

ALGERWORKS

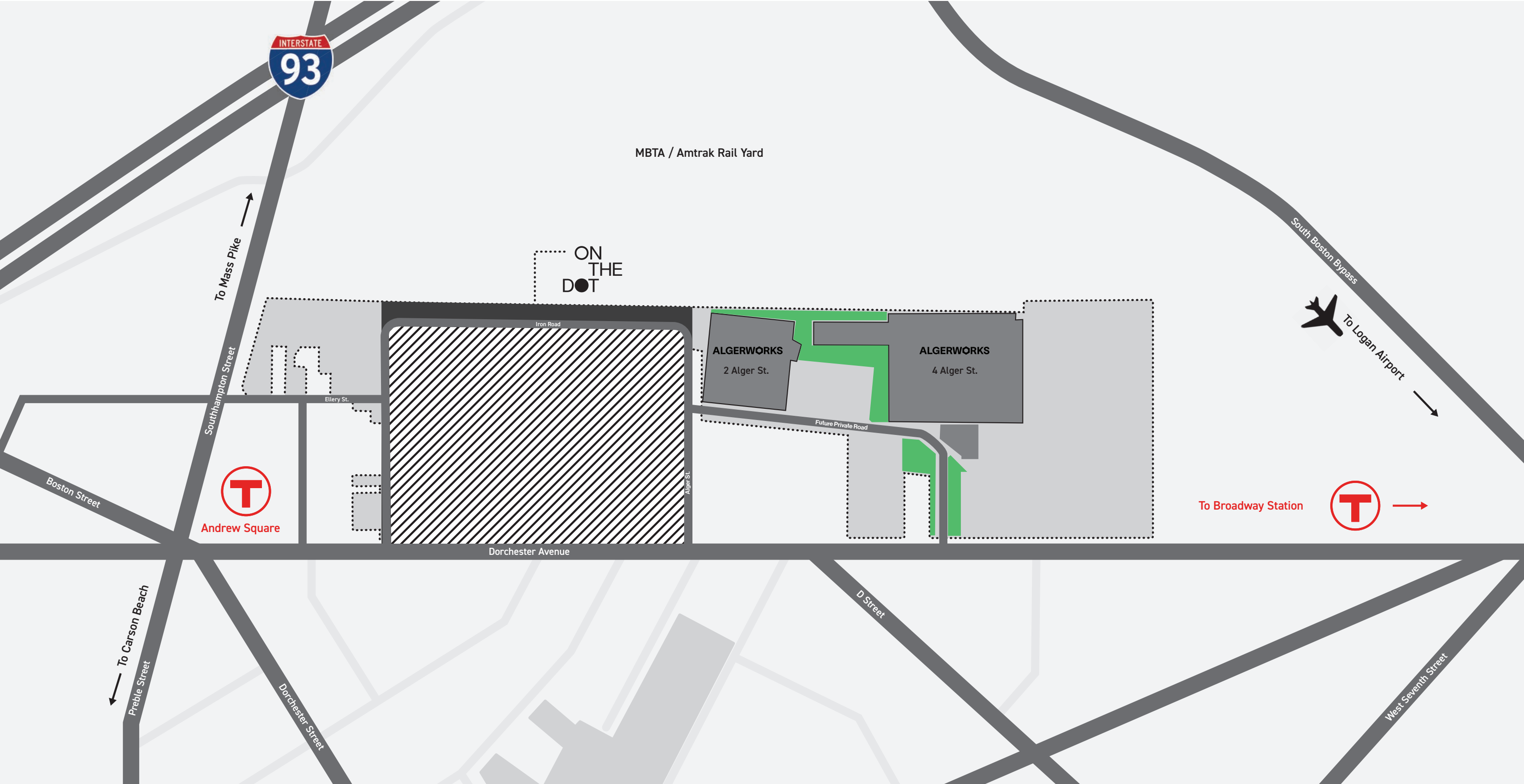
2 & 4 ALGER STREET | BOSTON • MA

140,000 SF+/- OF INDUSTRIAL SPACE



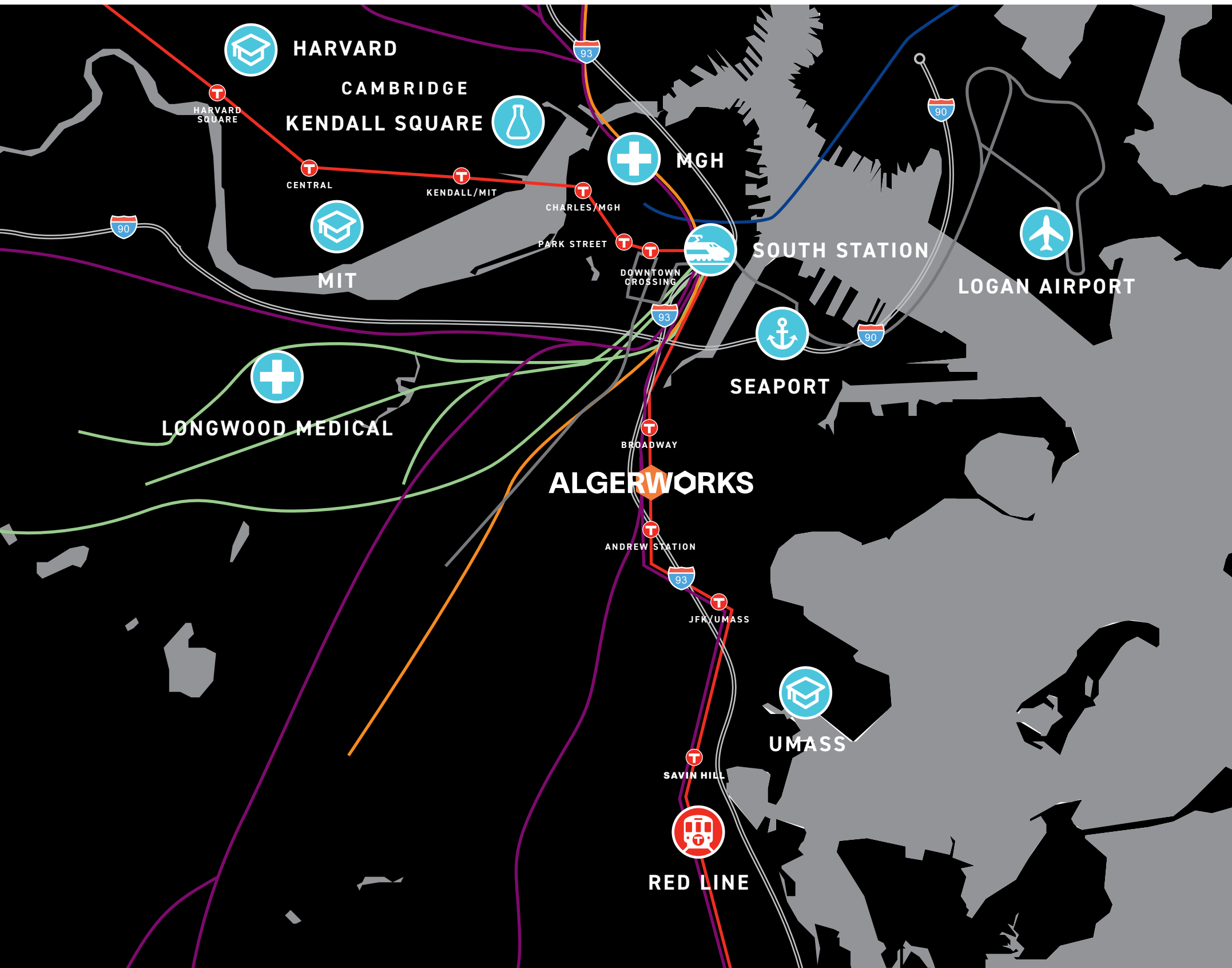
THE VISION: FIRST PHASE

ALGERWORKS



THE LOCATION

