

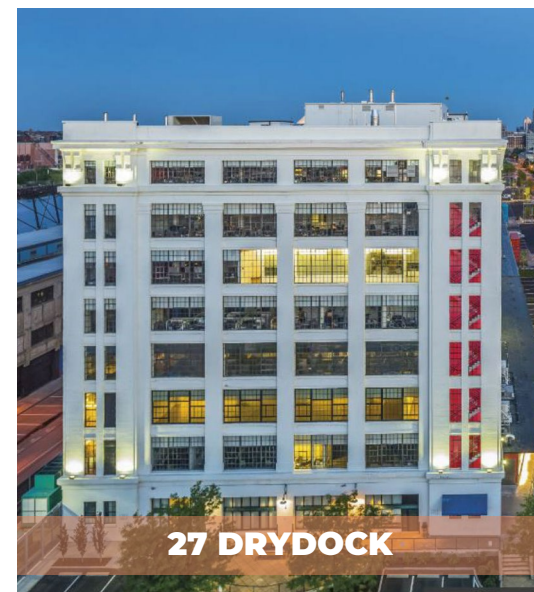
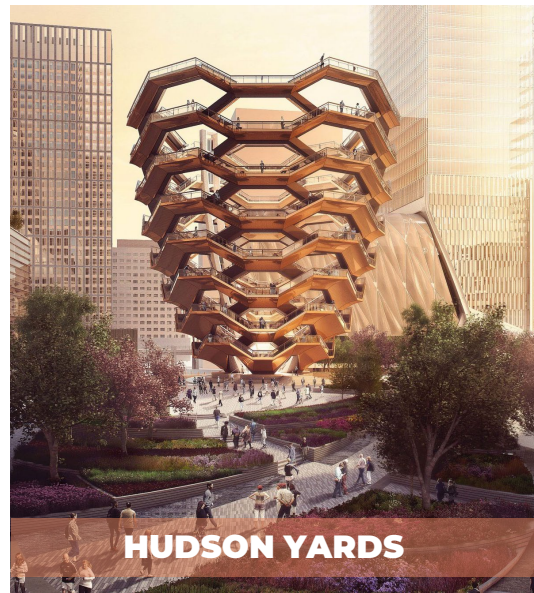
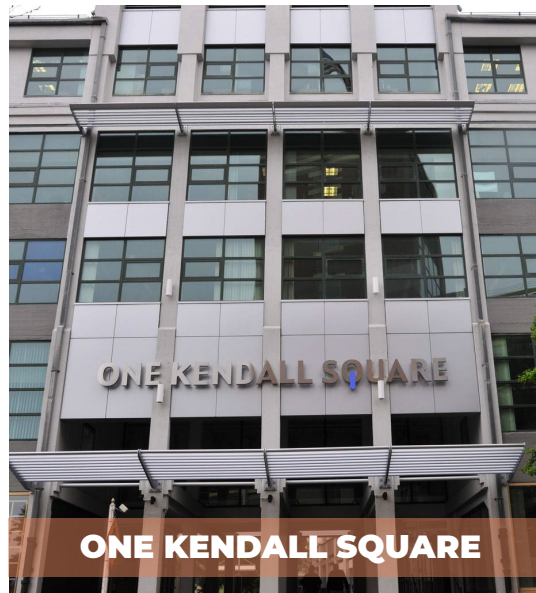
# ONE KENMORE — SQUARE —





