



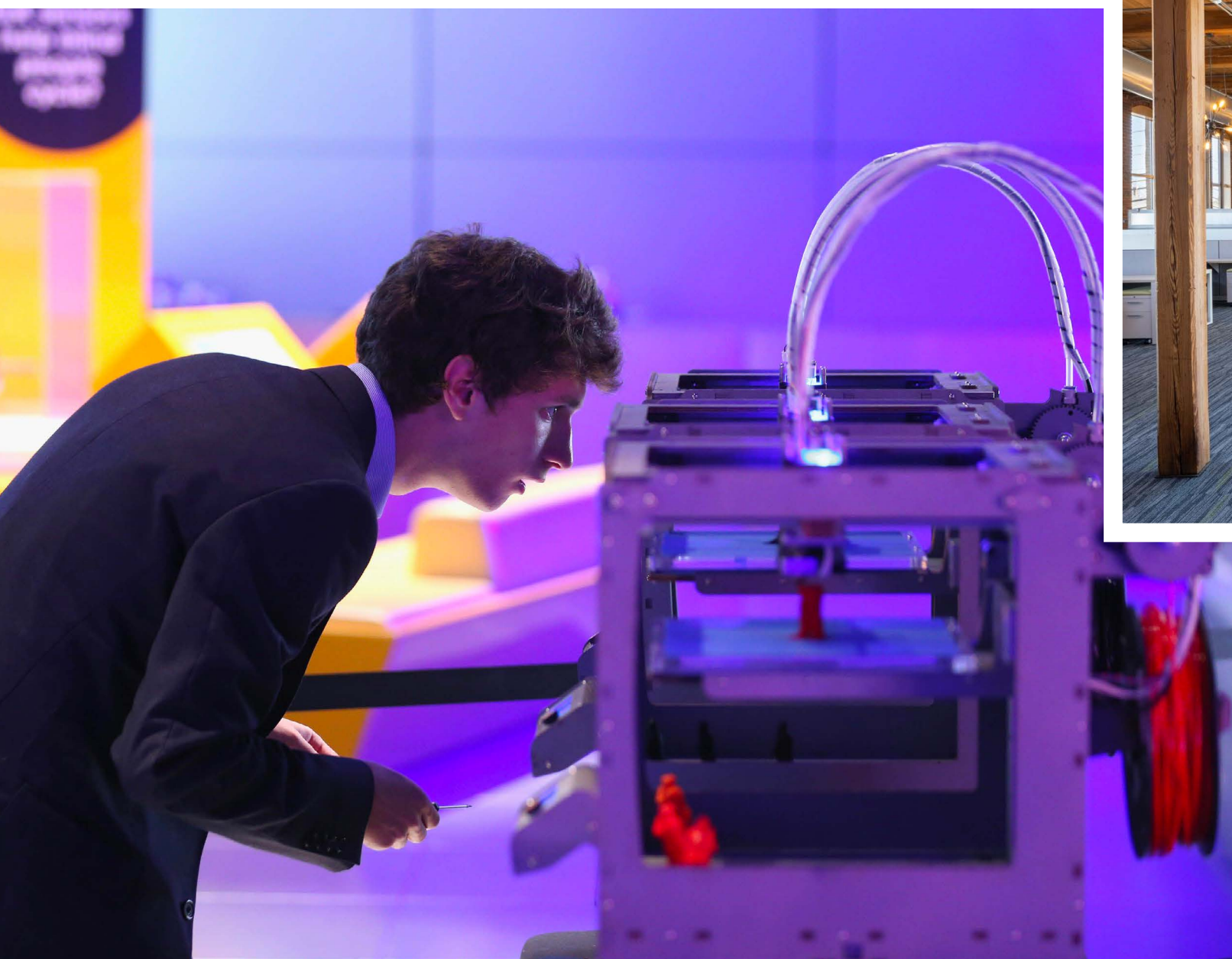
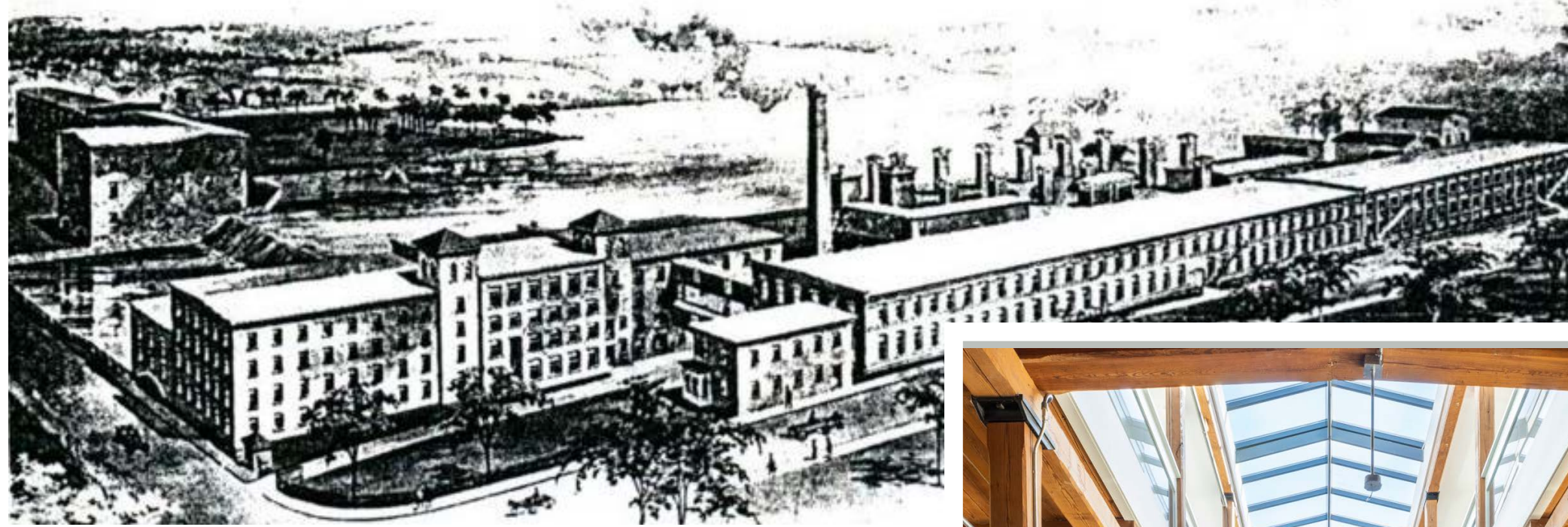
**TRANSFORMATIVE SPACE —  
FOR TRANSFORMATIVE TECH.**

**RIVERWORKS**

200,000 SF // // // // //  
MODERNIZED MILL SPACE

 JLL PARADIGM

# A RARE HQ OPPORTUNITY FOR NEXT-GEN MAKERS



## AS TOUGH AS YOUR TECH

- \* Post & beam construction
- \* Robust infrastructure to meet modern demands
- \* Space to accommodate innovation at all scales
- \* 4500 AMP availability

