

McCALL & ALMY

REAL ESTATE SOLUTIONS

MFS INVESTMENT MANAGEMENT

M F S[®]
INVESTMENT MANAGEMENT



MFS is a global investment manager with a presence in key financial centers worldwide.

MFS is a premier global money management firm with investment offices in Boston, MA. MFS is one of the oldest investment management firms in the United States. The company serves millions of individuals and hundreds of institutions in more than 70 countries and manages approximately \$200 billion in assets worldwide (as of November 2010). McCall & Almy works with MFS to help manage and plan for its space needs on an on-going basis.

Locations
Throughout the U.S.

Square Footage Leased
In excess of 500,000 SF

The Challenges

- Need for full redundancy for all infrastructure needs to insure critical continuous operations.
- Relocation of back office from downtown Boston to less expensive space in the southern suburbs.
- Company-wide space needs analysis.

The Results

- Prepare annual strategic plan to proactively manage space needs.
- Complete due diligence to accommodate special needs.
- Comprehensive financial analysis.
- Lease negotiation in 2001 for move to Lafayette Corporate Center in Boston, MA (135,000 SF)
- Lease negotiation in 2003 for corporate headquarters at 500 Boylston Street (290,000 SF) in Boston, MA.
- Lease negotiation for move to 100 Hancock Street (44,000 SF) in Quincy, MA in 2008.
- Lease negotiation for new corporate headquarters at 111 Huntington Avenue in 2010.

“From our corporate headquarters in Boston to our London facility, McCall & Almy has been there, working as a knowledgeable and strong advocate for MFS’ real estate needs.”

Amrit Kanwal
Chief Financial Officer
MFS Investment Management