ALGERWORKS

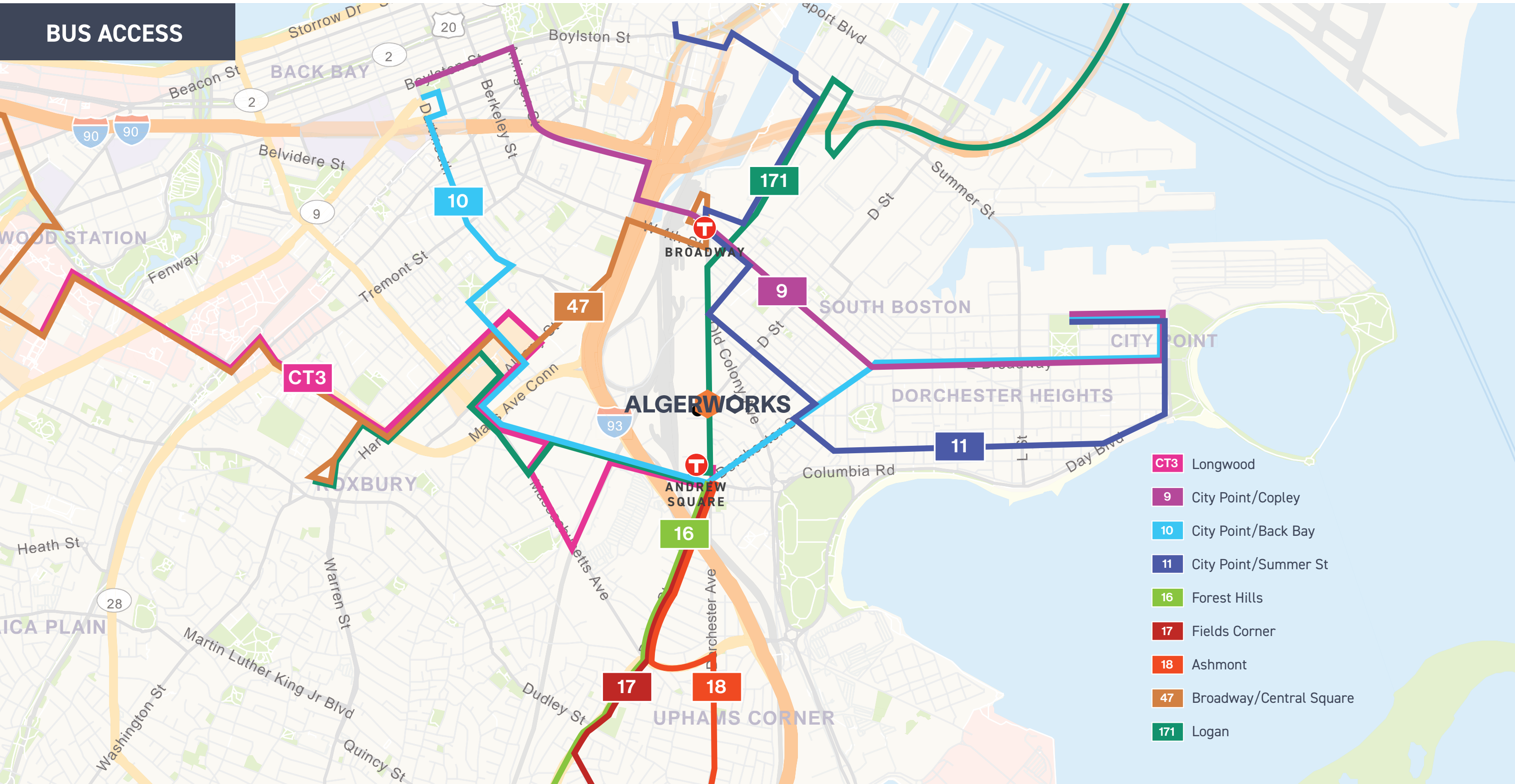


TRAVEL TIMES

- **SEAPORT:**
20-30 min walk
- **SOUTH STATION:**
3 min train ride
- **KENDALL SQUARE:**
10 min train ride
- **HARVARD SQUARE:**
16 min train ride
- **MASS PIKE:**
1 mile, 1 min drive
- **LOGAN AIRPORT:**
4 miles, 9 min drive
- **RT 3/RT 93 INTERCHANGE:**
4 miles, 10 min drive
- **RT 90/RT 95 INTERCHANGE:**
13 miles, 20 min drive
- **RT 93/RT 95 INTERCHANGE:**
15 miles, 20 min drive

