

141 LONGWATER



FOXROCK

141 LONGWATER DRIVE NORWELL, MA 02061



WELCOME TO 141 LONGWATER

Ideally situated off Route 3 on Boston's South Shore, 141 Longwater Drive in Norwell offers an easily accessible location with all of the amenities desired by today's tenants.

Grab a morning coffee or breakfast at the **full-service cafe**, stop in to the **state-of-the-art fitness center** for an afternoon workout, or end the day hitting a bucket of balls at the **golf simulator**. From the beginning of the day to the end, this building has the amenities, location, and welcoming atmosphere to make your workday both comfortable and productive.

ABOUT THE BUILDING

BUILDING HIGHLIGHTS



STRONG LOCAL OWNERSHIP



WELLNESS FOCUSED PROPERTY



ABUNDANT ON-SITE AND NEARBY AMENITIES



CONVENIENT PROXIMITY TO MAJOR HIGHWAYS



ON-SITE MAINTENANCE & PROPERTY MANAGEMENT



ON-SITE FULL-SERVICE CAFE



FITNESS FACILITY, SHOWER & LOCKER ROOMS



AMPLE PARKING ON SITE



GAME ROOM WITH GOLF SIMULATOR

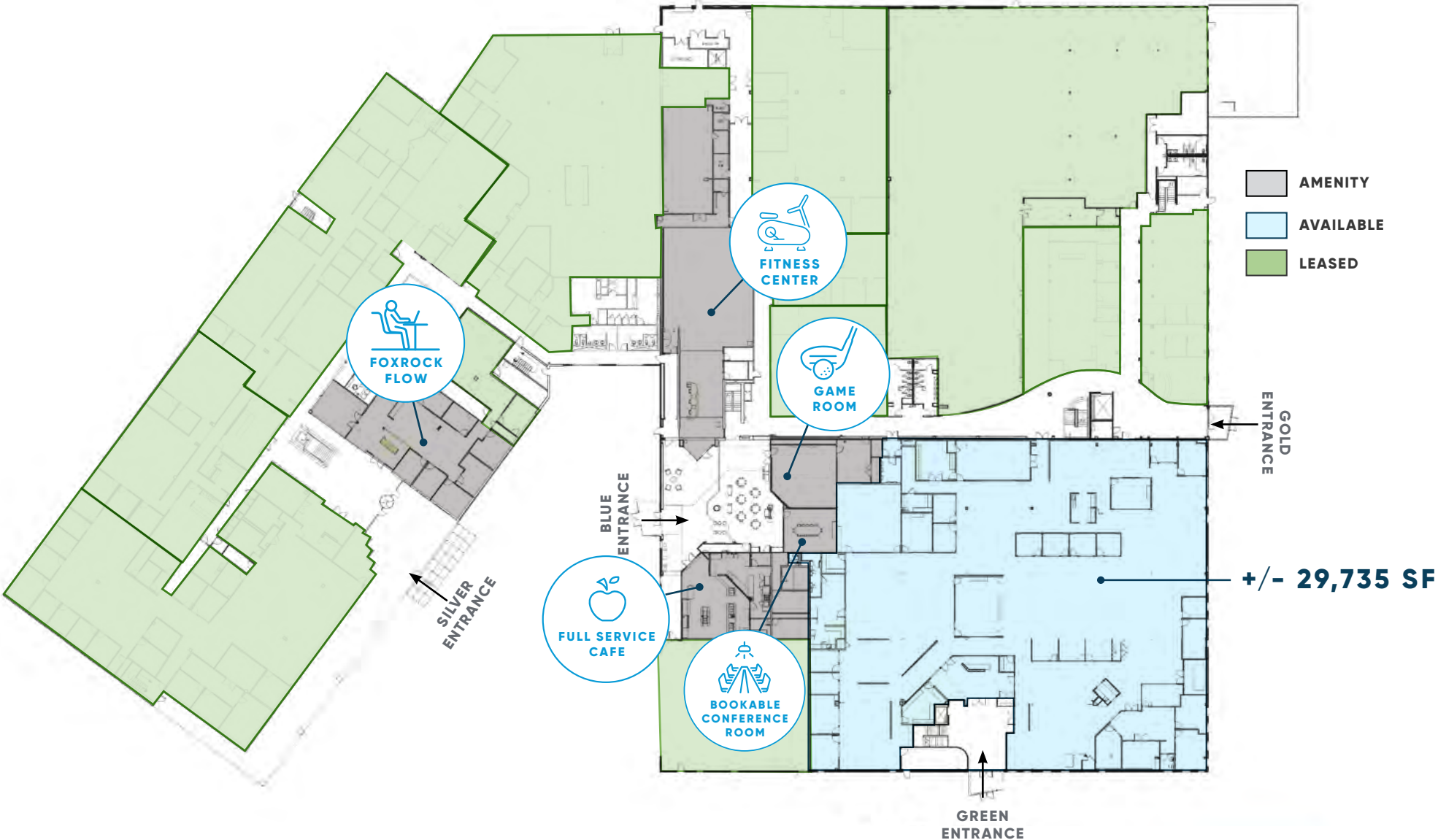
BUILDING SPECS:

BUILDING SIZE	269,000 SF
LOADING DOCK	Drive-up
HVAC SYSTEM	Combination of RTU's and Split Systems
ELEVATORS	3 passenger and 1 freight
PARKING	3.2/1,000 SF