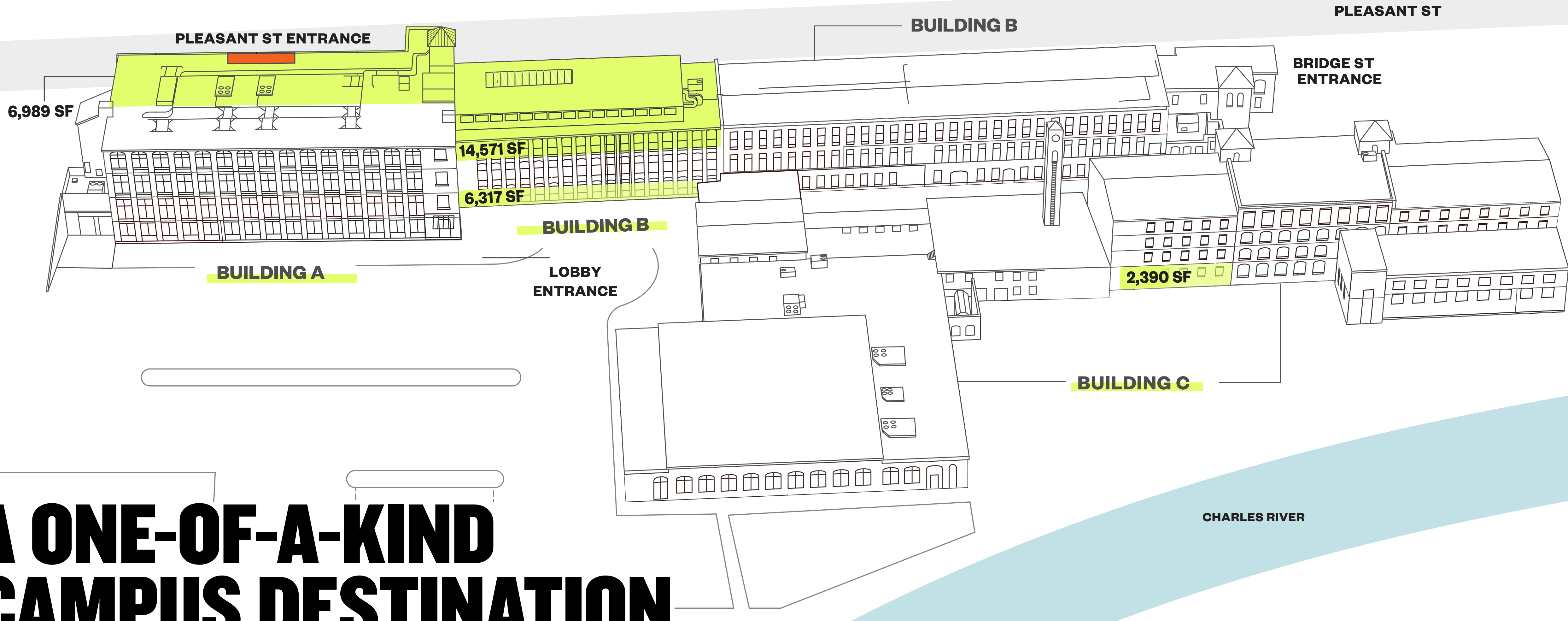
## ATTRACT TOP TALENT

- \* Energetic, amenitized neighborhood
- \* Distinctive amenity-rich 3-building campus
- \* Waterside green space & Charles River views
- \* Abundant parking & daily shuttle service
- \* Proximate to tough tech & innovation leaders/clusters

## FUTURE-FORWARD

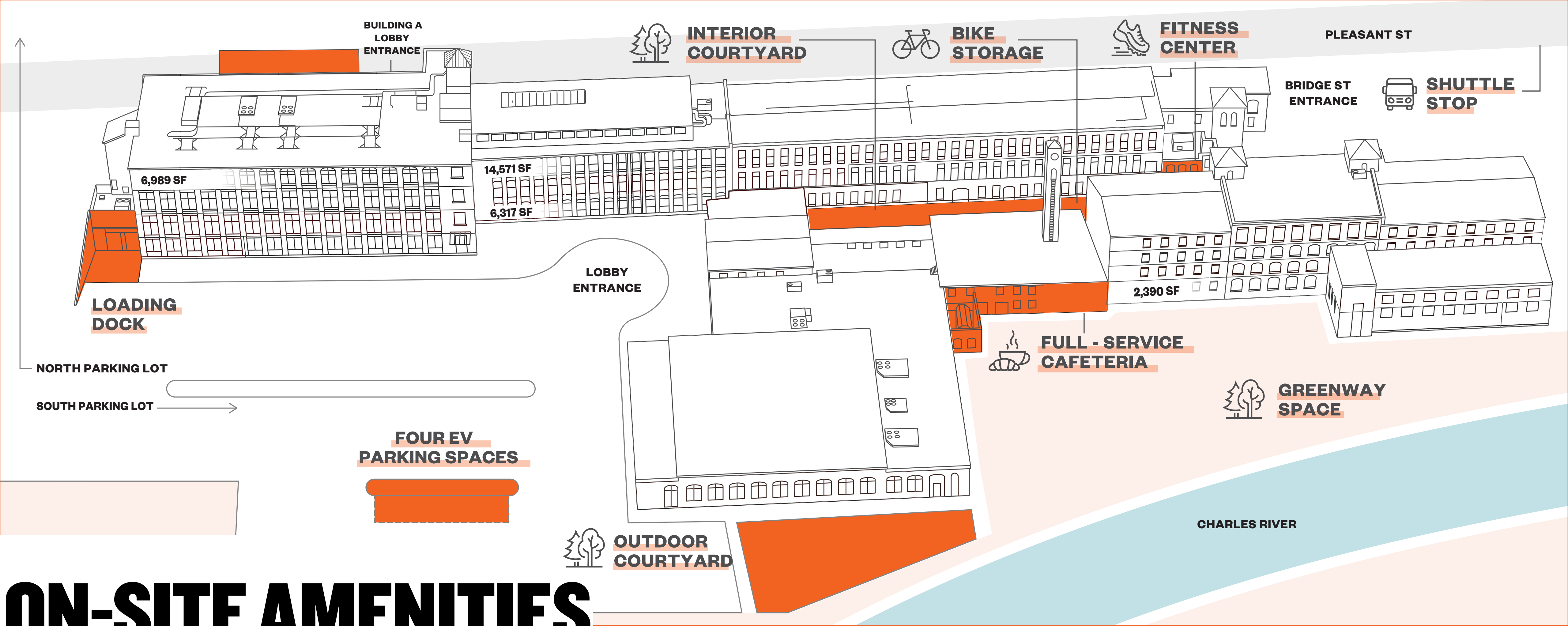
- \* Rare availability in competitive market
- \* Flex/R&D/Maker ready
- \* Future on-site expansion opportunities



