

1 ENTERPRISE



FOXROCK

1 ENTERPRISE DRIVE | QUINCY, MA 02171



WELCOME TO 1 ENTERPRISE DR

This 323,493 square foot Class A office building is located just **seven miles south** of Boston. Situated on 17.85+ acres, the seven-story building was renovated in 2022 and features quality tenant amenities including: **a full service cafe, coffee bar, fitness center, conference centers, outdoor seating area, and a daycare center.** One Enterprise also features access to multiple loading docks, a freight elevator, and large floor to ceiling windows that provide sweeping views of the ocean and city skyline from the back of the building. Adjacent to the property is a three story 1,350 space **structured parking garage** which provides tenants a 4.2/1,000 SF parking ratio.

ABOUT THE BUILDING

BUILDING HIGHLIGHTS



CLOSE TO PUBLIC TRANSPORTATION



FREE SHUTTLE BUS TO T STOP



STRONG LOCAL OWNERSHIP



ABUNDANT ON-SITE AND NEARBY AMENITIES



CONVENIENT PROXIMITY TO MAJOR HIGHWAYS



ON-SITE MAINTENANCE & PROPERTY MANAGEMENT



FULL SERVICE CAFE



ON-SITE COFFEE BAR



FITNESS FACILITY



COVERED PARKING



VIEWS OF OCEAN & CITY SKYLINE



SHARED CONFERENCE FACILITIES



ON-SITE SECURITY

BUILDING SPECS:

BUILDING SIZE

323,493 SF

PUBLIC TRANSPORTATION

7 minute walk to the North Quincy Red Line MBTA station; free shuttle to the MBTA available

HEATING & COOLING TYPE

Gas fired units with water-source heat pumps

HVAC

The building utilizes 6 water-cooled, dx rooftops with gas burners. Vav's with hot water reheats handle the individual office and open area requirements. 2 cooling towers work in parallel to reject heat from the rooftop and kitchen/data loops. 2 boilers with outdoor air resets provide water to the vav reheat loop, kitchen 140° loop, and domestic hot water loop. And the BMS allows individual control and monitoring over all HVAC systems

ELECTRICAL

National Grid provides 13 kv service

EMERGENCY POWER

2 Generators; an 800K Standby generator and a 400k Life safety generator

FIRE LIFE SAFETY

400 KW life safety generator supporting emergency lighting in all areas of building and garage, one building elevator, smoke exhaust fans for stairwells and atrium, fire pump, and fire alarm system

