

99 SUMMER

EXPERIENCE 99 SUMMER LIKE NEVER BEFORE

273,000 square-foot, class A
office building in the heart of
Boston's Financial District

Rockhill
MANAGEMENT





WORKSPACE REIMAGINED

99 Summer Street is situated in the heart of Boston's prestigious Financial District. The recently transformed, 273,000 square foot, class A office building offers a modern interpretation of tenant and communal interiors which appeals to a variety of companies, while paying homage to the Financial District's history and appealing architectural aesthetic.



Newly reimagined lobby with a five-story, light-filled atrium (2020)



Expansive conference and amenity center



Abundant retail and dining options (including on-site Italian grab-and-go café)



On-site, tenant only fitness center



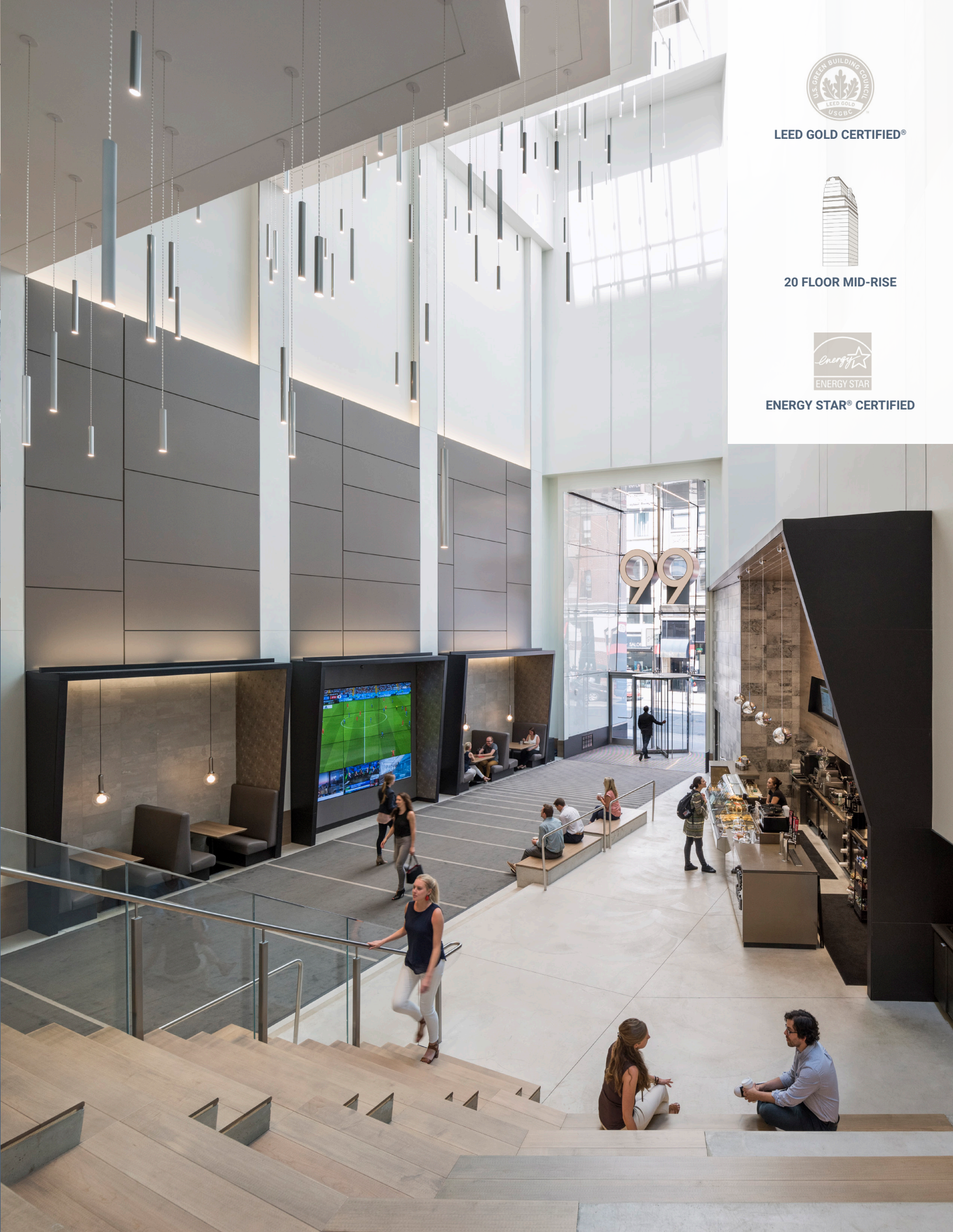
24-hour security



Direct transit access (located one block from South Station, and within walking distance of the Downtown Crossing, Chinatown, and Park Street T Stations)



On-site parking and bike storage



LEED GOLD CERTIFIED®



20 FLOOR MID-RISE



ENERGY STAR® CERTIFIED



MODERN WORKSPACE

99 Summer Street is the premier choice for leading companies seeking a modern, flexible workspace, best-in-class amenities, natural light, and unmatched city views.