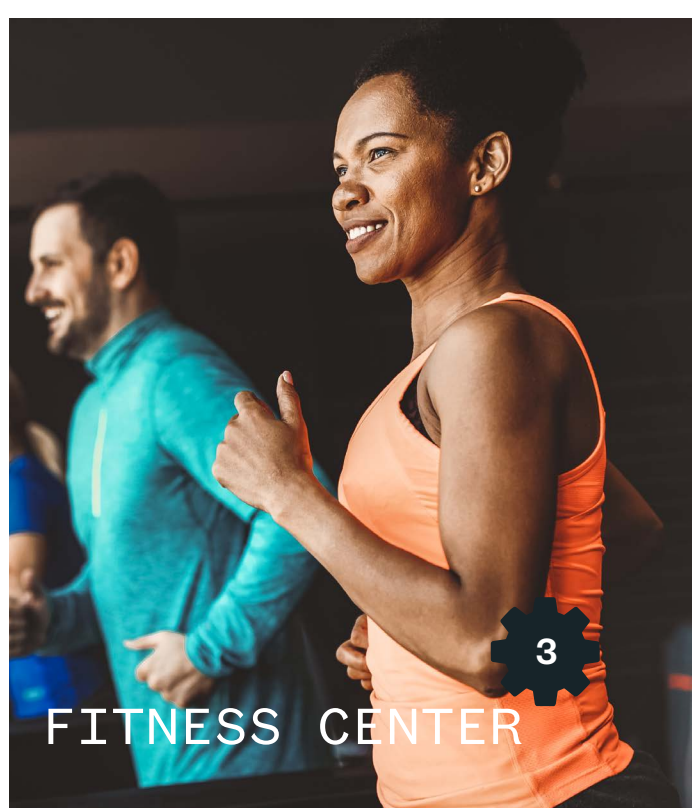
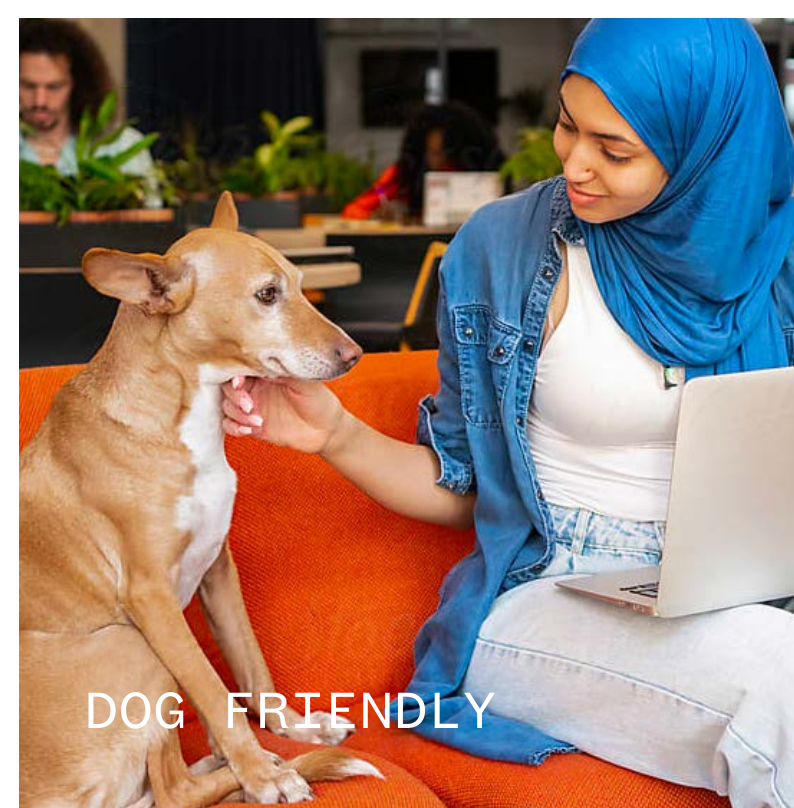
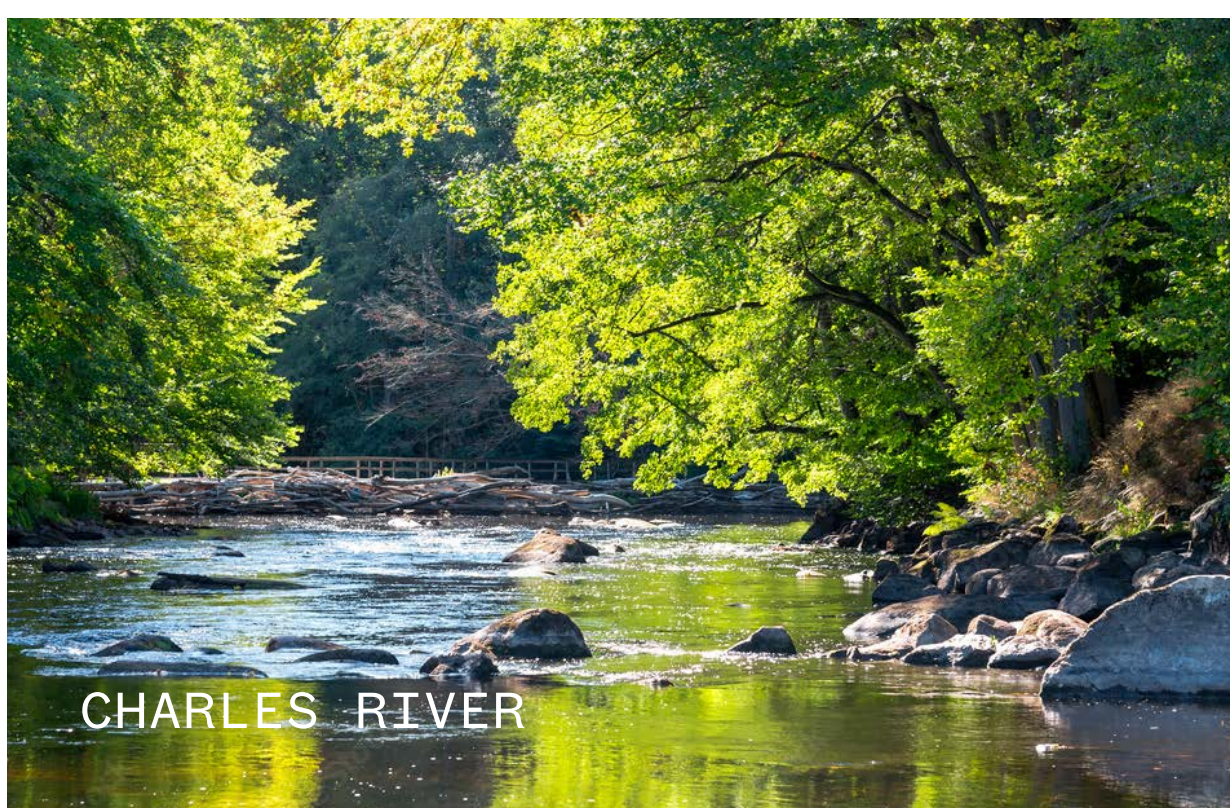


# A ONE-OF-A-KIND CAMPUS DESTINATION

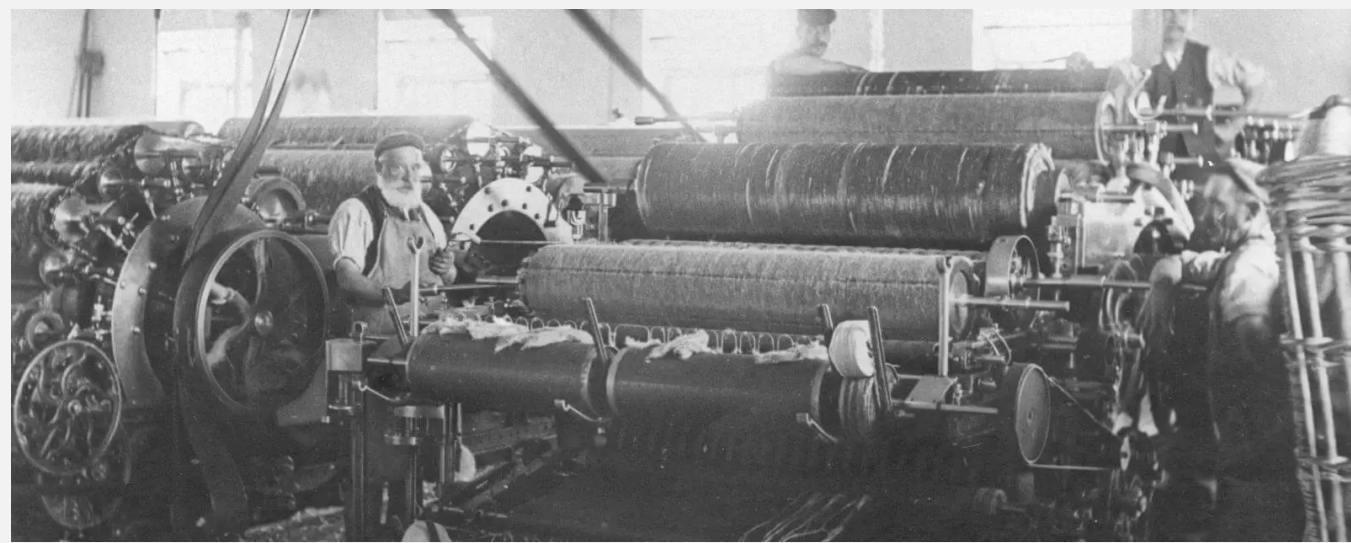
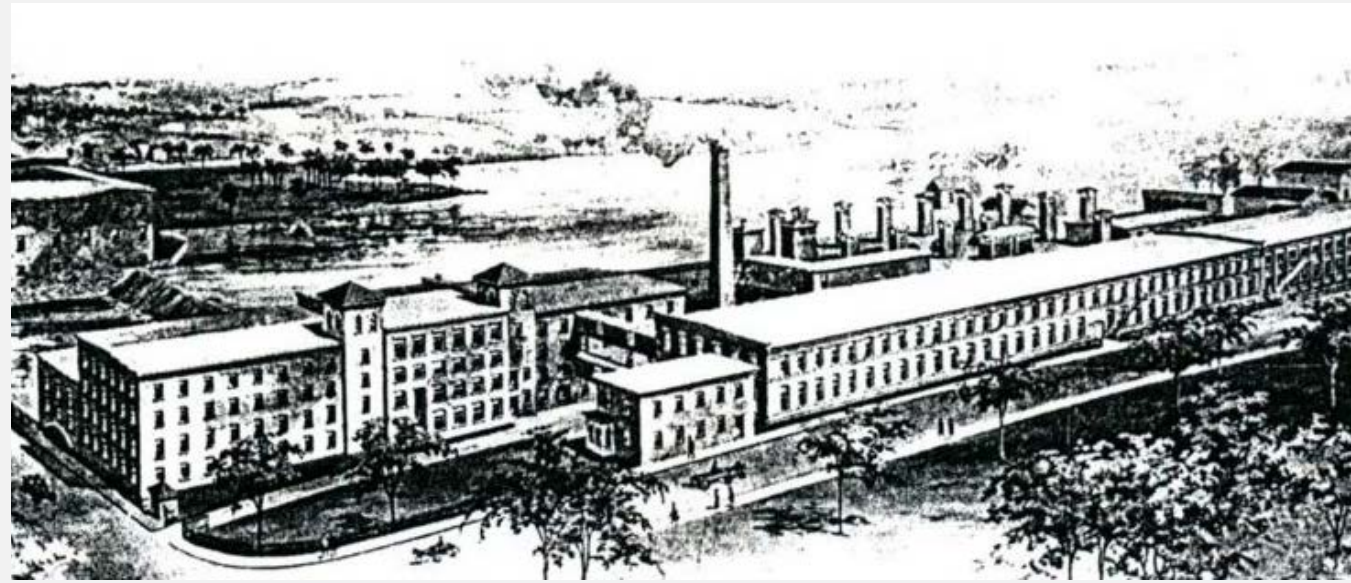




