



OUR PHILOSOPHY

Anchor Line Partners focuses on value-add commercial real estate assets throughout Greater Boston. The firm's investment philosophy can be summed up in three words:



BUY

Acquire quality, well-located assets at a desirable basis.



ENHANCE

Increase asset value and occupancy by improving the physical space, rebranding the asset within its marketplace and more.



MARKET

Upon accomplishing our objectives, sell the asset to a long-term property owner.

An entrepreneurial spirit, the product of a nimble team. The vision to come up with creative solutions, along with the determination and know-how to see them through.

Our founders, Brian Chaisson and Andrew Maher, are veterans of the real estate scene who prize the relationships they've built with tenants, investors, buyers, brokers and even competitors. They strive to earn and preserve the trust of all of the above.

Our strongest commitment is maintaining complete transparency with our investors and carrying a strong on-site presence at our properties.

Most of all, we're passionate about our work. Enhancing the tenant experience, sparking positive and lasting change in communities and delivering solid returns for our investors are the types of challenges that get us out of bed each morning.

It truly is a joy and privilege to do what we do.



ANDREW MAHER

CO-FOUNDER AND MANAGING PARTNER



Professionals throughout the Greater Boston real estate community know Andrew as an “ideas man.”

He likes to dream big, doesn’t shy away from taking chances and excels in bringing out the best in each property while realizing healthy returns for investors.

Prior to co-founding Anchor Line Partners in 2013, Andrew was managing director at Equity Office Partners Trust, an affiliate of The Blackstone Group. During his five-year tenure, he oversaw the leasing of 12.5 million SF. in Greater Boston and increased the portfolio’s NOI by 30%. As a partner at CB Richard Ellis from 1996-2007, he was responsible for over \$3 billion in leasing and sales transactions. Among his notable assignments were the repositioning of 125/150 Cambridgepark Drive, One Boston Place, 33 Arch Street and 101 Arch Street.

Andrew serves on the board of Heading Home (a nonprofit organization focused on homelessness), on the dinner committee of The Ireland Funds Boston and as a volunteer with Waltham Youth Hockey. He holds a bachelor of arts in economics from Boston College and lives in Weston with his wife, Amanda, and their three children.

BRIAN CHAISSON

CO-FOUNDER AND MANAGING PARTNER



A member of the Greater Boston real estate community since 1991, Brian is the deal facilitator-connecting the ideas with the financing necessary to bring them to life.

He is a master at making sense of the numbers behind each project and figuring out the logistics to bring them to life.

Before co-founding Anchor Line Partners in 2013, Brian spent six-and-a-half years as managing director/regional director of Boston at Tishman Speyer. There, Brian oversaw all aspects of the company's regional operations, including acquisitions, asset and property management, leasing, design and construction, capital fundraising and investor relations. Among the highlights of his tenure was overseeing the redevelopment of One Federal Street, which received the 2013 TOBY Award for Top Renovation Project in Boston. As a principal at CrossHarbor Capital Partners from 1997-2006, he was responsible for origination, analysis and structuring of new investments for the firm's various funds and involved in over \$1.5 billion of transactions.

Brian previously served on the boards of A Better City and the Boston Municipal Research Bureau, and was co-chair of the Rose Kennedy Greenway Abutters Committee. He earned a bachelor of science degree at the University of Rhode Island and resides in Scituate with his wife, Susan, and their three sons.

WITH OCCUPANCY RATES LOCKED IN AT CLOSE TO 100% THROUGH 2022, THE FUTURE IS BRIGHT AT CROSS POINT.



