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## Framingham office space lease renewal among area's largest

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International Data Group (IDG) and its subsidiary International Data Corporation (IDC) signed a 10-year lease in October for all of 5 Speen St. (above) and two floors of 3 Speen St. in the Point West Office Center. (Courtesy: Richards Barry Joyce & Partners, LLC)

By Matt Rocheleau, Globe Correspondent

A technology research company recently renewed its lease on 127,303 square feet of office space in Framingham in one of the largest suburban leases in Greater Boston in 2009, according to a Boston real estate firm that brokered the deal.

International Data Group (IDG) and its subsidiary International Data Corporation (IDC) signed a 10-year lease in October for all of 5 Speen St. and two floors of 3 Speen St. in the Point West Office Center.

Richards Barry Joyce & Partners, LLC, a Boston-based real estate firm that brokered the lease and announced the deal on Nov. 4, declined to disclose the cost of the agreement, but said the average market value for class A office space in the Framingham area is \$22.19 per square foot.

The company also signed a seven-year lease for 15,451 square feet of offices in Boston, that, though much smaller than its space in Framingham, serves as corporate headquarters in a 15th-floor penthouse at One Exeter Plaza at 699 Boylston Street.

The market value for class A office space in the area of the their corporate headquarters is around \$50.13 per square foot, according to the real estate firm.

The landlord for the Framingham offices, Carruth Capital, LLC, was represented internally. And the landlord of the Boston building, Boylston Properties, was represented by Jones Lang LaSalle.

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