ELEVATOR TYPE

5 passenger cars and 1 freight in the building
2 passenger cars in the garage

ELECTRIC

National Grid - Delivery
Direct Energy - Supplier

NATURAL GAS

National Grid

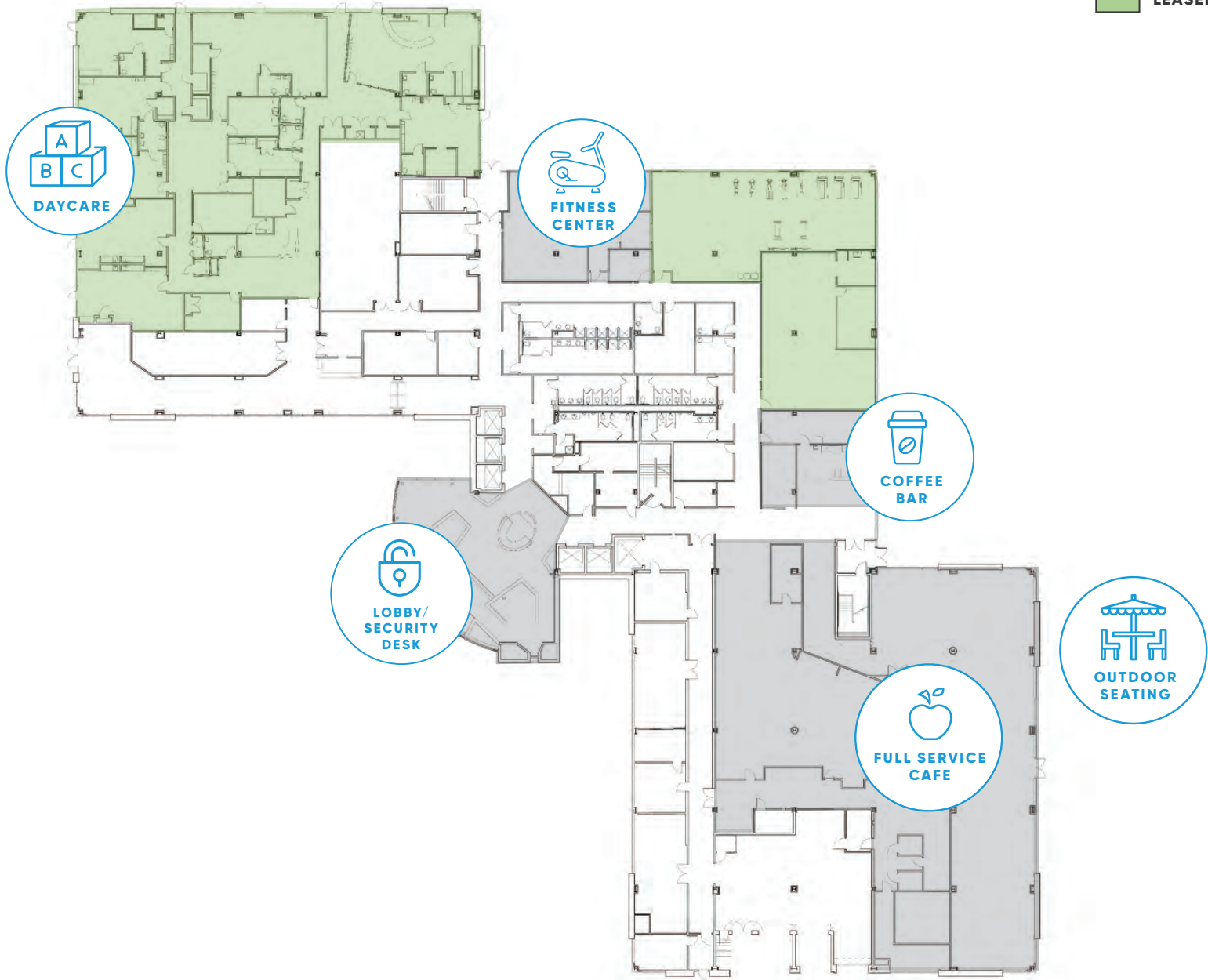
WATER & SEWER

City of Quincy

FLOOR PLANS

FLOOR 1 // AMENITIES

- AMENITY
- AVAILABLE
- LEASED