# ON-SITE AMENITIES



# WHERE HISTORY SHAPES THE FUTURE



## MADE LIKE THEY USED TO BE

- \* Built in 1907
- \* Sturdy industrial post & beam construction
- \* High ceilings throughout
- \* Oversized windows designed for maximum light
- \* Wide column spacing
- \* Adjacent to the beautiful Charles River



## READY FOR TOMORROW'S SOLUTION





# RIVERWORKS

SUITE C100-C120  
Charles Lobby  
Café  
Courtyard  
Fitness Center

SUITE C010

SUITE A100-A110  
B100-B120  
Alpha Lobby  
Loading Dock

B

# AN ENERGY-FILLED NEIGHBORHOOD

DISCOVER WATERTOWN

## LOCAL AMENITIES

### DINING

NOTCH BREWERY & TAPROOM  
FLOURHOUSE BAKERY  
KURA REVOLVING SUSHI BAR  
FIORELLA'S CUCINA

### SHOPPING

WHOLE FOODS  
ROCHE BROTHERS  
HOME DEPOT  
TARGET

### ENTERTAINMENT

THE ROADRUNNER  
THE MAGESTIC 7 THEATRE  
MOSESIAN ARTS CENTER



LIVE MUSIC AT THE ROADRUNNER

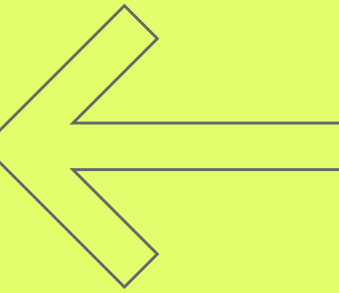
KAYAK THE CHARLES



LOCAL BEERS ON TAP AT NOTCH BREWERY

EXCEPTIONAL ACCESSIBILITY

5 MINS  
FROM I-90



16 MINS  
TO HARVARD SQUARE

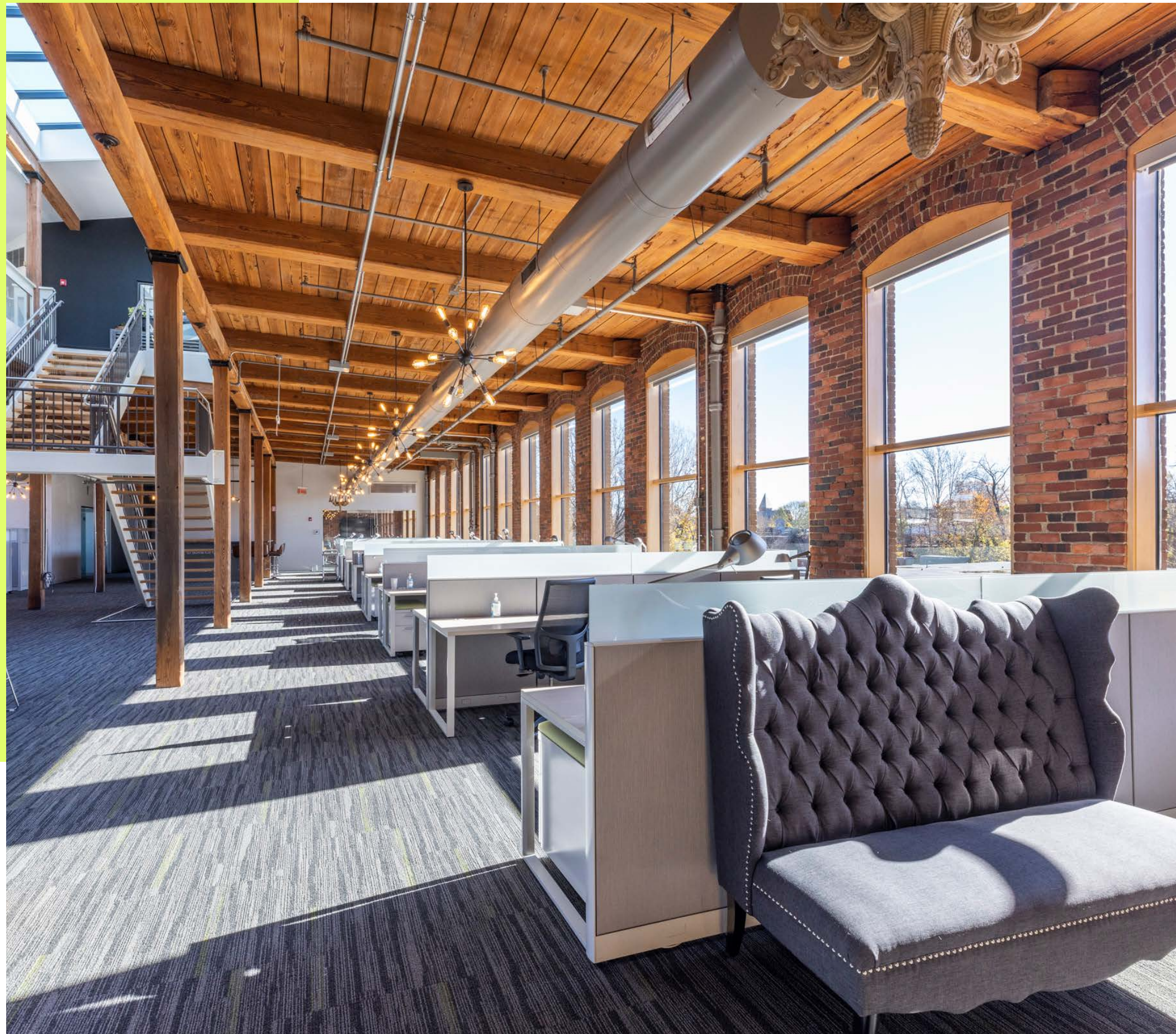
18 MINS  
CENTRAL SQUARE  
& THE ENGINE

19 MINS  
TO DOWNTOWN

20 MINS  
TO LOGAN

# INSPIRING TOUGH INNOVATION

HISTORIC DESIGN +  
MODERN PRODUCTIVITY



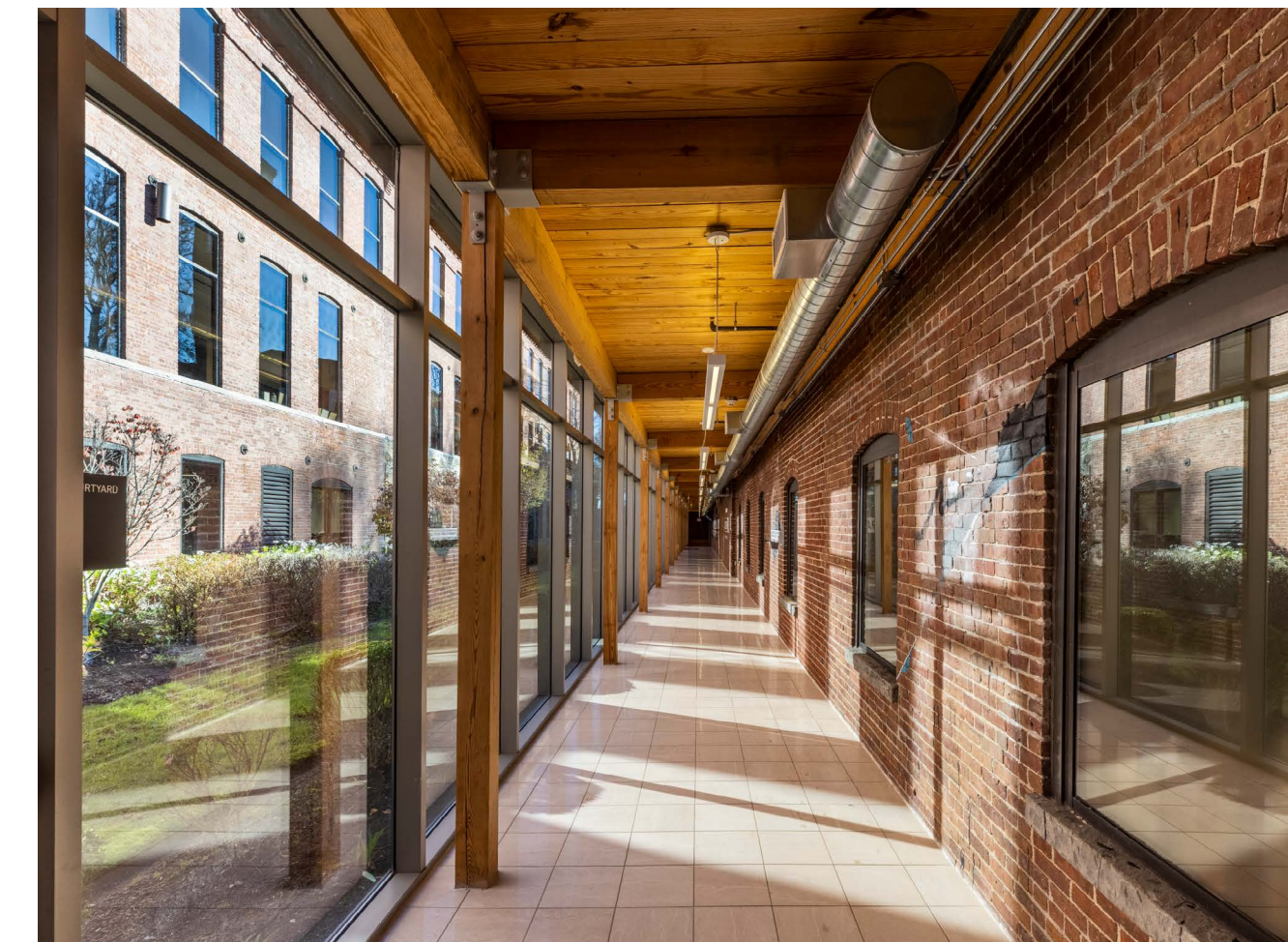
OFFICE SPACE



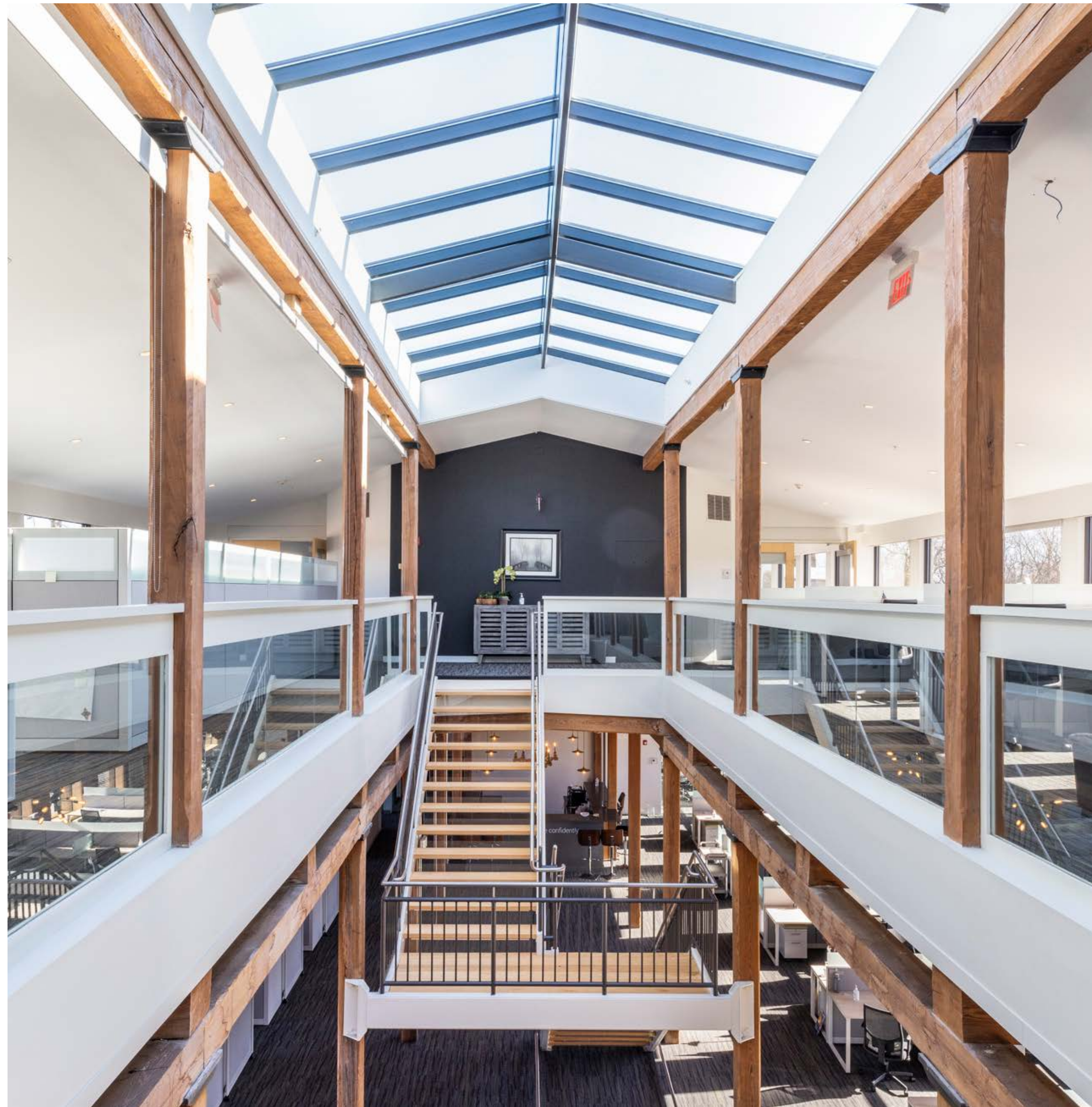
BUILDING B RECEPTION



BUILDING B LOBBY ENTRANCE



BUILDING B HALLWAY

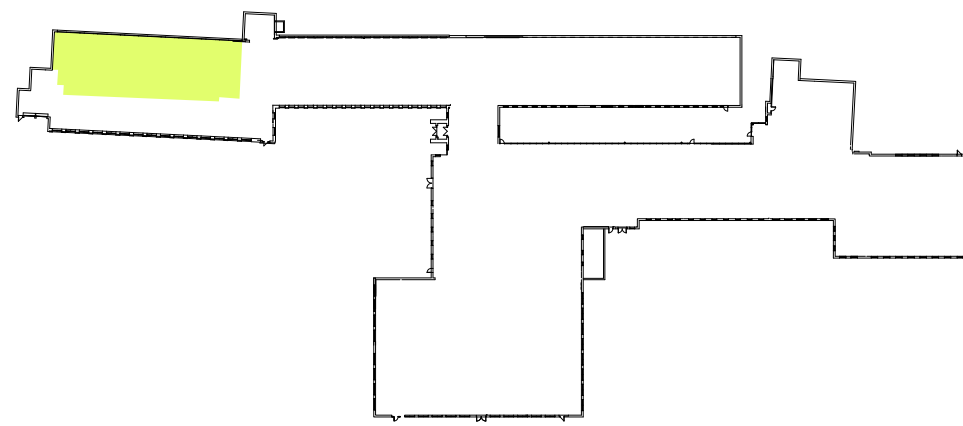


OFFICE SPACE

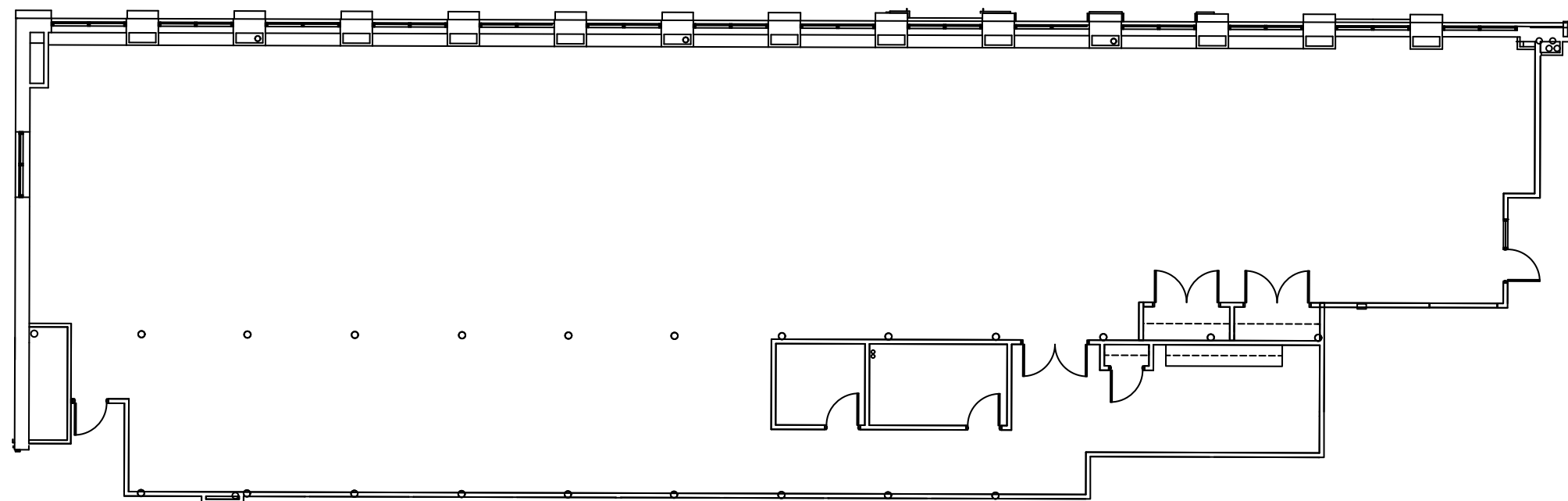