Sleek modern design

Abundance of natural light

Unparalleled city views

Expansive window lines

12'6" floor-to-floor ceiling heights





BEST IN CLASS AMENITIES

99 Summer Street offers world-class amenities, including unparalleled city views, a new technology-driven conference center that can accommodate multiple meetings of various sizes, a recently added amenity center, which reflects a modern aesthetic and offers lounge seating, a café bar, a catering kitchen and a recreational space, and a tenant-only fitness center offering state-of-the-art equipment, locker rooms, and shower facilities.

The building's security desk is located within the reimagined lobby and offers 24/7 security services, with state-of-the-art security turnstiles and a keycard access control system. The building's below-grade garage offers 120 parking stalls with complimentary valet, as well as secure bike storage available on Level P1 of the garage.

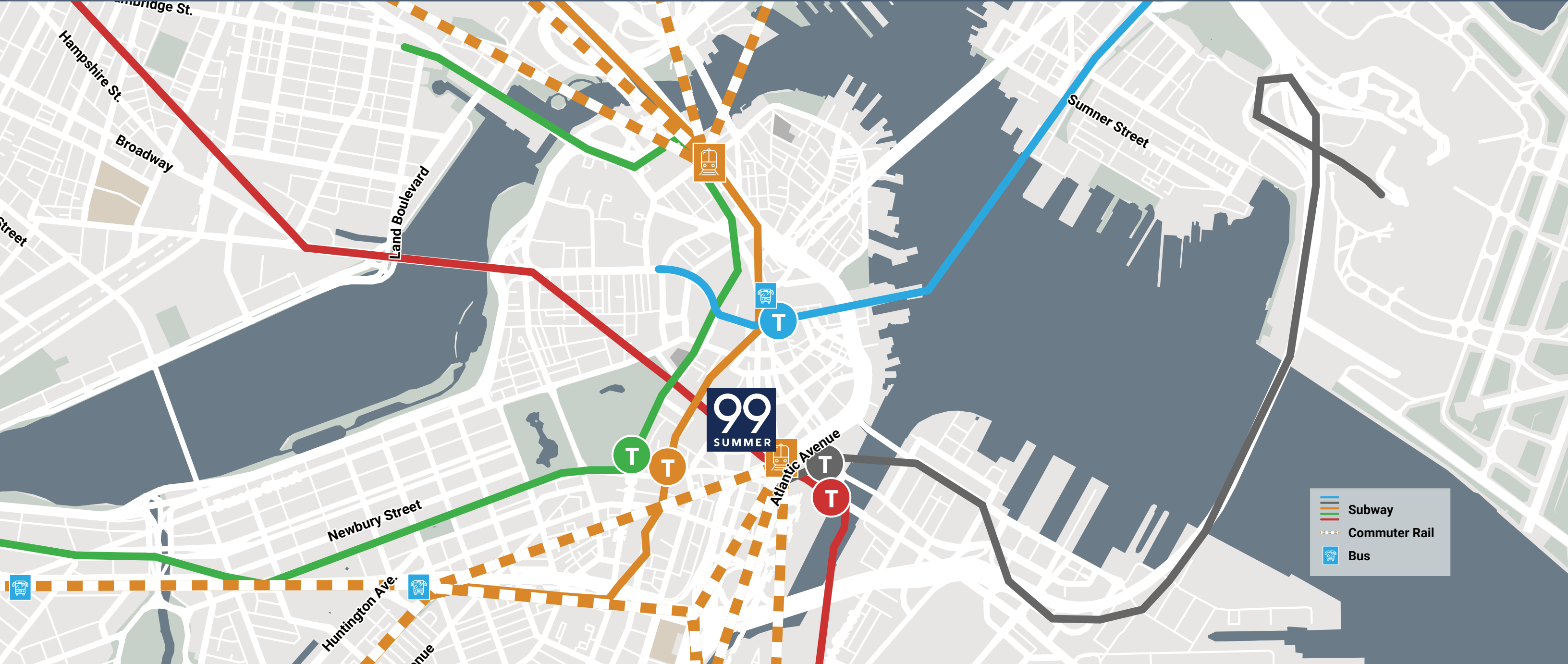


PRIME LOCATION

SUPERIOR ACCESS

99 Summer Street offers convenient access to the MBTA public transportation system, is situated one block from South Station, and is just a short walk from the Downtown Crossing, Chinatown, and Park Street stations.