THE LOCATION

ALGERWORKS



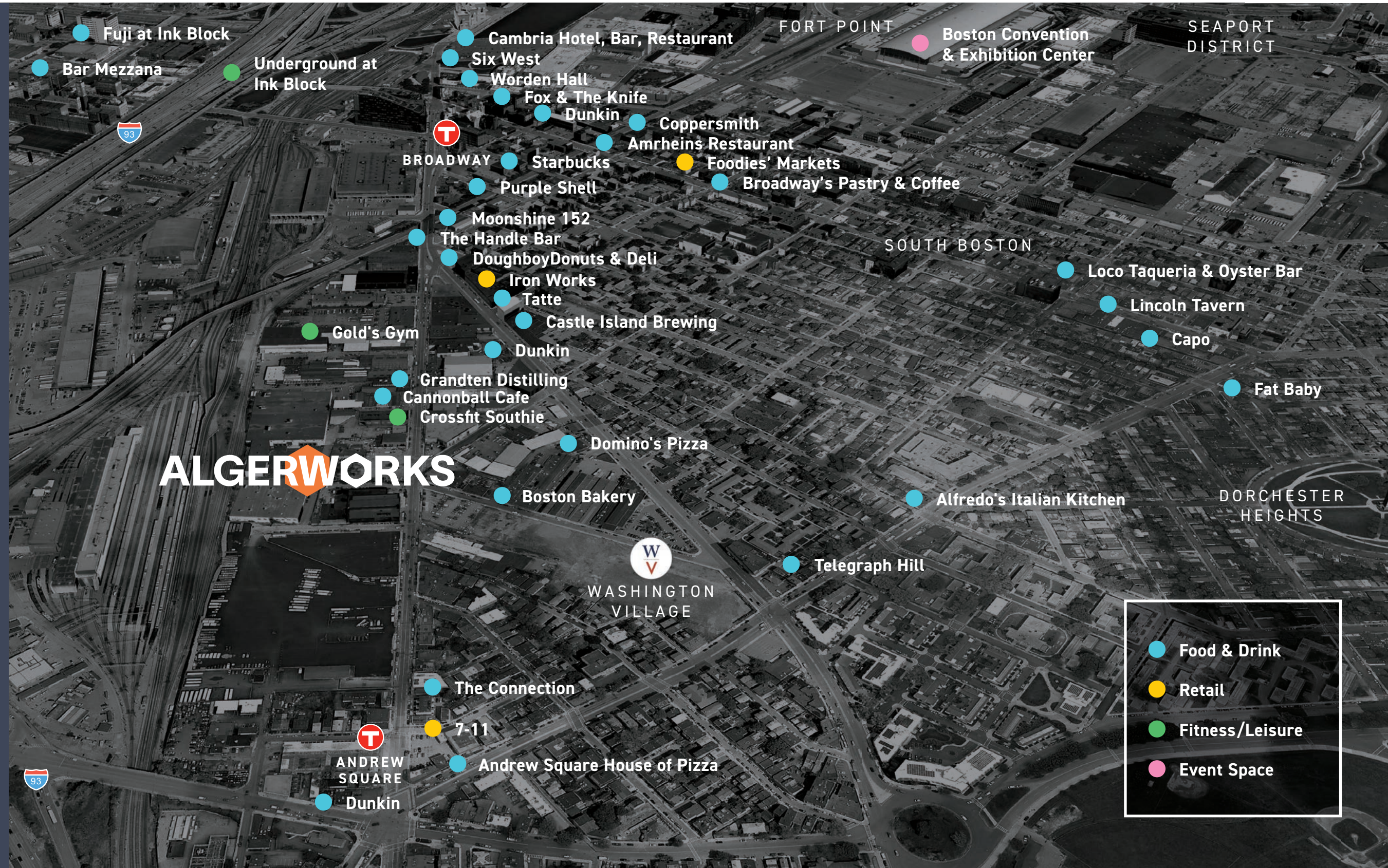
THE NEIGHBORHOOD

ALGERWORKS

- **RED LINE:**
240,000
daily riders

- **96 FOOD & DRINK
ESTABLISHMENTS**
within a
10 minute walk

- **152 RETAIL
STORES**
within a 10
minute walk



THE NEIGHBORHOOD

ALGERWORKS

• 18,000 TOTAL HOUSEHOLDS

• 40,000 POPULATION

• 62% UNDER AGE 40

• 1,323 RESIDENTIAL UNITS under construction

• 1,887 RESIDENTIAL UNITS currently proposed



THE NEIGHBORHOOD

ALGERWORKS




 **WEST BROADWAY**
10 minutes



 **DORCHESTER HEIGHTS**
10 minutes



 **CARSON BEACH**
10 minutes



 **CASTLE ISLAND**
20 minutes



 **MOAKLEY PARK**
5 minutes



