



PARTNERS

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**FHO PARTNERS ANNOUNCES NEW, 14,000-SQUARE-FOOT LEASE FOR
CONSTELLATION NEWENERGY IN BOSTON**

ENERGY SUPPLIER WILL RELOCATE TO 116 HUNTINGTON AVENUE

BOSTON—January 6, 2010 -- FHO Partners, a leader in the commercial real estate services field with extensive experience in the greater Boston office market, today announced a 14,701-square-foot lease at 116 Huntington Avenue for Constellation NewEnergy, a leading competitive supplier of energy, natural gas and energy-related services to commercial, industrial and institutional customers throughout the United States. Constellation NewEnergy will relocate from its existing location at 800 Boylston Street in Boston.

“116 Huntington Avenue is a prime location in the heart of Boston’s Back Bay just steps from a wealth of amenities as well as transportation options including the commuter rail, subway and Massachusetts Turnpike,” said Duncan Gratton, partner at FHO Partners. “Despite increases in available office space across Massachusetts, 116 Huntington Avenue continues to attract new tenants like Constellation NewEnergy with its unrivaled location, Class-A designation and competitive rates.”

According to Alan Rubenstein of Broadway Partners “We are delighted to welcome Constellation NewEnergy to 116 Huntington’s impressive tenant roster, and we applaud their decisive move to snap up the only remaining availability of that size at the property.”

Constructed in 1991 pursuant to the efficient design by CBT Architects, 116 Huntington Avenue is a 14-story, 264,086-square-foot building located adjacent to Copley Place and directly across from the Prudential Center. The Constellation NewEnergy lease brings the building to 97% occupancy.

Gratton of FHO Partners represented the landlord of 116 Huntington Avenue, Broadway Partners and Gil Hutzler, senior vice president of CB Richard Ellis and Bill Crean, senior vice president/partner of CB Richard Ellis New England represented Constellation NewEnergy.

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About Broadway Partners

Broadway Partners is a private real estate investment and management firm headquartered in New York with offices and investments in Boston, New York, Washington, D.C., San Francisco, Los Angeles and Chicago. The firm invests in high quality real estate in select markets nationwide. Since 2000, Broadway Partners has acquired assets with a transaction value in excess of \$15 billion.

About FHO Partners

FHO Partners is a commercial real estate firm providing brokerage and transaction management services to multi-market, national and international corporate real estate portfolios, both owned and leased. In the world of commercial real estate, FHO Partners' people-powered approach stands out. The senior partners of the firm have worked together for more than 20 years providing customized advisory consulting and brokerage services to a range of corporate and institutional clients locally, nationally and overseas. For more information, visit www.fhopartners.com or call 617-279-4555.

About Constellation NewEnergy

Constellation NewEnergy (www.newenergy.com) is a leading competitive supplier of electricity, natural gas and energy-related services to commercial, industrial and institutional customers throughout the United States. A subsidiary of Constellation Energy, Constellation NewEnergy operates in all competitive energy markets throughout the U.S., providing products that enable customers to effectively manage and control energy costs.

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