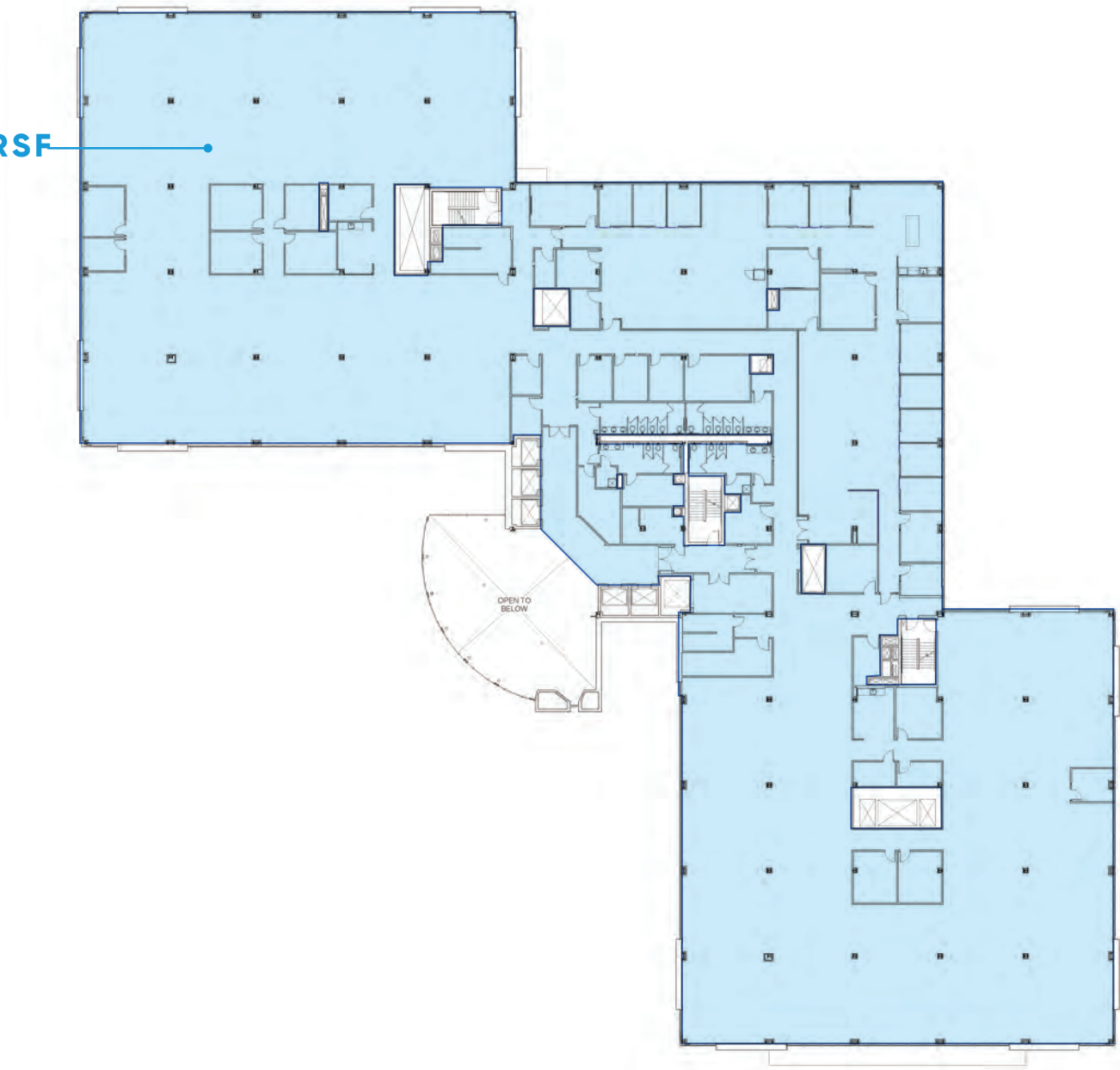


FLOOR PLANS

FLOOR 2 // +/- 53,500 RSF AVAILABLE

- AMENITY
- AVAILABLE
- LEASED

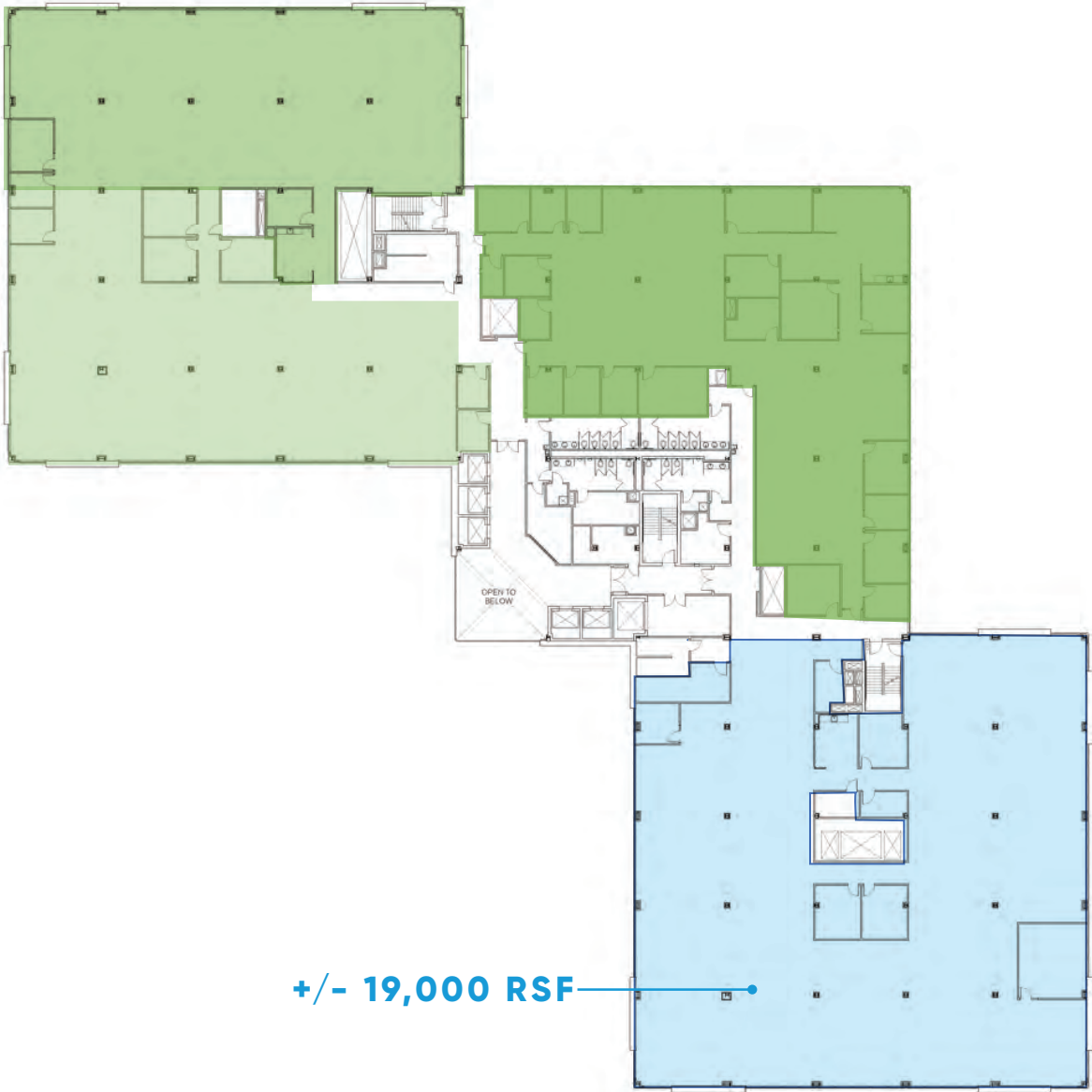
+/- 53,500 RSF



FLOOR PLANS

FLOOR 3 // +/- 19,000 RSF AVAILABLE

- AMENITY
- AVAILABLE
- LEASED

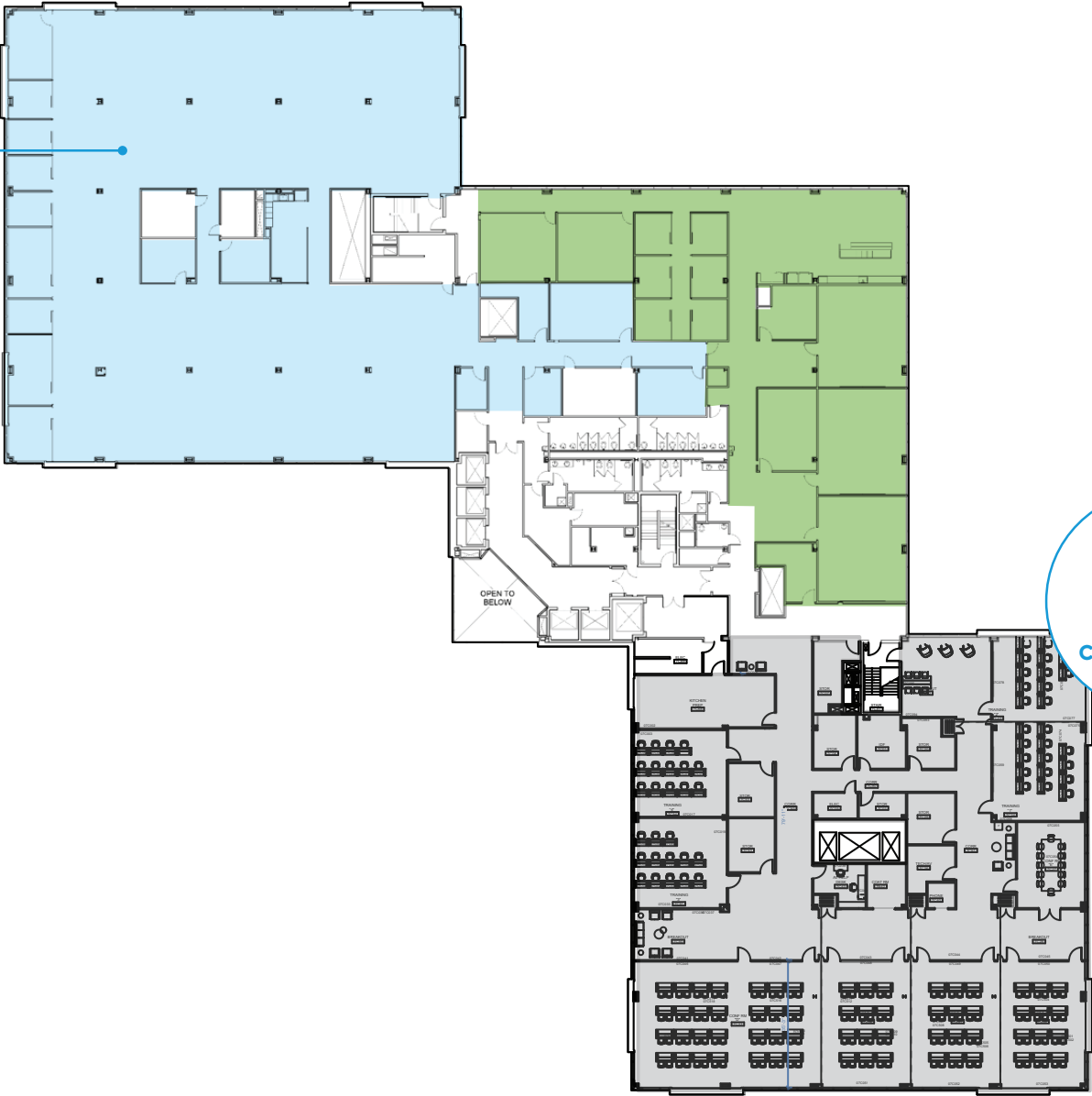


FLOOR PLANS

FLOOR 7 // +/- 21,000 RSF AVAILABLE

- AMENITY
- AVAILABLE
- LEASED

+/- 21,000 RSF



LOCATION

One Enterprise is a seven minute walk to the MBTA North Quincy Red Line Station providing quick and convenient accessibility to Boston's South Station and nearby Cambridge. It is immediately accessible to I-93 & Route 3, providing convenient access from points north and south. The Mass Pike (I-90) is only 10 minutes north on Route 3 and I-93.



FITNESS CENTER

Weight training equipment & cardio machines // **fitness center expansion coming soon**



CAFÉ & COFFEE BAR

Full service cafeteria // First floor seating // Outdoor seating // Mini grab n' go store // Coffee bar