 **UNDERGROUND AT INK BLOCK**
5 minutes

THE OPPORTUNITY

ALGERWORKS



2 ALGER STREET
43,000 SF ±



4 ALGER STREET
96,000 SF ±

2 ALGER OVERVIEW

ALGERWORKS



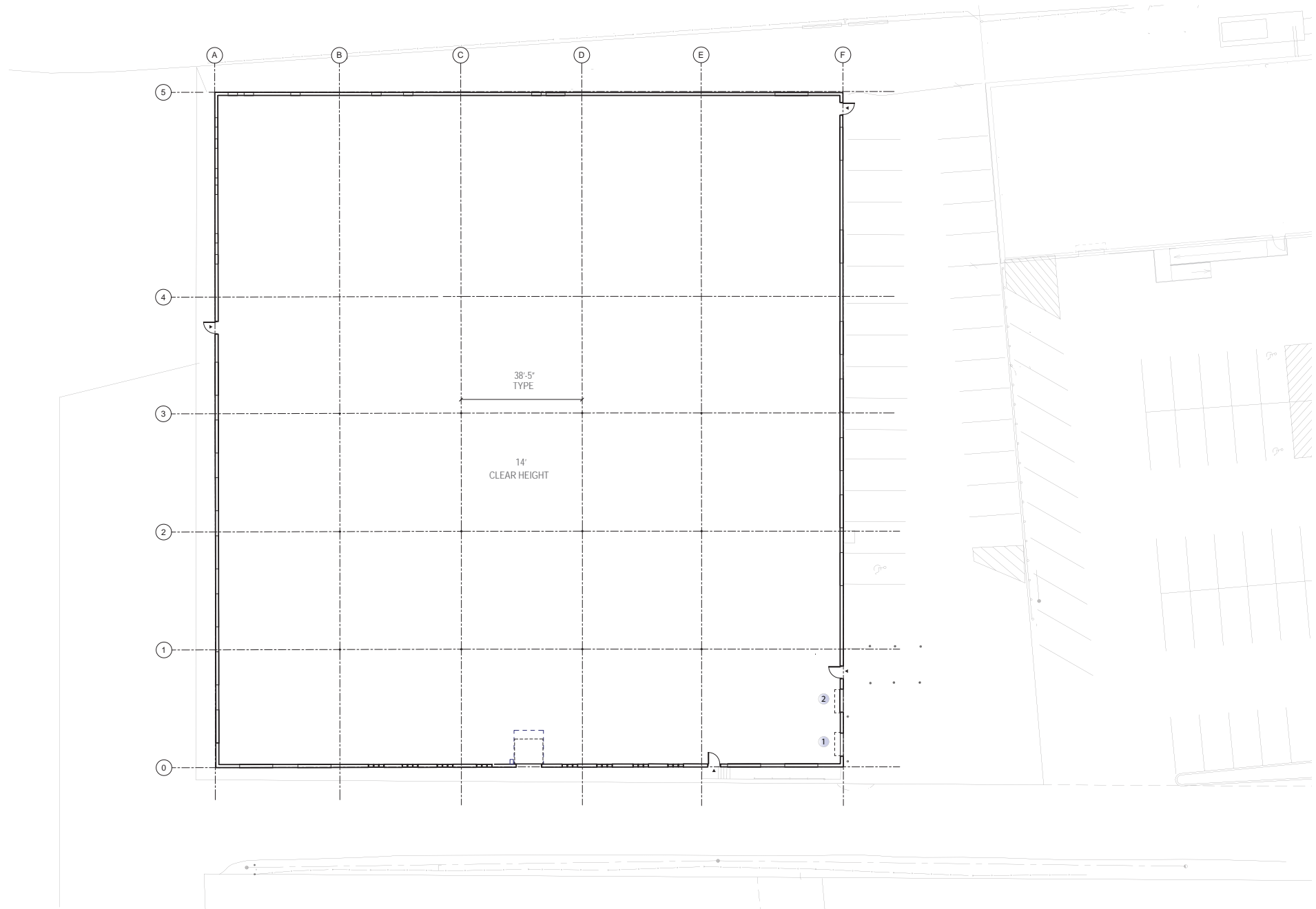


BUILDING SPECIFICATIONS

Building GSF	43,000 SF ±
Number of Floors	1
Clear Height	(+/-) 14'-0" ceiling height
Column Spacing	Varied; 37'-6" x 38'-6" (most common)
Construction/Slab	Existing exterior and interior load-bearing masonry walls with interior steel framing; open-web steel joists and girders support roof framing; concrete slab-on-grade
Roof	EPDM roof membrane system
Loading	2 existing loading docks
Parking	0.5/1,000 SF