GREEN SPACE PATH

# BUILDING A 4TH FLOOR



4TH FLOOR - 6,989 SF



6,989 RSF  
AVAILABLE

4<sup>TH</sup> FLOOR

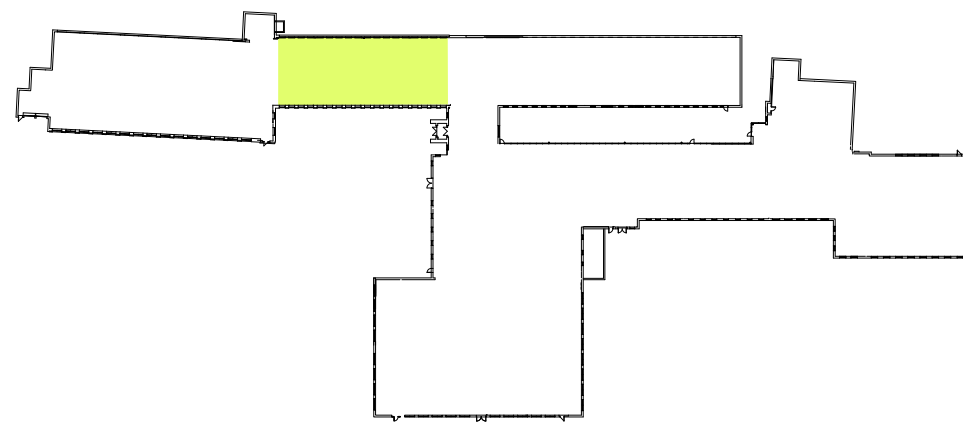
## FEATURES:

- NEW PAINT & CARPET
- OVERSIZED WINDOWS, HIGH CEILINGS,  
& NATURAL LIGHT

FLOOR  
PLANS



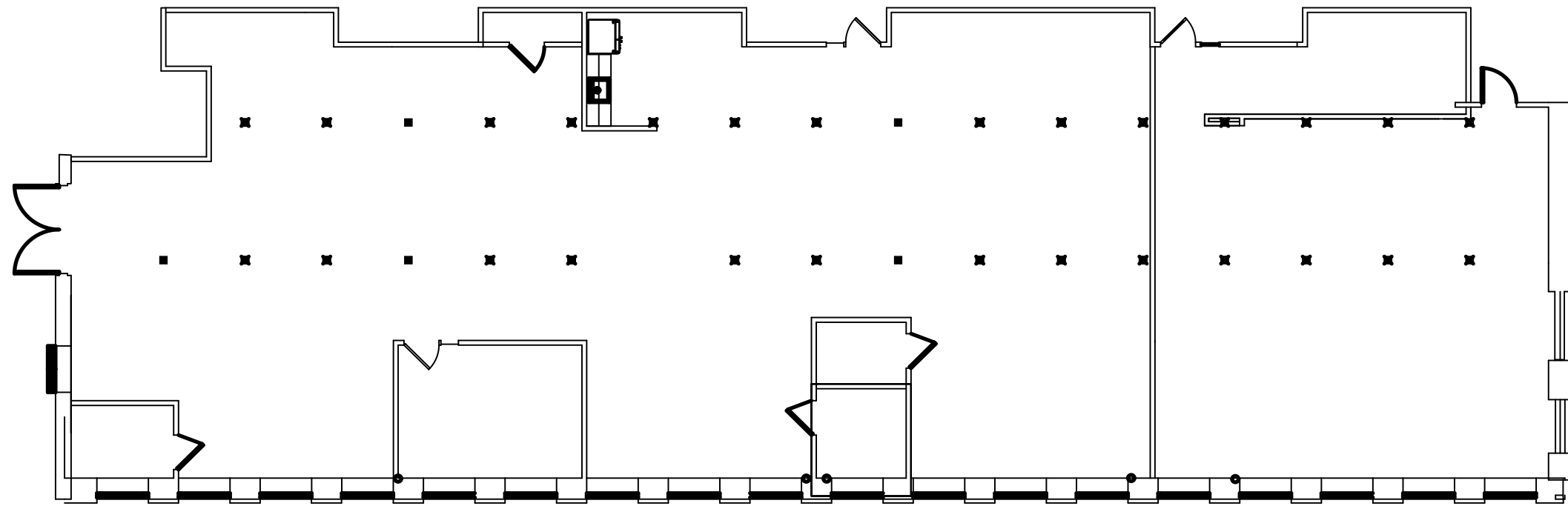
# BUILDING B 1ST FLOOR



**6,317 RSF**  
AVAILABLE

**1<sup>ST</sup> FLOOR**

**1ST FLOOR - 6,317 SF**



**FLOOR  
PLANS**

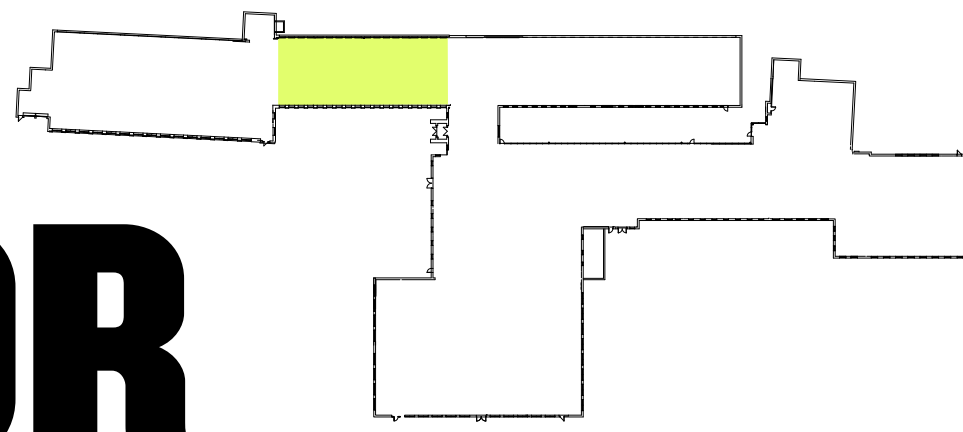
## FEATURES:

- CONVENIENT FIRST-FLOOR ACCESS, LOCATED OFF THE MAIN LOBBY OF BUILDING B AND DIRECTLY ACCESSIBLE FROM THE MAIN FIRST FLOOR ENTRANCE OF BUILDING A
- SHORT DISTANCE FROM COMMON LOADING AREA
- IDEAL FOR FLEX, CREATIVE OFFICE, OR STORAGE/DISTRIBUTION USES



