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Synergy Acquires 99 High Street in Boston

Local team doubles down on downtown Boston office market

BOSTON, MA (April 24, 2025) – [Synergy](#), a prominent real estate investor, operator, and manager, is pleased to announce it has acquired 99 High Street, a premier Class A office tower located in Boston's financial district. This acquisition builds upon Synergy's significant Downtown Boston investments, with recent purchases of One Liberty Square, 179 Lincoln Street, 1 India Street, and 101 Arch Street.

99 High Street, a 32-story, 730,208-square-foot office tower, marks a significant addition to Synergy's portfolio of over 7 million square feet. Situated prominently at the corner of High, Congress, and Purchase Streets, 99 High Street is conveniently located near South Station, the Boston Harbor Ferry terminal, The Rose Kennedy Greenway, and is easily accessible via Interstates 90 and 93. The property features ~25,000-square-foot floor plates, outdoor seating experiences, onsite offerings such as the Society on High restaurant, exceptional views of the Greenway, below-grade parking, and is surrounded by over thirty restaurants and amenities within a five-block radius.

Constructed in 1971, 99 High Street underwent a comprehensive lobby renovation in 2019 designed by award-winning, Boston and New York-based architects, SGA. The interior renovation included a relocated corner entry for greater visibility along High and Congress Streets, as well as a double-height glass facade that modernizes the landmark building, while still paying homage to the original design. 99 High has undergone over \$24 million in capital improvements over the past decade, including the lobby renovations, window replacements, dispatch elevators, facade repairs and other modernizations that make it a best-in-class asset.

The property is currently 78% leased with 32 tenants, including Mercer, Marsh McLennan, AIG and Karuna Therapeutics, reflecting its strong leasing history and appeal to a diverse range of tenants. Leasing activity at the building has been robust since the beginning of the year.

"The addition of 99 High Street to our portfolio solidifies Synergy's prominence as one of Downtown Boston's premier owners and operators," says David Greaney, Founder and CEO Of Synergy. "Synergy will continue to invest in high-quality assets in prime locations across the city.

In addition to its host of amenities, 99 High Street boasts strong industry accolades including LEED Gold certification, a testament to the building's sustainability and resiliency efforts; a Fitwell Certification, which is a Global standard for recognizing buildings that optimize their design and operations for the health and wellness of building occupants; and WiredScore Platinum Certified, acknowledging the property's ability to accommodate tenants with the most stringent technology requirements; one of just 26 buildings in Boston with this level of certification.

Synergy has a successful history of acquiring and repositioning quality assets in superior locations in the Greater Boston market, delivering value for their tenant clients and investment partners. Notable projects include the 2018-2019 renovation of the iconic Center Plaza and the award-winning restoration of Old City Hall. At the recently acquired One Liberty Square, the property added a beautiful new tenant hospitality lounge, conference center, fitness center, and building modernizations to tie the historic architectural significance with capabilities and amenities for today's workforce. Recent acquisitions include 1 India Street, which is home to Synergy-owned Bostonia Public House, 101 Arch Street, and 179 Lincoln Street in Boston.



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For David Greaney's headshot, click [here](#)

ABOUT SYNERGY

Synergy is a full-service, vertically integrated real estate investor, operator, and manager with a focus on the New England region. At Synergy, our teams are led by seasoned professionals with expertise spanning all facets of the real estate industry: investment, development, management, leasing, construction, lending, hospitality and more. This depth of knowledge combined with a block-by-block understanding of our markets allow us to deliver superior results to our clients. **Learn more about our organization at www.synergyboston.com**