OUTDOOR PATIO

Outdoor seating with views of the ocean and skyline



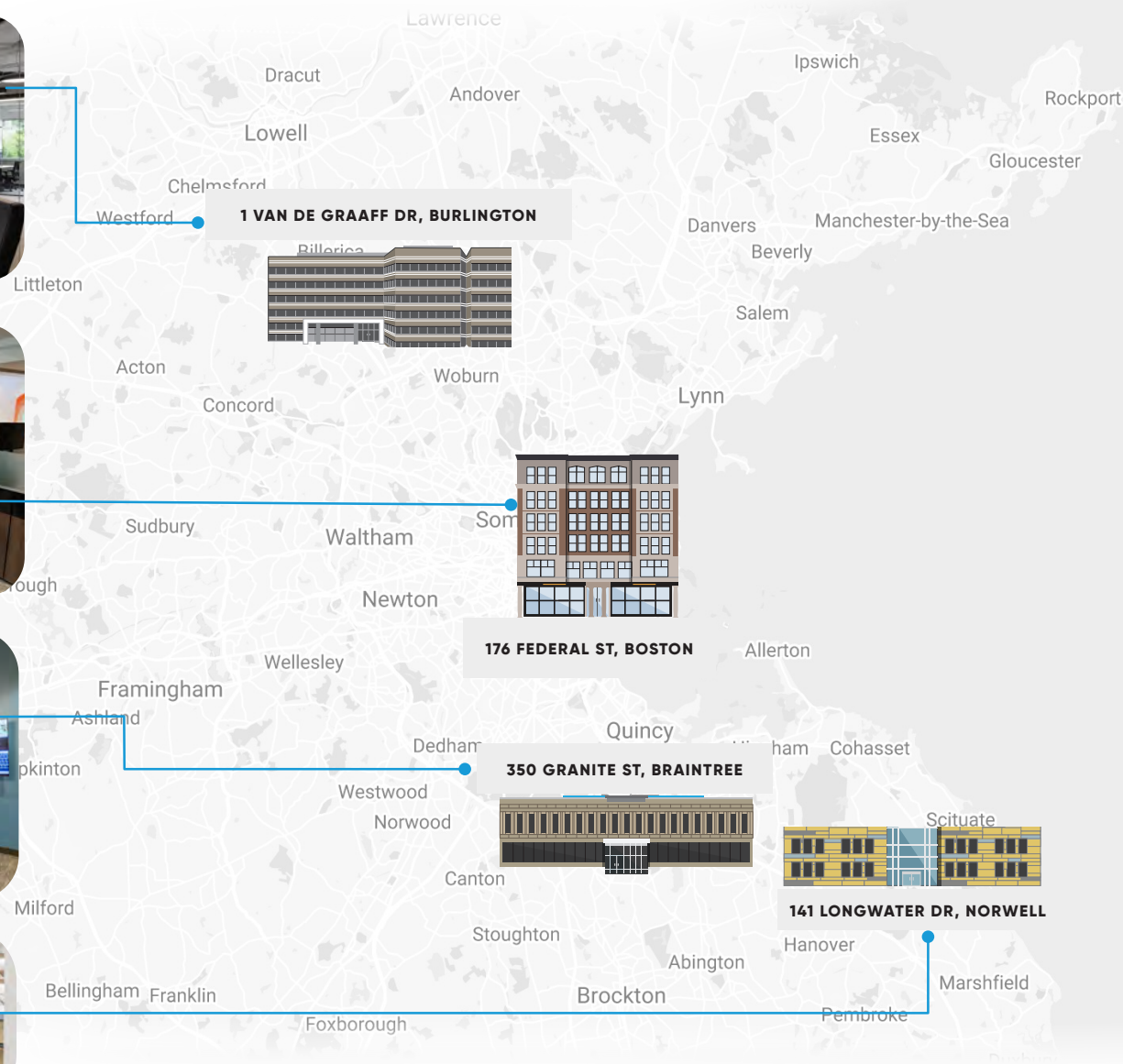
SHARED CONFERENCE FACILITY

7 bookable meeting rooms // Configurable seating // Training rooms // Breakout rooms // Views of the skyline & ocean



FOXROCK FLOW

FoxRock tenants can book a desk, private office, or conference room at any of our FLOW suites, located in our office buildings in Boston, Burlington, Braintree, or Norwell.



HAVE YOU HEARD WHAT ALL THE BUZZ IS ABOUT?

ABOUT FOXROCK FARMS:

FoxRock Farms is a charitable organization whose proceeds are donated 100% to organizations supporting bee repopulation.