# BUILDING B

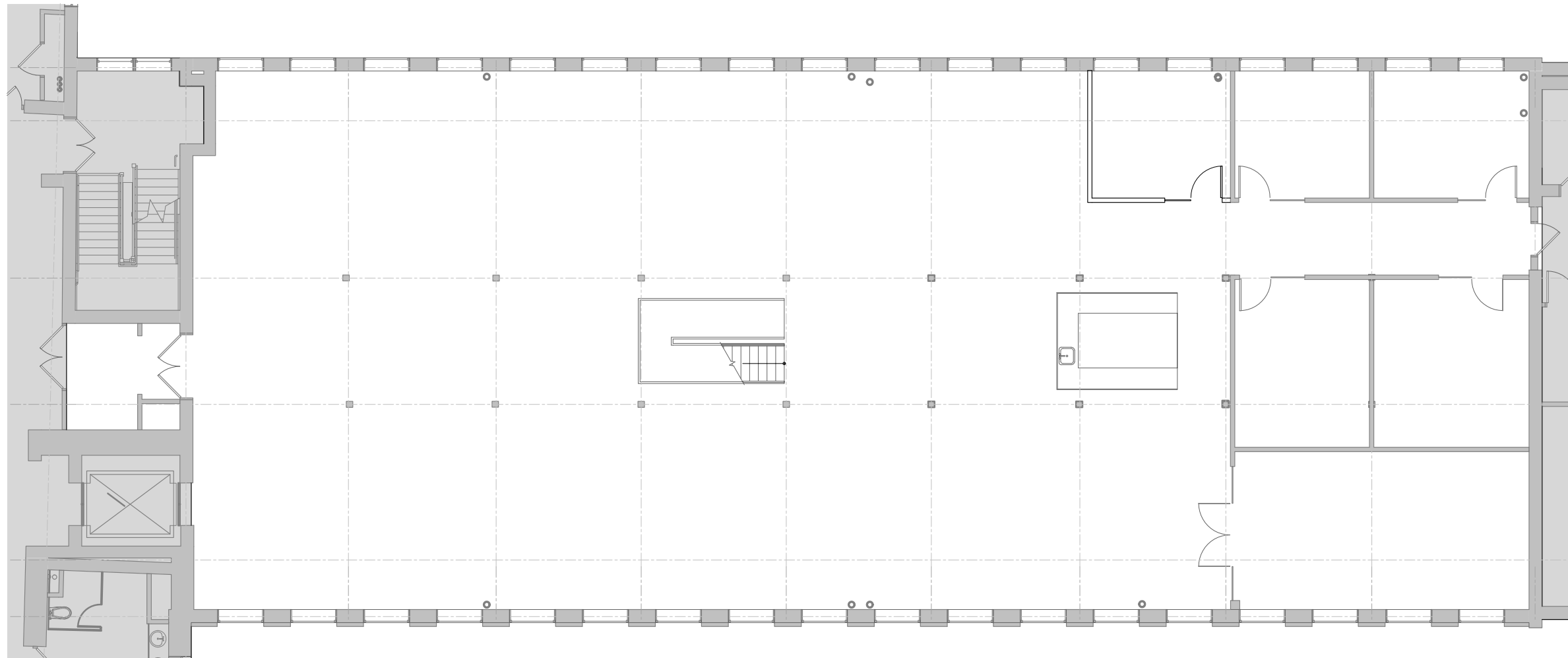
## 3RD & 4TH FLOOR



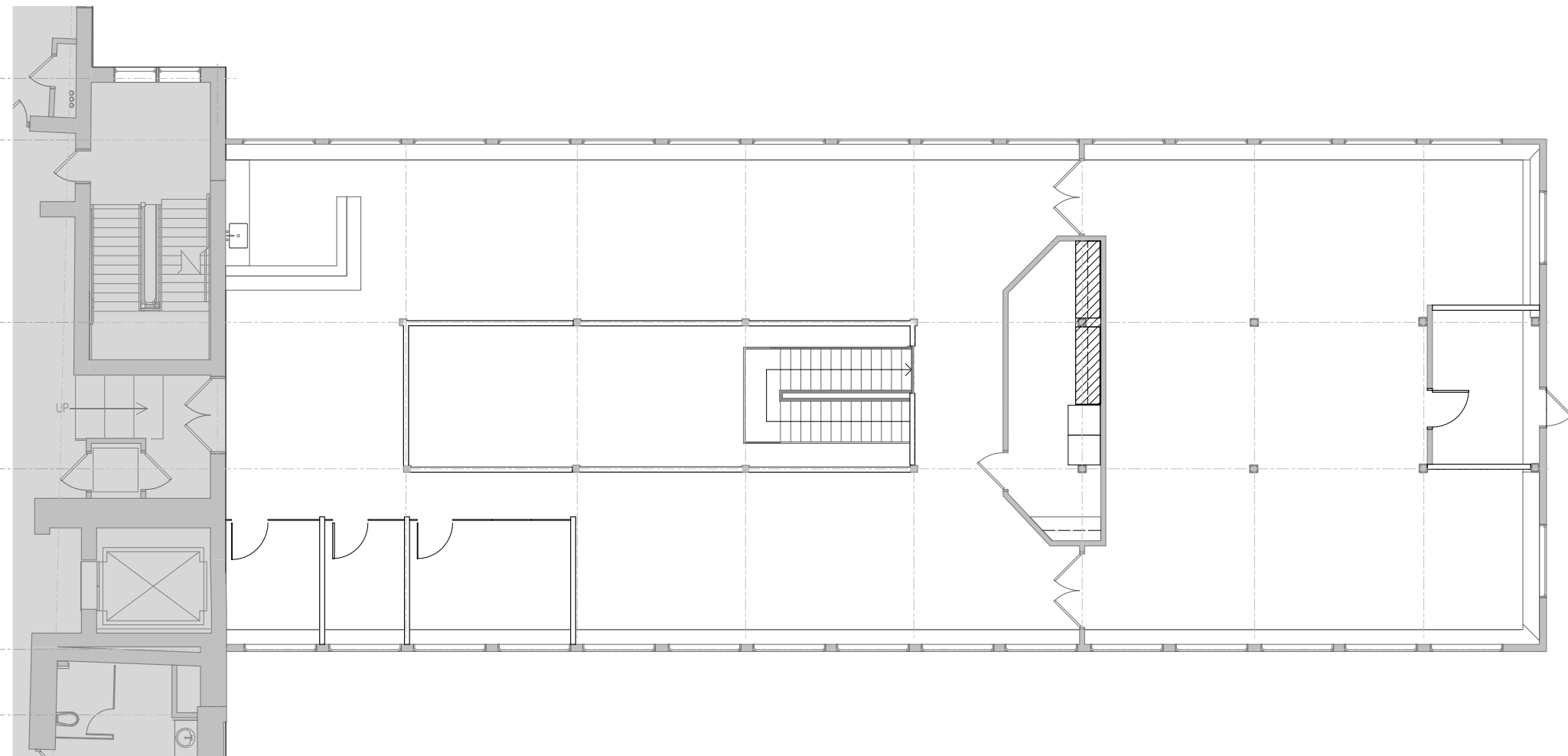
**14,571 RSF**  
AVAILABLE

**3<sup>RD</sup> & 4<sup>TH</sup> FLOOR**

**3RD FLOOR**

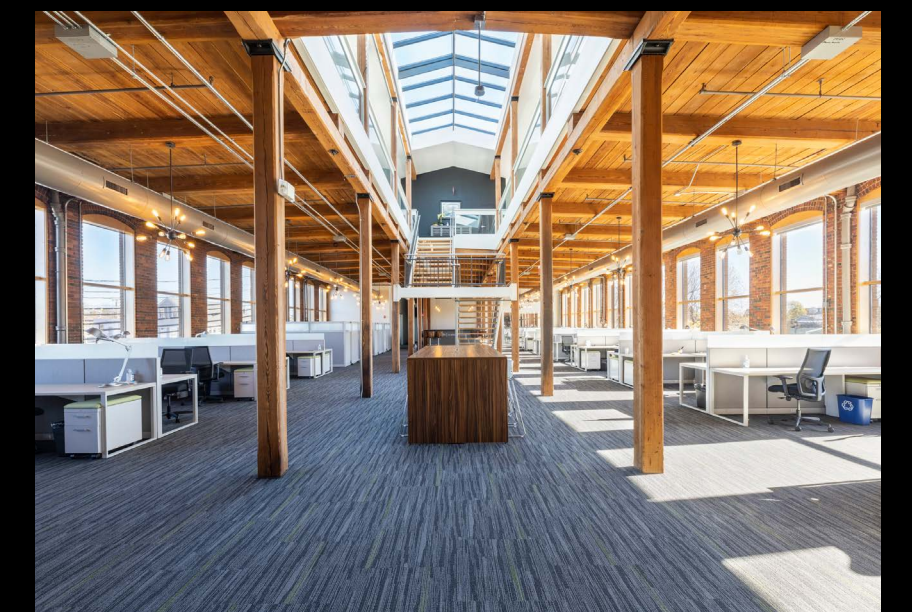
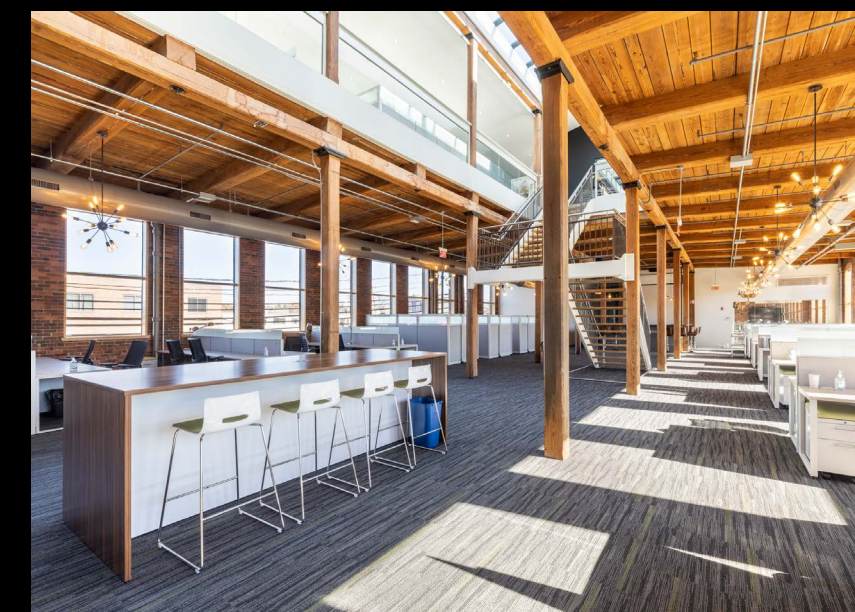
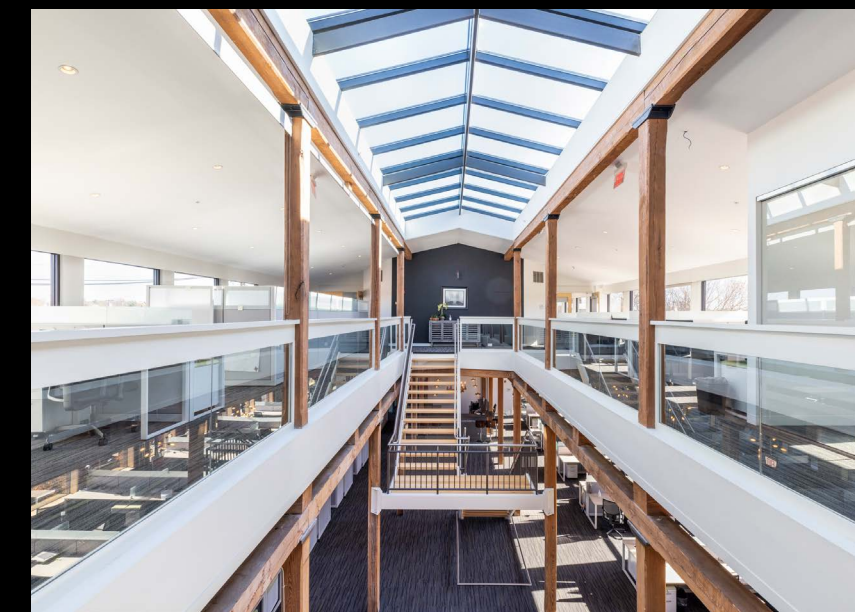


