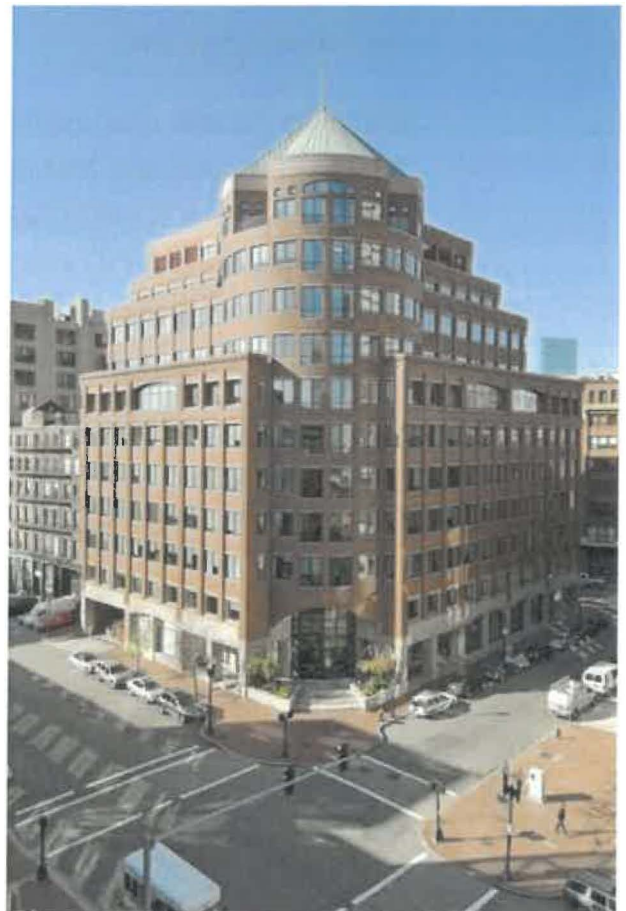


WeWork sued for \$1.8M in back rent after closing South Station coworking space

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Coworking giant WeWork, which is set to go public in a SPAC deal after a its first IPO attempt in 2019 burned out in spectacular fashion, is being sued for a breach of contract for what landlord Oxford Properties Group alleges is \$1.8 million in unpaid rent after permanently closing one of its larger locations in Boston.

Dain Torpy attorneys Mitali Biswas and Kate Moran Carter filed the breach of contract complaint on behalf of Oxford Properties in Suffolk Superior Court on May 14. Biswas and Carter declined to comment on active litigation but confirmed to the Business Journal that, as stated in the complaint, WeWork has moved out of the leased premises at 745 Atlantic Ave., a building just down the street



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Oxford Properties Group, the real estate arm of Canadian pension

from South Station where Dain Torpy is also a tenant.

fund OMERS, acquired 745 Atlantic Ave. in downtown Boston for \$114.5 million in 2015.

WeWork's yearly rent for its share of 745 Atlantic Ave., where it once occupied 131,042 square feet of the 210,005-square-foot building, is \$7.8 million annually, according to the complaint. WeWork has not paid its monthly rent since March, nor has it paid its share of operating costs and taxes, the complaint says.

WeWork told Oxford Properties in January that it intended to vacate the 745 Atlantic Ave. space at the end of February, and moved out on Feb. 26, instructing members to remove their own property from the shared office, the complaint states.

The 745 Atlantic Ave. lawsuit isn't WeWork's only legal scuffle in Boston. An affiliate of the coworking operator sued its landlord, a limited liability company connected to Plymouth Rock Assurance, for what it said was an unfair lease termination. WeWork has also sued its 100 Summer St. landlord over reimbursement for construction work.

WeWork did not respond to requests for comment by press time. But Bisnow said late last month that a WeWork spokesman confirmed that in addition to the Atlantic Avenue site, WeWork has also closed two other Boston sites: a 29,000 square-foot lease at One Milk Street that just opened two years ago, and a 49,000 square-foot space at 51 Melcher St.

Catherine Carlock
Real Estate Editor
Boston Business Journal

