

PROPERTY OF THE MONTH

Kenney Development's Navy Yard Plaza creates a perfect environment for businesses and employees

CHARLESTOWN, MA As companies address the options of where to locate their headquarters to best meet not only their business needs, but also provide a desirable work environment for their employees, Navy Yard Plaza offers a perfect solution, providing premier space suitable for offices, R&D and/or bio-lab facilities.

Originally part of a four-building historic restoration project comprised of more than 250,000 s/f of office and retail space, Navy Yard Plaza sits within the former Charlestown Navy Yard and is surrounded by public parks and museums. Buildings 34 & 39 provide updated suites that still retain their historic nature while providing modern infrastructure. Employees enjoy convenient commuting options with easy access to Rte. 1 and I-93, ferry boat service to Long Wharf and the financial district, MBTA Bus Route 93 access, and ample parking nearby.

Navy Yard Plaza was successfully developed by Kenney Development Company, providing responsive ownership and attentive management through its affiliate, Fulton Properties. Tenants in either building have elevator access with key card security. For workplace convenience, they can grab coffee at the on-site Dunkin', walk across



the street to a 7-Eleven, enjoy lunch or dinner at the Dovetail Restaurant, or enjoy a beer after work at The Anchor beer garden on the pier.

A rich history

Abounding in history, the Charlestown Navy Yard built, repaired and outfitted U.S. naval ships from 1800 to 1974. Today, it serves as a National Historical Park and is home to the world's oldest commissioned warship—the USS Constitution. After 174 years

of innovation in sciences, manufacturing, and engineering for the US Navy, that spirit of innovation continues in the Navy Yard Plaza with Buildings 34 and 39 offering some of Boston's most desirable office and R&D space.

Navy Yard Plaza provides ample commercial space with the infrastructure demanded by today's corporate tenants. The unique nature of these buildings allows for a wide range of commercial uses while retaining historic and charming features such as high ceilings, large windows and exposed brick and beam architecture.

While life sciences research, healthcare and medical education are significant components to the business activity in the Charlestown Navy Yard, it also is bustling with vibrant cafes, shops, restaurants, and bars along its several piers, making Navy Yard Plaza the premier place on Boston's waterfront to create, innovate and enjoy.

Navy Yard Plaza:

Benefits At A Glance:

- Unique opportunity to have contiguous office space ranging from 25,000 – 63,000 s/f with diverse uses, available in mid 2023.
- Infrastructure to meet the demands of many different businesses.
- Open floor plans, heavy floor loads, high ceiling heights.
- Three separate Tier 1 fiber providers.
- Potential for over 1,400 equivalent linear footage of BSL 2 bench space.
- Proximity to neighboring life science tenants including Mass General Hospital Research Laboratories (Building 149), Spaulding

Rehabilitation Hospital, and MGH Institute of Health Professions.

- Easy access: Rte. 1 and I-93, ferry boat service to Long Wharf and the financial district and MBTA bus route access.

- Exceptional location & work/life balance: Set along the pier, surrounded by ample open spaces, bike paths, cafes, restaurants and bars.

Kenney Development: A leader in Boston's development for 40 years

From the brownstones in the Back Bay to the sleek condos that grace the skyline along the Harbor, Boston's commercial properties are a blend of historical tradition and striking modern architecture. For more than 40 years, Kenney Development Co. has played a key role in restoring and developing Boston's skyline, providing professional real estate services to Greater Boston and throughout New England.

"Our success has been built on the personal relationships we enjoy with our clients and their trust in us to provide insightful, creative solutions to today's complex urban development, planning and management issues," said Kenney Development's president Robert Kenney. That sensitivity to providing a working environment which is not only good for business, but equally enjoyable for the people who work there, has made Navy Yard Plaza a sought-after destination for companies who value the importance of building relationships, both for their clients and their employees.