**4TH FLOOR**



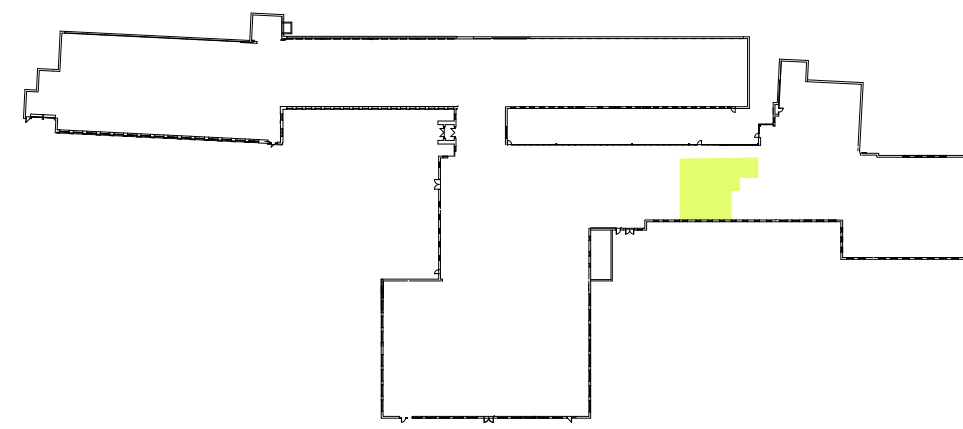
### FEATURES:

- MOVE-IN READY & FULLY FURNISHED
- AMPLE NATURAL LIGHT FROM OVERSIZED WINDOWS & SKYLIGHTS
- INTERNAL STAIRCASE - ENHANCES FLOW & COLLABORATION BETWEEN FLOORS



# BUILDING C

## 1ST FLOOR

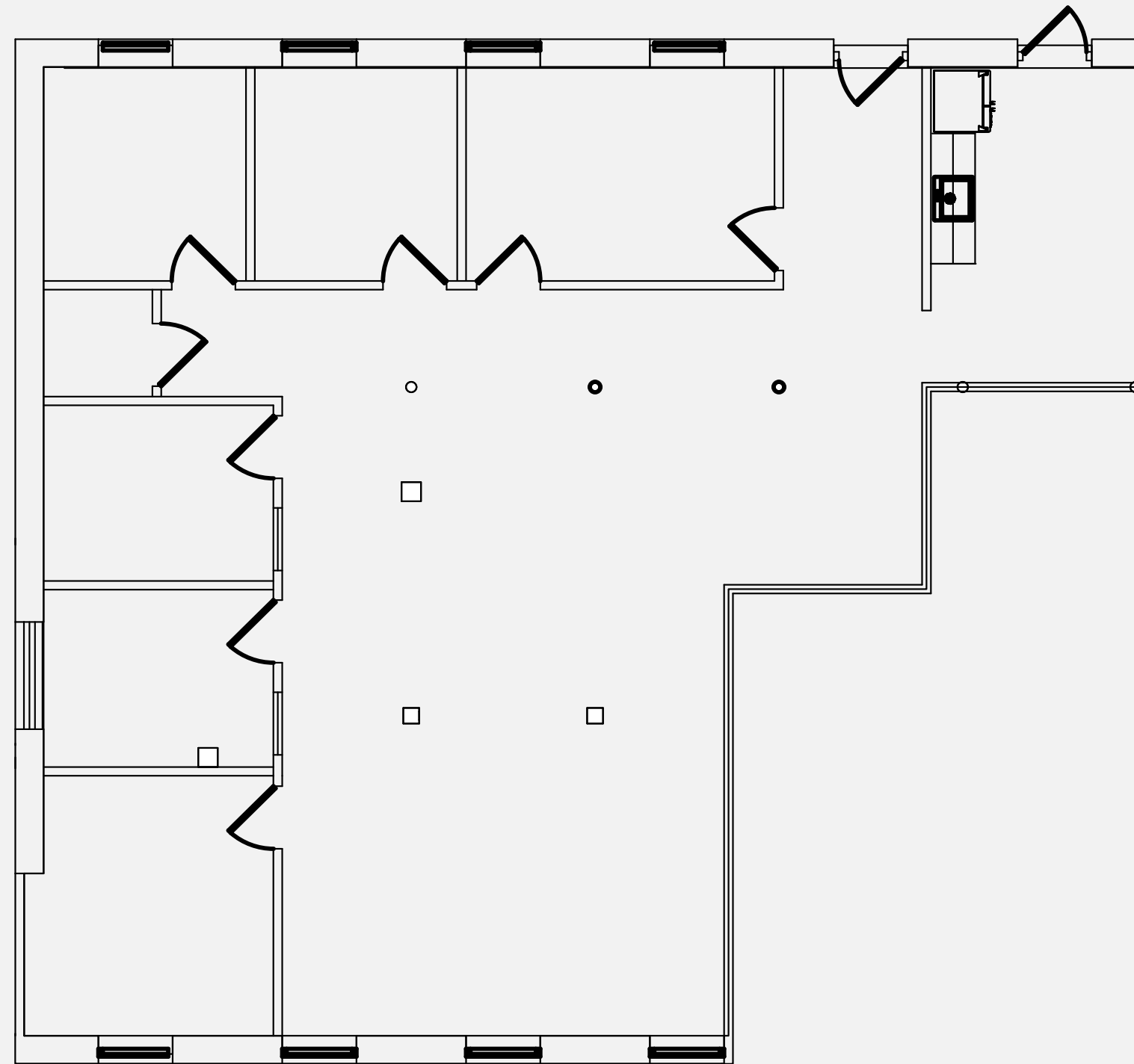


**2,390 RSF**  
AVAILABLE

**1<sup>ST</sup> FLOOR**

**1ST FLOOR - 2,390 SF**

**FLOOR  
PLAN**



### **FEATURES:**

- PRIME FIRST-FLOOR LOCATION WITH DIRECT ACCESS FROM BUILDING B'S MAIN LOBBY
- SCENIC VIEWS OF THE CHARLES RIVER & ACROSS FROM THE INTERNAL COURTYARD
- IDEAL LAYOUT FOR OFFICE USE



# GET IN TOUCH

 JLL PARADIGM

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