# RELATED COMPANIES

Over 30 yeas of Life & Science Development Experience





# THE FENWAY REVOLUTION

40%

1,166  
CLASS A  
APARTMENTS  
TODAY

3,295  
CLASS A  
APARTMENTS  
BY 2021

20+ MSF

OFFICE

INSTITUTIONAL

LAB

MEDICAL  
OFFICE

8 COLLEGES & UNIVERSITIES

80K  
TOTAL  
STUDENTS

BOSTON UNIVERSITY

Northeastern UNIVERSITY

SIMMONS COLLEGE

HARVARD MEDICAL SCHOOL

WENTWORTH Institute of Technology

EMMANUEL COLLEGE

CAMBRIDGE  
1.9%  
VACANCY

BACK BAY  
2%  
VACANCY

MILE  
25

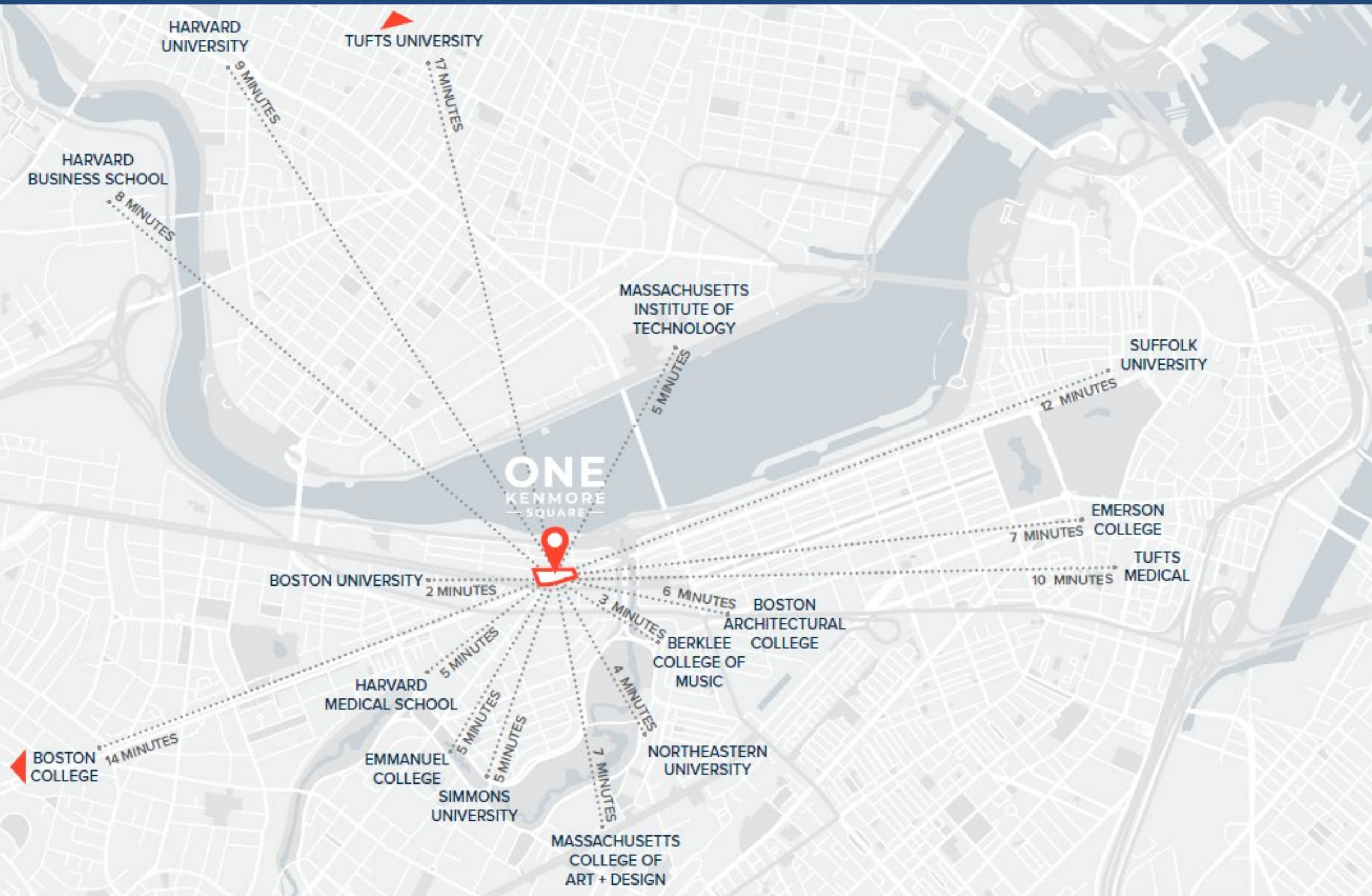
LMA  
0%  
VACANCY







# PROXIMITY TO TOP TALENT



**16+**  
COLLEGES AND  
UNIVERSITIES WITHIN  
A 5 MILE RADIUS

**52**  
COLLEGES AND  
UNIVERSITIES IN  
GREATER BOSTON

**78,000**  
ANNUAL DEGREES IN  
GREATER BOSTON  
57% BACHELOR  
34% MASTERS  
8% PHD



# A CONNECTED NEIGHBORHOOD





# A VIBRANT LIFESTYLE DESTINATION

## FOOD & BEV

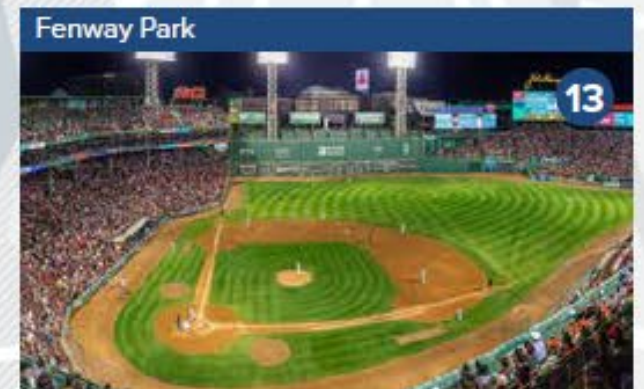
