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## Real estate transactions: Law firms drive leasing activity at downtown buildings



*Photo: PM Realty Group*

Houston-based M-M Properties has signed nearly 96,000 square feet in new leases and renewals at downtown's Bank of America Center, 700 Louisiana in the last few months. Madison Marquette's John Spafford and Madeline Gregory represented the landlord in the deals.

Kilpatrick Townsend & Stockton, an international law firm that opened a Houston office in late 2017, signed a new lease for 17,519 square feet. CBRE's Doug Elliott and Ron McWherter represented the tenant.

Weil, Gotshal & Manges, an international law firm, renewed its lease for 21,375 square feet. John Burke of JLL represented the law firm.

Schiffer Hicks & Johnson, a Houston-based litigation firm, renewed its 6,248-square-foot lease and expanded into an additional 4,627 square feet. Jon Lee of CBRE represented the law firm.

Carlson Capital, an asset management firm, renewed its lease for 8,774 square feet. Angus Hughes of Cushman & Wakefield represented the tenant.

BMO Capital Markets Corp., a financial services provider, renewed its 30,275-square-foot lease and expanded into an additional 7,065 square feet. David Bale and Eugene Terry of JLL represented the tenant.

Bank of America Center is undergoing a \$20 million renovation that will add an 8,000-square-foot restaurant and 10,000 square feet of creative office space with views of Jones Plaza. A second phase will include a new tenant lounge and conference center, a lobby coffee bar and new mezzanine level collaborative workspaces. Bank of America, which occupies a large portion of the lobby, will consolidate its downtown offices to nearby Capitol Tower this summer.

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