

Unitarians sell Beacon Hill portfolio for \$24M

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The Unitarian Universalist Association has sold three of its Beacon Hill properties at 25 Beacon St. and 6-7 Mount Vernon Place to a Boston-based LLC for \$23.6 million.

The properties were sold to SDC-DLJ Beacon LLC, a partnership of DLJ Real Estate Capital Partners, Sea-Dar Real Estate and CNW Capital Partners LLC of Boston. The sale closed March 20.

UUA's Beacon Hill real estate included a 28,494-square-foot building at 25 Beacon St., next door to the State House, which has served as the Unitarian headquarters since its construction in 1927. The other properties included 6 and 7 Mount Vernon Place which total 19,083 square feet. The UUA still owns an office building at 41 Mount Vernon St., headquarters of Beacon Press, that is listed for sale.

Boston Realty Advisors was the broker on the sale. UUA was advised by Leggat McCall Properties.

Roughly a year ago, the UUA said it planned to sell its historic Beacon Hill portfolio and move to Boston's Innovation District. Association trustees authorized the purchase of a building at 24 Farnsworth St. and the subsequent sale of the organization's real estate.

Under the terms of a deal with The Davis Cos., owner of the 75,000-square-foot Farnsworth Street building, the church will lease about 40,000 square feet with an option to purchase the property in 2015. Jonathan Davis, owner of the The Davis Cos., and the UUA declined to provide the agreed-upon purchase price. Davis paid \$14 million for the 6-story "brick-and-beam" building in 2012, according to public records.



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