

DOING GOOD THROUGH GREAT DESIGN

92% reuse of existing structure

saves 4,500 tons of steel & 1,300 trucks of concrete, avoids the release of ~9,563 metric tons of CO2 compared to new construction, equal to 11,511 acres of forest CO2 sequestration for 1 year

Improving air quality & the public realm creation of 15K SF of public outdoor green space

Championing solar energy \$1.5M contributed to City of Cambridge green initiatives for the City Garage

Green roof & reflective roof for exceptional thermal comfort & sustainable environment

Delivering 48 on-site inclusionary housing units

a first for an East Cambridge office project

Funding 50+ additional affordable housing units

\$15M contribution to Cambridge Affordable Housing Trust

Creating community retail

\$4M+ investment in community retail at City Garage

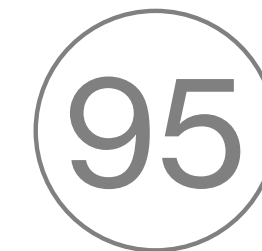
Strengthening local workforce

\$1M contribution to local workforce development

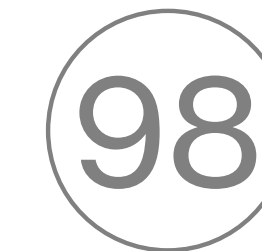
Supporting local causes

\$4M+ contribution to local non-profit, educational, & community uses

HEALTHY, SUSTAINABLE, PRODUCTIVITY-DRIVEN



walk score



bike score

Expansive window line provides natural light & unobstructed views & puts tenants within 50 feet of floor-to-ceiling windows at any given time

Enhanced air filtration & ionization systems reduce particulates, odors, & pathogens, helping to promote occupants' focus & productivity

Lounge, conference, & fitness amenities encourage connectivity, activity, & social interactions

High power capacity supports the demands of future technologies

On-site childcare will operate in partnership with local non-profit

On-site bike share supports a greener, more active commute

Nearby transit offers a 5-minute walk to MBTA Lechmere Station & 10-minute walk to MBTA Kendall/MIT Station

Charles River offers opportunities to bike, run, row, & kayak throughout the day

Project's community-centric initiatives include delivery of inclusionary housing, the First Street Market retail space, & significant contributions to community causes