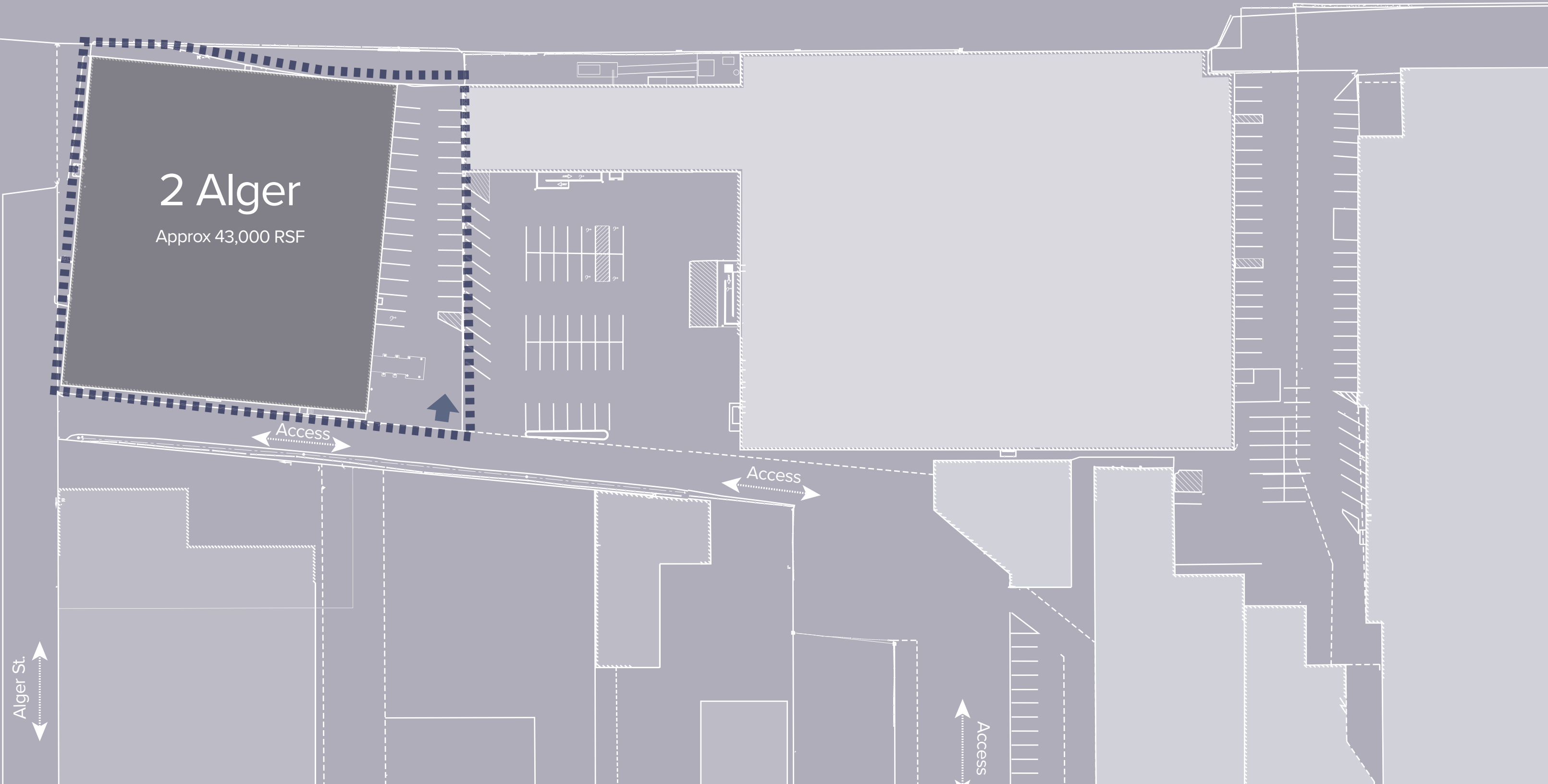
BUILDING SYSTEMS

Fire Protection	Wet sprinkler throughout with 8" connection Addressable fire alarm System	
Plumbing	Electric domestic hot water heaters for bathroom core and common areas	
HVAC	Packaged rooftop units with gas heating and electric cooling	
Electrical	800 Amps at 208/120v - 3 Phase 4 Wire	
Utilities	Electric	Eversource
	Natural Gas	National Grid
	Dometric Water	City of Boston
	Sewer	City of Boston
Teldata	Comcast and Verizon Fiber	



2 ALGER SITE PLAN

ALGERWORKS



4 ALGER OVERVIEW

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BUILDING SPECIFICATIONS

Building GSF	96,000 SF ±
Number of Floors	1
Clear Height	Varies 18'6", 22' - 24'
Column Spacing	Varied; 40'-0" x 42'-0" (most common)
Construction/Slab	Exterior load-bearing masonry walls with interior steel framing; open-web steel joists and girders at roof framing; concrete slab-on-grade
Roof	EPDM roof membrane system
Loading	9 existing
Parking	0.5/1,000 SF

BUILDING SYSTEMS

Fire Protection	Wet sprinkler throughout with 8" connection Addressable fire alarm System	
Plumbing	Electric domestic hot water heaters for bathroom core and common areas	
HVAC	Packaged rooftop units with gas heating and electric cooling	
Electrical	2,500 Amps at 480v - 3 Phase 4 Wire	
Utilities	Electric	Eversource
	Natural Gas	National Grid
	Dometric Water	City of Boston
	Sewer	City of Boston
Teldata	Comcast and Verizon Fiber	



4 ALGER SITE PLAN



4 Alger

Approx 96,000 RSF

THE HISTORY

ALGERWORKS

Innovation and ingenuity
is in our DNA



LEFT
George Washington at Dorchester Heights by Gilbert Stuart (1806)

ABOVE RIGHT
Dorchester Heights before the American Revolution 1774

FAR RIGHT
South Boston Iron Company Foundry



WITH DWINDLING RESOURCES, INGENUITY WAS GEORGE WASHINGTON'S GREATEST STRENGTH.

On the Dot® lives in the shadow of Dorchester Heights, the highest point in the neighborhood. With its commanding view of Boston Harbor and downtown, Dorchester Heights was the site of a decisive victory for the American colonists that precipitated the end of the siege of Boston and the withdrawal of the British.