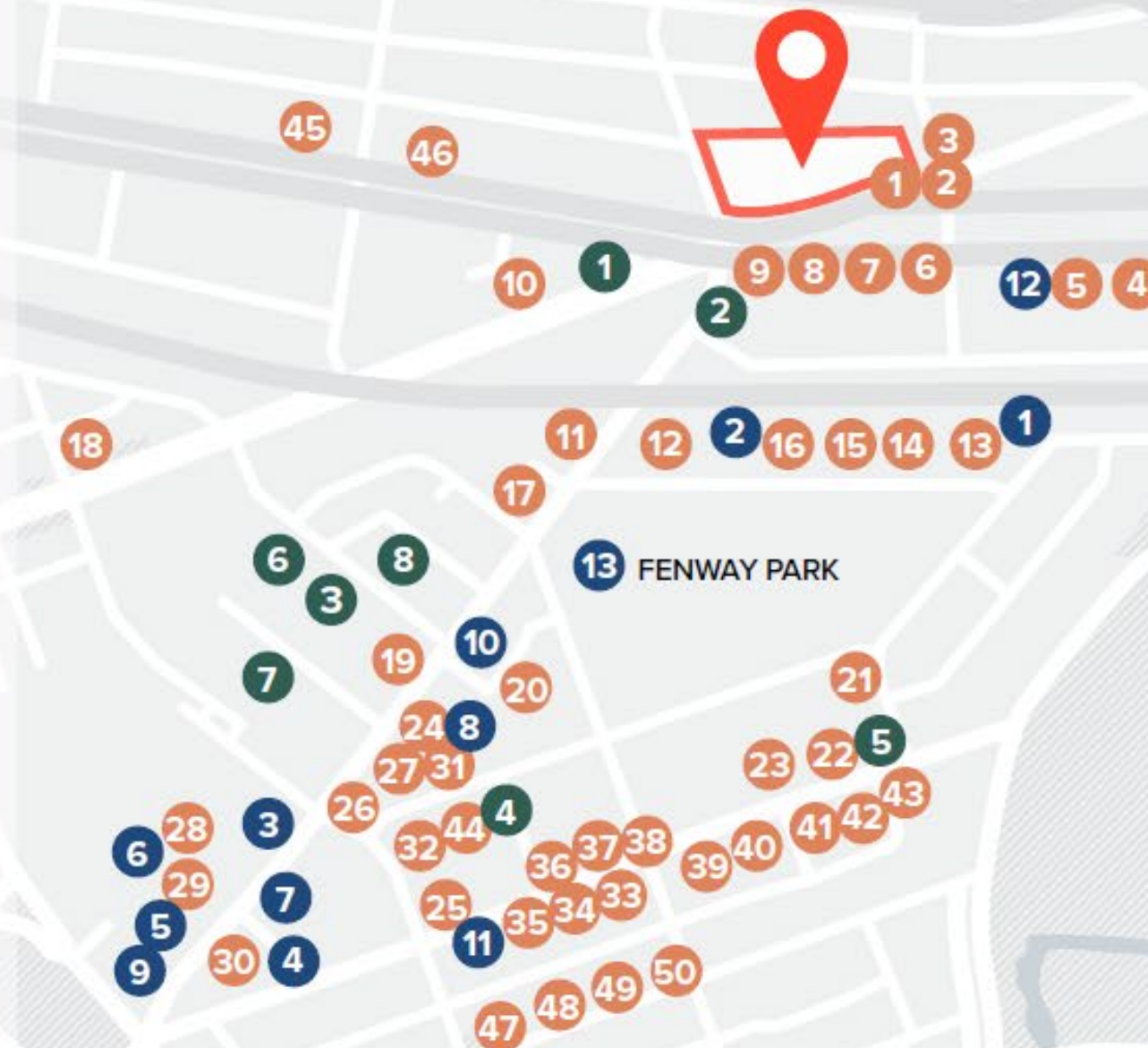
- |                           |                        |                          |
|---------------------------|------------------------|--------------------------|
| 1. Cornwall's             | 18. Audubon            | 36. Pavement Coffee      |
| 2. Fin's                  | 19. Bar Louie          | 37. Basho                |
| 3. UBurger                | 20. Bullpen Kitchen    | 38. Citizen Public House |
| 4. Comicopia              | 21. Royal Rooters Club | 39. Honeygrow            |
| 5. The Kenmore            | 22. Hojoko             | 40. Blaze Pizza          |
| 6. Island Creek           | 23. Tony C's           | 41. Dominos              |
| 7. The Hawthorn           | 24. Yard House         | 42. Jyuba                |
| 8. Eastern Standard       | 25. Starbucks          | 43. The Baseball Tavern  |
| 9. Qdoba                  | 26. Sweetgreen         | 44. By Chloe.            |
| 10. Scoozy                | 27. Wahlburgers        | 45. Noodle Street        |
| 11. Sal's Pizza           | 28. Time Out Market    | 46. Thornton's Grille    |
| 12. Cask 'N Flagon        | 29. Trillium Brewing   | 47. Starbucks            |
| 13. Loretta's Last Call   | 30. Sweet Cheeks       | 48. Coffee & Crepes      |
| 14. Bill's Bar & Lounge   | 31. Saloniki Greek     | 49. Rod Thai             |
| 15. Cheeky Monkey Brewing | 32. Blackbird Donuts   | 50. Kappo Sushi          |
| 16. Lansdowne Pub         | 33. Oath Pizza         |                          |
| 17. Beerworks             | 34. Tatte Bakery       |                          |
|                           | 35. Cava               |                          |

