 condo/rental units, plus office, hotel and retail at cost of approximately \$740 million, has created a significant retail interest in the Financial District.

###

About Joseph A Bank:

JoS. A. Bank Clothiers, Inc., established in 1905, is one of the nation's leading retailers of men's classically-styled tailored and casual clothing, sportswear, footwear and accessories. The Company sells its full product line in over 500 stores in 42 states and the District of Columbia, a nationwide catalog and an e-commerce website that can be accessed at www.josbank.com. The Company is headquartered in Hampstead, MD, and its common stock is listed on the Nasdaq Global Select Market under the symbol "JOSB."

About Unicco Service Company (UGL Unicco):

Unicco provides facilities maintenance services in North America. The company offers janitorial,

100 Pringle Avenue, Suite 233 North Broadway, CA 94596 P: (925) 930-9848 F: (925) 930-9903
www.gallen.com



operations and maintenance, landscaping, lighting, office, and construction services, as well as plant services in support of industrial operations. It serves commercial/corporate, manufacturing plants, education, retail, financial institutions, government, public venues, and life science markets. The company was founded in 1949 and is based in Newton, Massachusetts with additional offices in Canada and the United States and employees 20,500.

About GLL Real Estate Partners:

GLL Real Estate Partners is an institutional real estate investment advisor headquartered in Munich, Germany. GLL was founded in 2000 and has over \$6 billion of assets under management in Europe, Latin America and the U.S. on behalf of its client base through strategic funds and separate accounts. The company has invested over \$2 billion in core commercial properties in major U.S. markets. GLL's U.S. offices are located in Orlando and San Francisco with 25 professionals overseeing transactions, asset management and accounting. <http://www.gll-partners.com>