The team at FoxRock Farms has planted over 10,000 native plants to feed not only their honeybees, but also at-risk pollinators like butterflies, birds, moths, and beetles. In addition to its two main farms in Norwell & Kingston, the team has installed several apiaries up & down the South Shore (including on the roofs of several properties in FoxRock's portfolio).

The farms produce wildflower honey and fresh organic produce. The team takes great pride in their sustainable agriculture practices.

The FoxRock Farms mission is to build community through education and food accessibility. They strive to educate people on the importance of natural habitats, pollination systems, and organic practices through hands-on experience.



WORKING TOGETHER TO BUILD A STRONGER COMMUNITY

Giving back to our communities is an important part of FoxRock's mission. FoxRock Cares, a vital part of our organization, focuses on charity and giving. Each year, the FoxRock Cares team organizes tenant giveback events, service days for our employees and helps to facilitate monetary and other donations to local charities in need.

HOW YOU CAN GIVE BACK AS A FOXROCK TENANT:

The FoxRock Cares team hosts quarterly charity drives, collecting items from tenants to donate to local families in need. From collecting canned goods in the Fall, to hats & gloves in the Winter, tenants simply drop their donation into a designated bin in the lobby and the FoxRock Cares team does the rest!



HEAR FROM ONE OF OUR PARTNERS:

"FoxRock has been integral to our organization over the past six months – not only have they been willing to help support initiatives that we have already planned, but they have actively reached out about coordinating events specifically to benefit our Agency mission for the families that we serve. We're very grateful for their support and look forward to many more years of collaboration helping Quincy residents in need."

—BRYNA ROGERS, SENIOR DIRECTOR
QUINCY FAMILY RESOURCE CENTER

THE FOXROCK COMMUNITY

When you sign a lease at a FoxRock-owned property, you become part of a bigger community. In addition to our tenant charity drives, FoxRock regularly finds ways to engage and excite their tenants. From raffles, to ice cream truck visits, fitness classes, or grab n' go giveaways in the lobby, there is always something fun to do at our buildings.



CREATING ENVIRONMENTS WHERE BUSINESSES & INDIVIDUALS THRIVE

FoxRock owns, operates, and develops high-quality, elevated properties across several asset classes. We aim to create a sense of community at each property by delivering standout tenant experiences, top-notch amenities, and dedicated service.



OWN

Over 5 million SF of space across asset classes primarily along Boston's South Shore



OPERATE

First-class environments with unmatched tenant service & experience



DEVELOP

Purposeful & smart local projects

At the heart of our mission is the belief that we provide more than just workspace. We focus on initiatives that foster relationships, help businesses succeed, and support the communities where our buildings are located. We do this through:

FOXROCK FARMS

FoxRock farms' mission is to build community through education and food accessibility. 100% of the farms' profits support bee repopulation.



At FoxRock, we're committed to strengthening our communities by investing in what matters most – people. Each year, the FoxRock Cares team organizes tenant drives, service days, and helps facilitate monetary and other donations to local charities in need.

HEAR FROM OUR TENANTS

FoxRock showed a deep understanding of our business needs and worked closely with our National Facility team members and our architects to ensure every aspect of the buildout process aligned with our requirements. Their proactive communication and responsiveness throughout the project were excellent, making the process seamless and efficient. The FoxRock team was incredibly welcoming and hospitable as we transitioned from our former location to our new office location.

We love how our space turned out and how the building provides a real sense of community for our team. Our employees enjoy coming to the office in part because of the effort FoxRock puts into creating a welcoming environment for them - from the tenant amenities and frequent events to charity drives and outreach via newsletters and their app.

– **CHRISTOPHER HAGBERG**

SENIOR OPERATIONS MANAGER
COHNREZNICK, LLP

One thing that separates FoxRock from other landlords we've had is their commitment to proactive communication and responsiveness. Whether it's addressing maintenance requests promptly or informing us of events and activity in the building, their attention to detail is evident every time they reach out. It's reassuring to know that any concerns will be swiftly addressed by FoxRock's property management and on-site building engineering team.

– **RUTH BERNARD**

FACILITY SERVICES COORDINATOR
SIGNIFY



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