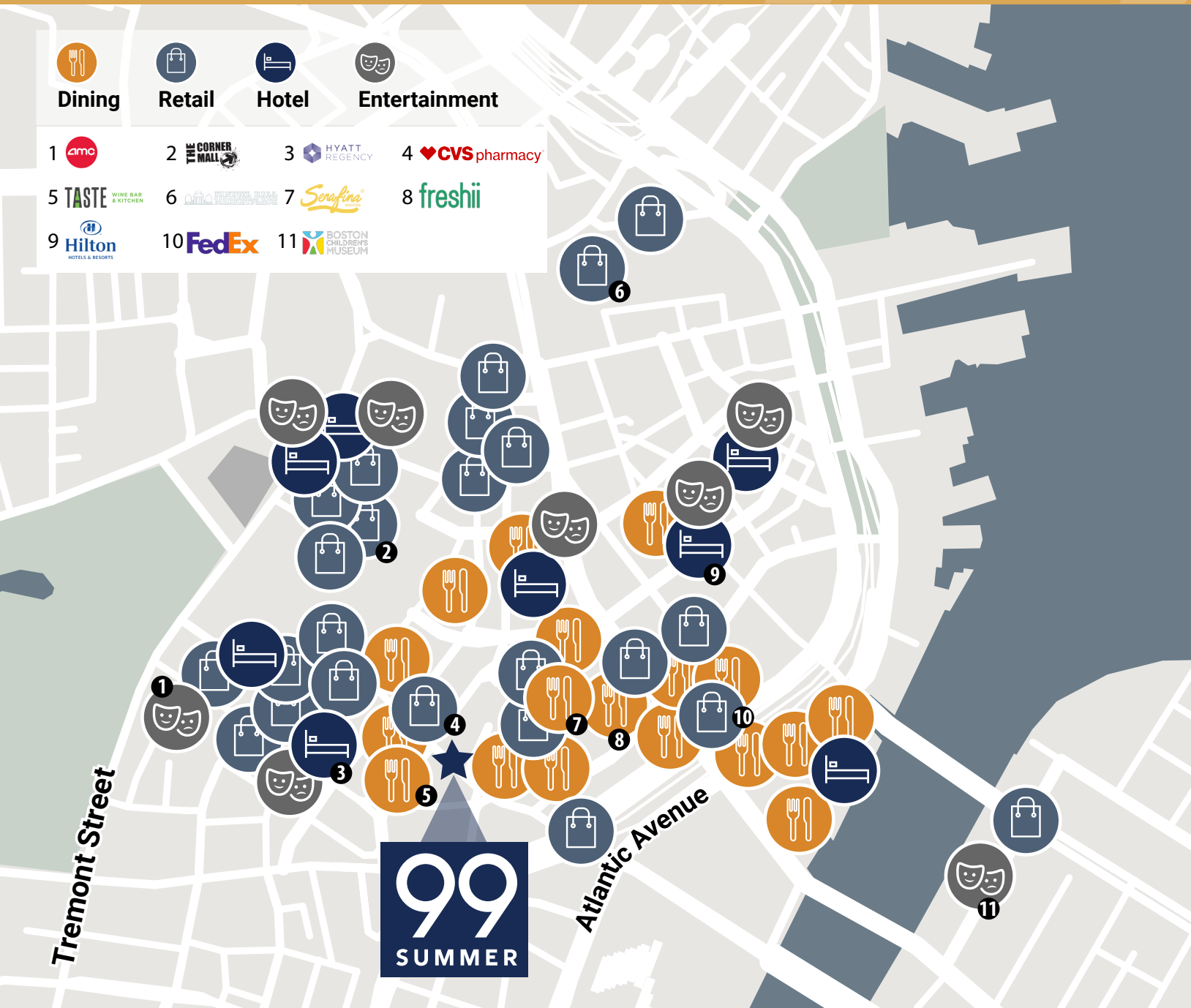
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PRIME LOCATION

VIBRANT NEIGHBORHOOD

99 Summer Street is at the center of Boston's cultural and social scene. This iconic building is part of the surging Business Improvement District, which boasts several new residential, retail, and hotel developments, and is connected to the innovation clusters of Cambridge and the Seaport District.





BUILDING HIGHLIGHTS

AVERAGE FLOOR PLATE SIZE

Low-rise: 19,000 square feet
Mid-rise: 15,000 square feet
High-rise: 11,000 square feet

HVAC SYSTEM

99 Summer Street has a closed loop condenser water system with a plate and frame heat exchanger that cools the loop through a dual cell cooling tower system and heating to the loop via two gas fired boilers. The condenser loop feeds water-source heat pumps, providing easy flexibility and zoning design. The cooling tower underwent significant improvements in 2015; the boilers were newly installed in 2011; and energy management system controls have been upgraded.

ELEVATORS

Seven passenger elevators, one garage elevator, and one freight elevator serve the building.

POWER SOURCES

5,000-amp, three phase, four wire, 480/277volt mains

SUSTAINABILITY

99 Summer Street benefits from notable sustainability upgrades, is ENERGY STAR® certified, and achieved LEED Gold® certification in 2020.

EMERGENCY GENERATOR

230 kW, diesel-fueled

SECURITY

24-hour security, with keycard access system in-place for all building tenants

LOADING DOCK

Easily accessible loading dock in downtown Boston with access off Bedford Street

SLAB-TO-SLAB CEILING HEIGHT

12'6" slab-to-slab ceiling heights

PARKING

The building's below-grade garage offers 120 parking stalls with complimentary valet, accessible 24/7 to monthly parking pass holders.

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SUMMER



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