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**BROADWAY PARTNERS AND MASSACHUSETTS LIFE SCIENCES
CENTER ANNOUNCE HEADQUARTERS AT BAY COLONY CORPORATE
CENTER IN WALTHAM**

***Steward for State's Life Sciences Initiative Joins Prominent Technology and Venture
Capital Firms at Premier Waltham Location***

BOSTON – December 15, 2008 – [Broadway Partners](#), a private real estate investment and management firm, and the Massachusetts Life Sciences Center (MLSC), a quasi-public agency tasked with implementing the State's \$1 billion life sciences initiative and FHO Partners, a leader in the commercial real estate services field with extensive experience in the Greater Boston office market, announced today that the MLSC will lease 5,855 square feet of office space for its new headquarters at the Bay Colony Corporate Center, a premier Waltham office campus located along Route 128.

"With the continuing trend of biotechnology and other life sciences companies moving to the Boston suburbs, Bay Colony allows the MLSC to be strategically situated within the emerging suburban life sciences hub and have access to industry stakeholders across the Commonwealth," said Mark Roopenian, vice president of leasing and asset management of Broadway Partners. "The park's location along Route 128 is ideal and provides close proximity to many of the promising startups and venture capital firms within the Greater Boston market."

"This is a terrific location that will allow the Center to be accessible to companies, investors, researchers and other life sciences stakeholders across Massachusetts," said Susan Windham-Bannister, President and CEO of the MLSC. "We made this decision with an eye towards accessibility and fiscal responsibility, as this space is less expensive than in other areas we considered. This new headquarters will position us for success in fulfilling our mission of job creation and scientific advancement."

"Waltham and the surrounding communities are a great place to do business for life sciences companies, which is why so many of them have located facilities in our area," said Waltham Mayor Jeannette McCarthy. "Having the Massachusetts Life Sciences Center in Waltham will be a boost to our local economy, and I am pleased to welcome them to the community."

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"The Massachusetts Life Sciences Center was established to both create jobs and support good science that will improve the human condition," said Senator Susan Fargo. "I am so pleased that they have decided to locate their headquarters in the City of Waltham, as this will further support the growth of the life sciences industry in this region and throughout the state."

"The decision to headquarters in Waltham is a great early sign that the Center is making prudent, fiscally responsible choices," said State Representative Peter Koutoujian. "The City of Waltham offers a thriving biotechnology community as well as cost-effective, affordable space. I'd like to welcome them to the neighborhood."

"As a local legislator and longtime local official, I think this is terrific news for Waltham," said Representative Tom Stanley. "The Life Sciences Act is one of our state's key strategies for economic growth, and having the organization that is implementing that Act located here in Waltham can only be considered good news for our local economy."

In addition to the new headquarters, the MLSC will maintain a small workspace in Boston.

Consisting of 968,831 square feet of office space, the Bay Colony Corporate Center is located on a 58-acre site overlooking the Cambridge Reservoir and Route 128. The MLSC headquarters will be located at 1000 Winter Street, a four-story building situated in the center of the campus. Broadway Partners recently reinvested \$1 million to complete significant renovations to the property, including landscaping enhancements, signage improvements and lobby restoration.

Sue Donovan, senior vice president of FHO Partners, represented the landlord, Broadway Partners, in the lease negotiations. Peter McDonald of McDonald Real Estate Ventures represented the MLSC.

About Broadway Partners

Broadway Partners is a private national real estate investment and management firm headquartered in New York City, with regional offices in Los Angeles and Chicago. Its partners represent a cross section of domestic and international private and institutional investors. The firm invests in high-quality office properties in select markets nationwide. Since 2000, Broadway Partners has acquired office properties with a value in excess of \$15 billion. For more information about Broadway Partners, visit www.broadwaypartners.com.

About the Massachusetts Life Sciences Center

The Massachusetts Life Sciences Center (MLSC) is a quasi-public agency of the Commonwealth of Massachusetts. The MLSC was established to promote the life sciences within the Commonwealth of Massachusetts. It is tasked with investing in life sciences research and economic development. This work includes making financial investments in public and private institutions growing life sciences research, development and commercialization as well as building ties between sectors of the Massachusetts life sciences community. For more information visit www.masslifesciences.com

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About FHO Partners

FHO Partners is a commercial real estate firm offering a full range of brokerage, consulting, strategic planning, research, lease administration, marketing, lease auditing, lease portfolio and transaction management services for corporate and institutional clients alike. The senior partners of the firm have worked together for over 20 years providing customized advisory consulting and brokerage services to an extensive range of corporate and institutional clients, both locally and on a national and international basis. For more information, visit www.fhopartners.com or call 617-279-4555.

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