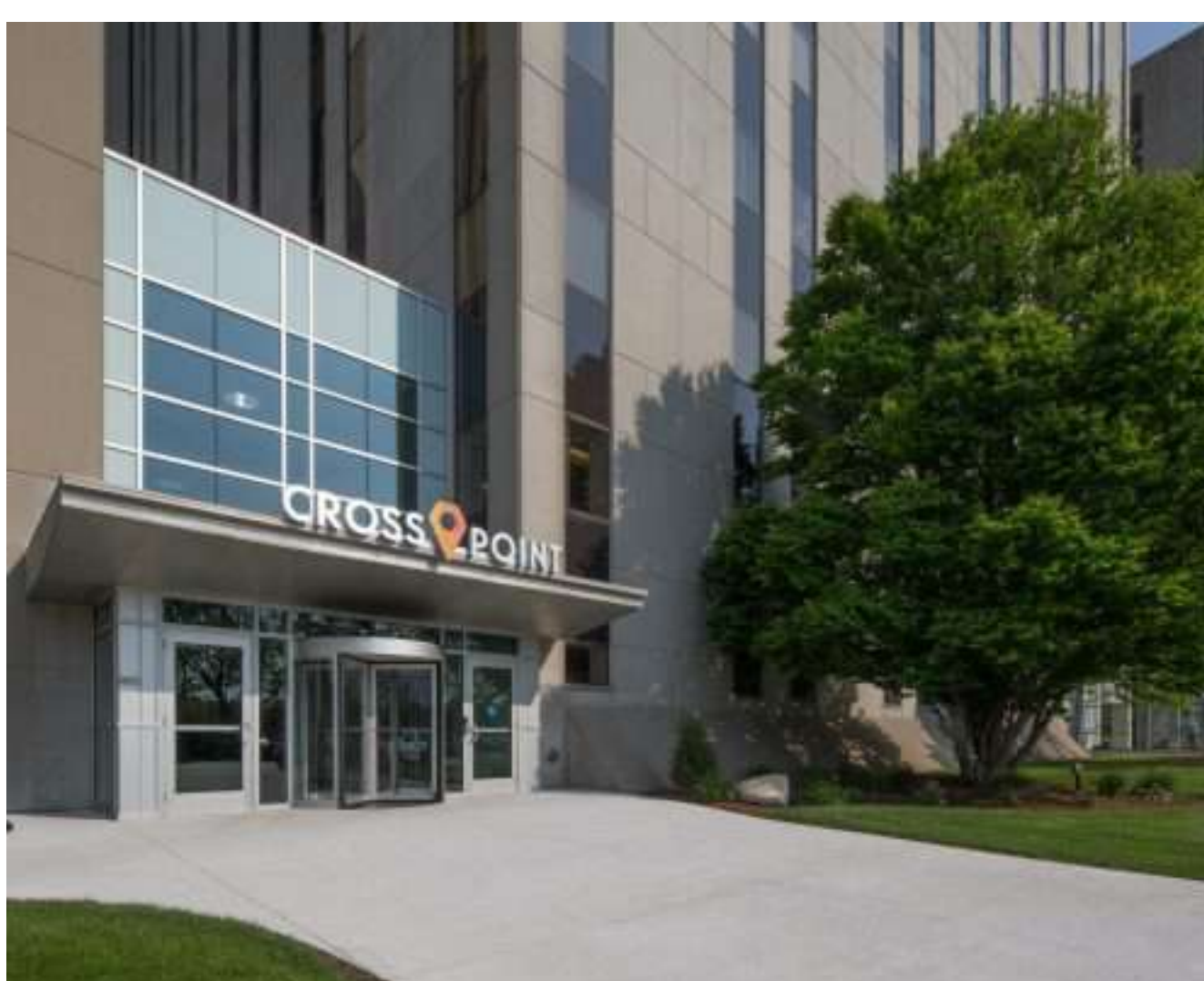
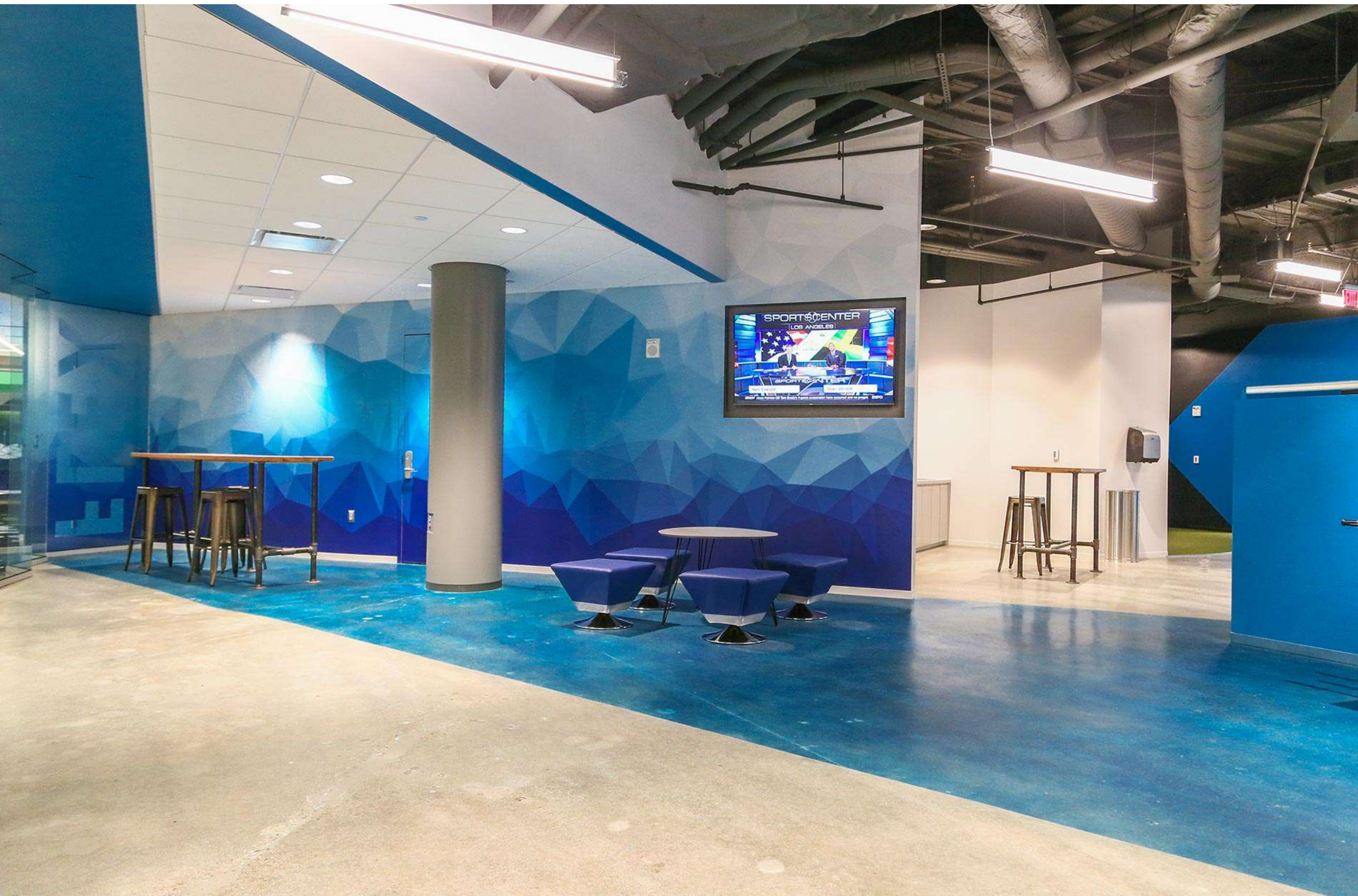
ACQUIRED IN
2014