## CONVENIENCE / SERVICE

1. Citizens Bank
2. Bank of America
3. Santander
4. MiniLuxe
5. CVS
6. Children's Hospital
7. Harvard Vanguard
8. Beth Israel Medical Center

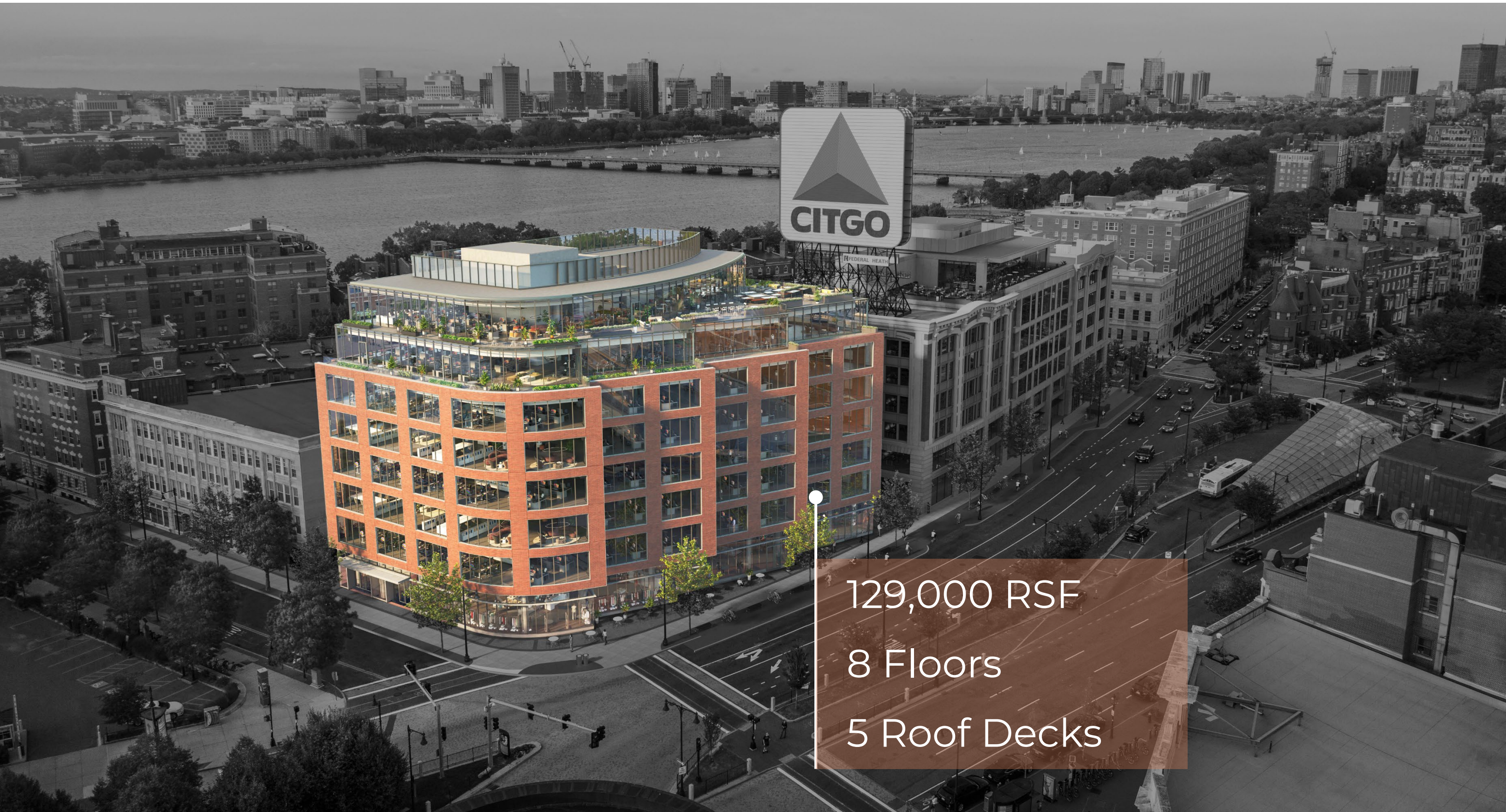
## ENTERTAINMENT/SHOPPING

1. Lucky Strike
2. House of Blues
3. Regal Cinema
4. West Elm
5. REI
6. Bed, Bath, and Beyond
7. Target
8. Marshall's
9. Staples
10. Crossfit
11. CorePower Yoga
12. 305 Fitness
13. Fenway Park





# THE COMMONWEALTH BUILDING



129,000 RSF

8 Floors

5 Roof Decks



# BEACON BUILDING



200,000 RSF

7 Floors

1 Roof Deck



# BEACON BUILDING





# BEACON BUILDING

- A** Ground Floor Retail
- B** Outdoor Space
- C** Onsite Parking
- D** Amenity Center
- E** Branding Opportunities





# LAB READY SPACE

SIZE	197,110 RSF	ELEVATORS	FOUR (4) HIGH SPEED ELEVATORS
CEILING HEIGHT	FLOORS 1: 16' FLR TO FLR FLOORS 2-7: 12'-6" FLR TO FLR MECHANICAL FLOOR (PH): 10'-0"	SUSTAINABILITY	LEED GOLD CORE & SHELL, SUSTAINABLE BUILDING PRACTICES WIRED SCORE - SILVER (MINIMUM)
FLOOR LOADS	100 PSF LIVE LOAD	PARKING	PARKING AVAILABLE ON A PR-RATED BASIS IN COMMONWEALTH BUILDING (70 SPACES ACROSS PROJECT)
HVAC (60% LAB/40% OFFICE)	LAB SPACE: 1.5 CFM/SF OFFICE SPACE: 0.35 CFM/SF	ON-SITE AMENITIES	FIRST FLOOR RETAIL SPACES ON-SITE FITNESS CENTER ON-SITE CONFERENCE CENTER INTERIOR BIKE STORAGE W/ SHOWERS
POWER (60% LAB/40% OFFICE)	LAB SPACE: 12 W/SF LAB SPACE STAND BY: 5 W/SF OFFICE SPACE: 6 W/SF	FEATURES	24/7 BUILDING SECURITY ROOF TERRACE - VIEWS OF FENWAY PARK, CAMBRIDGE
LABORATORY UTILITIES	CENTRAL PH NEUTRALIZATION ROOM FOR TENANT PROVIDED SYSTEM CENTRAL CHEMICAL STORAGE ROOM NATURAL GAS RISERS FOR TENANT USE LAB WASTE PIPING FROM TENANT SPACE TO PH NEUTRALIZATION ROOM AT LEVEL 1 LAB VENT PIPING FROM TENANT SPACE TO ROOF		



