

Winthrop Center lands two sizable leases as Back Bay buildings face conversion

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An outdoor office space at Boston's Winthrop Center. The architecture and engineering firm HNTB Corp. and the law firm Simpson Thacher have signed leases in the tower.

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A number of small lease deals around Greater Boston that had gone unannounced over the past quarter are now public as part of the latest third-quarter real estate research.

Among the landlords signing deals, downtown Boston's Winthrop Center is the winner, landing two sizable new leases: architecture and engineering firm [HNTB Corp.](#) and the law firm Simpson Thacher.

Those firms join [Deloitte](#), [Cambridge Associates](#), [M&T Bank](#), [Schneider Electric](#) and [McKinsey & Co.](#)

HNTB Corp., which signed for 77,000 square feet, according to the real estate firm [Savills](#), is moving from a Back Bay office building that's slated to be converted into housing. That building, 31 St. James Ave., is proposed to be [renovated into 478 apartments](#).

Simpson Thacher has signed for 39,000 square feet at Winthrop Center, according to Hunneman. The law firm [launched its Boston office in 2024](#) and has been in Back Bay at 855 Boylston St.

Hunneman also reported as part of its Q3 research that the Prudential Center landed law firm [Paul Hastings](#). It won't be a far move for Paul Hastings, which today is based at 200 Clarendon, the former John Hancock tower. Paul Hastings' new lease is for 52,000 square feet, as it moves from one [BXP](#)-owned building to another.

In other leases, software maker Hi Marley has signed a 48,000-square-foot sublease at 280-294 Congress St. The firm began in a WeWork and was most recently at 10 Post Office Square. It said it plans to grow its headcount by 50% this year, which necessitated the move.

Defense company [Anduril](#) has also signed a lease in Boston, in addition to a 163,000-square-foot deal it signed last year at 1050 Winter St. in Waltham. Anduril's newer deal is for 27,000 square feet in a sublease at One Marina Park Drive, according to JLL.

GREATER BOSTON'S BIGGEST THIRD-QUARTER LEASES

The drugmaker Sanofi's lease renewal in Cambridge was the largest to be signed in the third quarter in Greater Boston.

Company	Lease type	Address	City	Square footage
Sanofi	Renewal	450 Water St.	Cambridge	400,000
Boston Dynamics	Direct	1601 Trapelo Road	Waltham	322,000
SharkNinja	Renewal	89 A St.	Needham	250,409
Raytheon	Renewal	400 Innovation Drive	Tewksbury	134,348
Panera Bread	Direct	133 Boston Post Road	Weston	101,000
Fenway Sports Group	Direct	1325 Boylston St.	Boston	100,493
Greenberg Traurig	Direct	680 Atlantic Ave.	Boston	76,000
DLA Piper	Renewal	33 Arch St.	Boston	53,694
Hi Marley	Sublease	280-294 Congress St.	Boston	47,828
Simpson Thacher	Direct	115 Federal St.	Boston	39,110
Collegium Pharmaceutical	Direct	1 Lincoln St.	Boston	37,350

SOURCE: HUNNEMAN