CLOSE TO 100%
OCCUPANCY RATES LOCKED IN
THROUGH 2022



14-STORY BUILDING WITH
1,320,000
TOTAL SQUARE FOOTAGE



Anchor Line Partners acquired Lowell's Cross Point in 2014 for \$100 million. Sold in January of 2018, for \$227.2 million with a 22.6% IRR remaining in the clear. The three-tower complex, formerly known as the Wang Towers, stands at the intersection of Route 3, Interstate 495 and the Lowell Connector. Despite its prime location, though, the property was only 72% leased at the time of purchase.

Anchor Line undertook a major capital campaign to transform Cross Point into a 21st century campus. Improvements include branding, signage, lobby renovation, landscaping, new café, fitness center with gaming and golf simulation, and the addition of local favorite, Tavern in the Square.

Under ALP's leadership, Cross Point has evolved into a property that meets the demands of the modern workplace. Far from the suburban office building of yesterday, it features light-filled spaces and vibrant colors while promoting social interaction and work-life balance. And the market has responded in a big way.

Over its first 36 months of ownership, ALP leased 850,000 sq. ft. and invested \$65 million in tenant fit-outs. The crowning achievement to date has been a 505,000 sq. ft. lease to workforce management technology company Kronos for its corporate headquarters (resulting in a 2016 Deal of the Year Award from the Commercial Brokers Association of Massachusetts). Rather than having offices scattered north and west of Boston, Kronos is now enjoying the advantages of uniting the area's 1,400 "Kronites" on one campus.