# LEVEL ONE PLAN



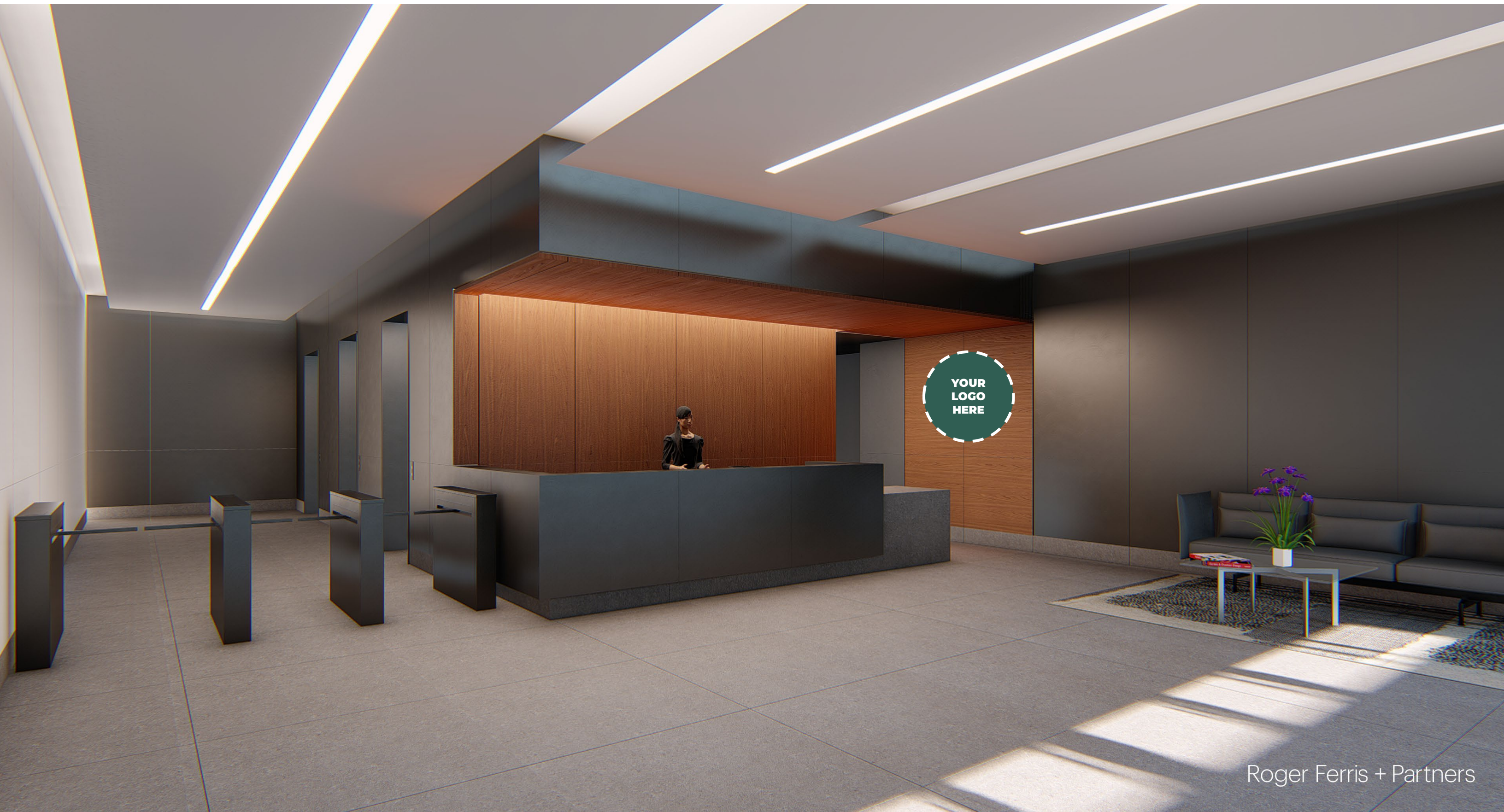


# BRANDING OPPORTUNITY



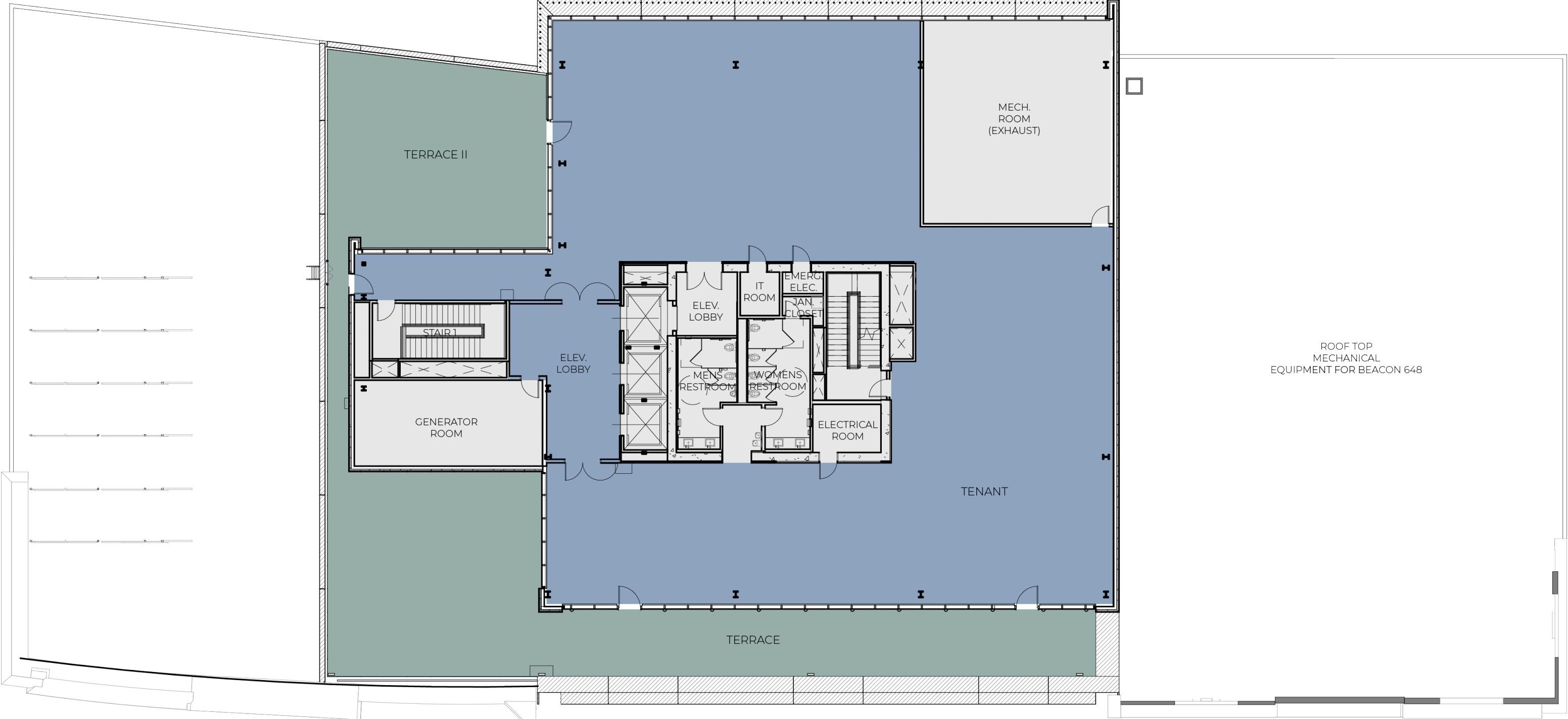


# BRANDING OPPORTUNITY





# LEVEL SEVEN PLAN









# FIT PLAN





# FLOOR 6 - OFFICE VIEW





ONE  
KENMORE  
— SQUARE —

THANK YOU!