FLOOR PLANS

FLOOR 1 // +/- 29,735 SF AVAILABLE



LOCATION & AMENITIES



FITNESS CENTER

State-of-the-art interior // 24 hour tenant access // Weight training equipment, cardio machines and studio room // Fitness classes and personal training provided by 6S Institute



CAFE & LOUNGE

Full service cafe open M-F // Operated by Corporate Chefs // 24/7 Grab n' Go option
// Salad bar // Hot entrees



GOLF SIMULATOR & GAME ROOM

Bookable golf simulator // food prep area // shuffleboard // pop-a-shot // TV with high top and lounge chairs



FOXROCK APP

ABOUT THE FOXROCK APP:

Whether you're working remotely or have returned to the office, the FoxRock app will be your go-to tool for navigating your work day. Through the FoxRock app you'll have access to new operational procedures, updated amenity information, exclusive deals and discounts, virtual programming and more!

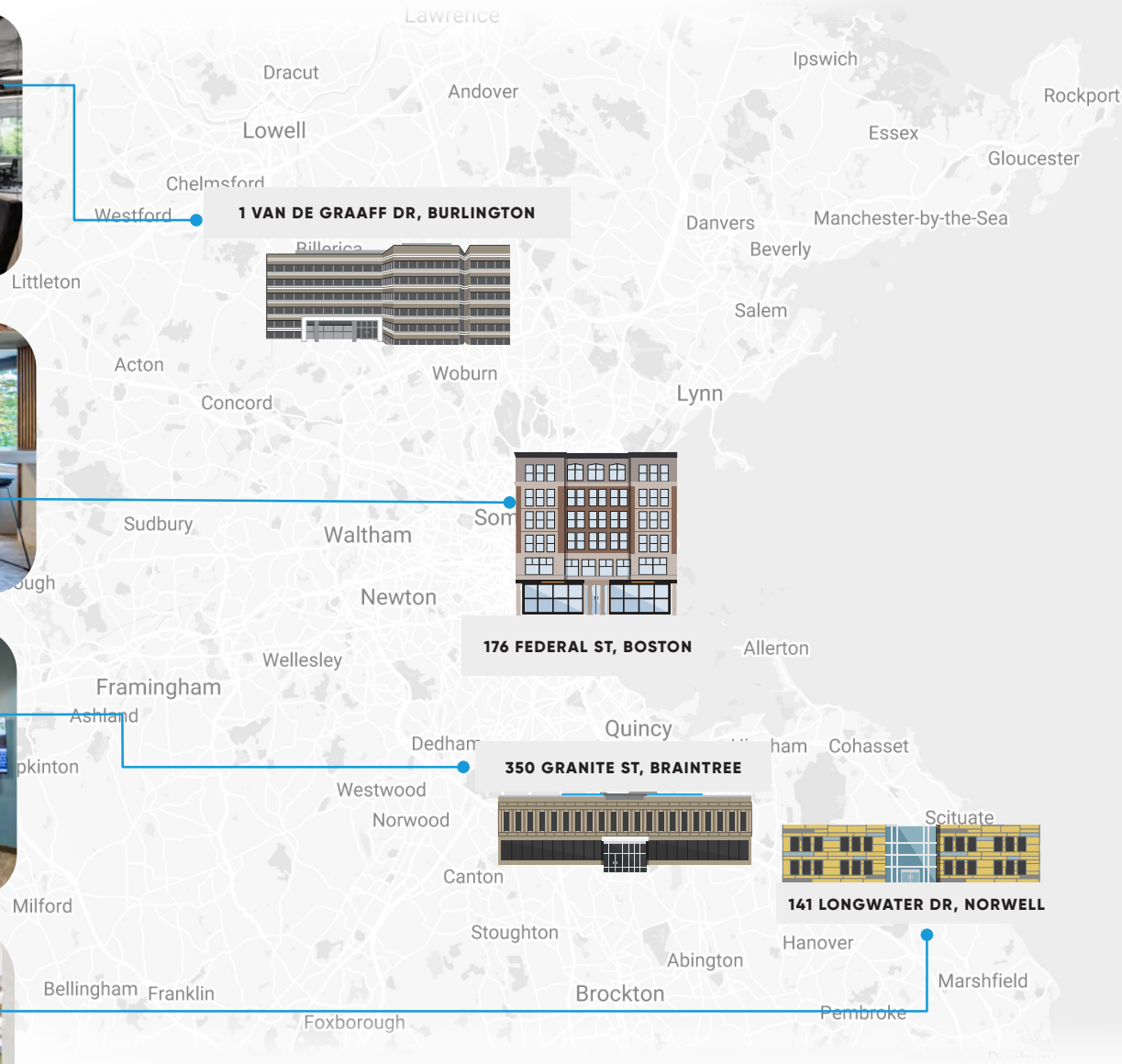
USING THE APP IS EASY FOR TENANTS:

- Search 'FoxRock' in the Apple App Store or Google Play Store
- Once downloaded, tenants use their work email address to register



FOXROCK FLOW

FoxRock tenants have access to our flexible office suites, FoxRock FLOW, located in Boston, Burlington, Braintree, or Norwell. Tenants can book a desk, private office, or conference room at any location at any time.



HAVE YOU HEARD WHAT ALL THE BUZZ IS ABOUT?

141 Longwater is home to two beehives on its roof and an apiary on the property! Bees are vital for food systems both locally and globally, so we utilize our available space to help give a few hives a home.

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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