On the Dot® is a vision for the very special neighborhood around Andrew Square, continuing a legacy of innovation and ingenuity reaching back over 200 years.

Dorchester Heights loomed over the harbor where a vulnerable Royal Navy provided protection for its troops as well as transportation of supplies into the city. After months of preparation, on March 4, 1776 under cover of darkness, General George Washington's troops and volunteers hauled 59 heavy cannons, their wheels wrapped with straw to muffle the sound of movement, up the hillside. The struggle took all night, but at dawn, the cannons were entrenched with the British garrison and its ships below well within range. The British had a choice—attack or flee. As they prepared to mount a counterattack a relentless storm overwhelmed their efforts, and thirteen days later, the British evacuated Boston and sailed for Nova Scotia. Freedom was gained with not a single shot fired.



SOUTH BOSTON IRON WORKS WAS THE CENTER OF 19th-CENTURY INNOVATION.

This industrial icon became the largest iron works foundry in the country because of their many innovations and the entrepreneurial drive of founder and civic leader Cyrus Alger.

South Boston is home to Cyrus Alger, a brilliant metallurgist and inventor who in 1817 built the largest iron foundry in the Northeast. The processes Alger developed helped revolutionize the art of iron casting, which forged the metals that built America's great cities and the railways that connected them.

Among his many firsts, Alger was commissioned by the United States government to manufacture the very first gun rifled in America. His foundry was also commissioned to produce the first perfect bronze cannon, many of which still stand in service today as monuments to memorialize the struggles of the Civil War.

THE PROJECT TEAM

ALGERWORKS



DEVELOPER



CONTRACTOR



ARCHITECT



LEASING

LEASING TEAM

ALGERWORKS

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