

## HEALTHY, SUSTAINABLE, PRODUCTIVITY-DRIVEN



**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

**Expansive window line** delivers natural light & unobstructed views, placing tenants within 50 feet of floor-to-ceiling windows at all times

**Enhanced air filtration & ionization systems** reduce particulates, odors, & pathogens – supporting health, focus, & productivity

**High power capacity** supports the demands of future technologies

**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

**\$1.5M contribution to green initiatives** champions solar energy for the City of Cambridge at the City Garage

**Green & reflective roofs** improve thermal comfort & enhance energy performance

## DOING GOOD THROUGH GREAT DESIGN

**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

**Improving the public realm** 15K SF of public outdoor green space

**Providing on-site childcare** in partnership with a local non-profit

**Encouraging activity & connection** lounge, conference, & fitness amenities