

ONE TECH

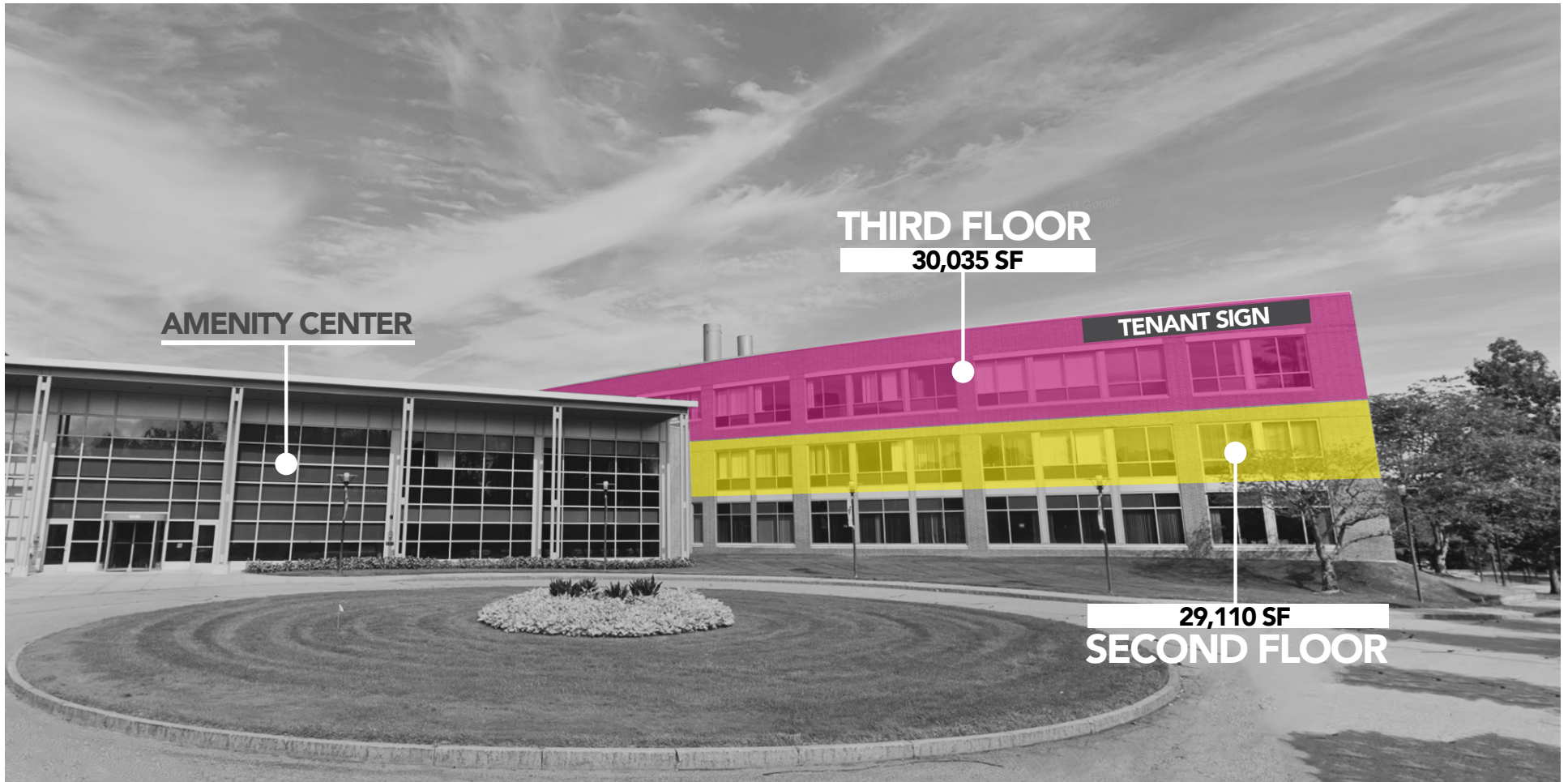


A·W·PERRY



PERRY

59,145 SQUARE FEET



FULL SERVICE
CAFETERIA



EXPANSIVE
OUTDOOR PATIO
INCLUDING FIREPIT AND LAWN GAMES



STATE OF THE ART
FITNESS CENTER

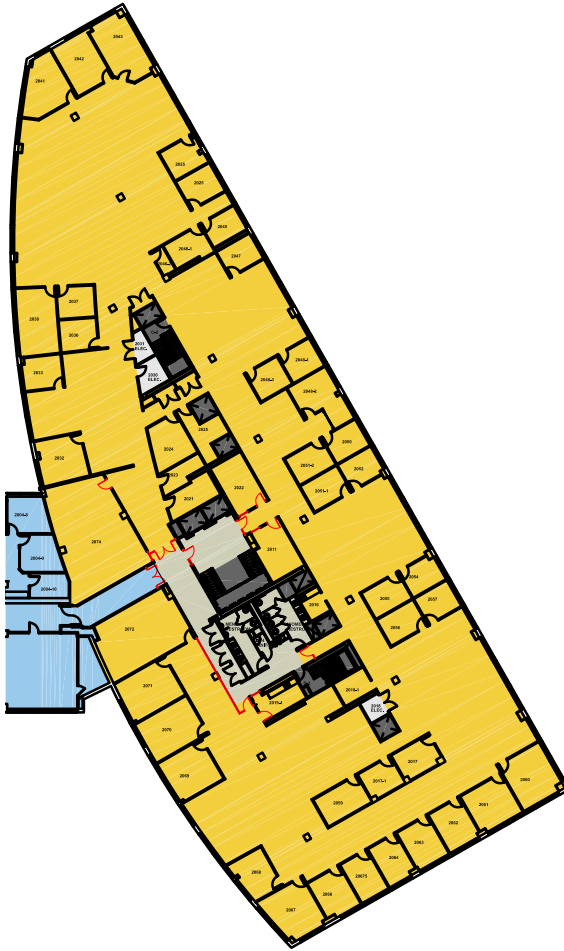


YOGA AND SPIN
STUDIO

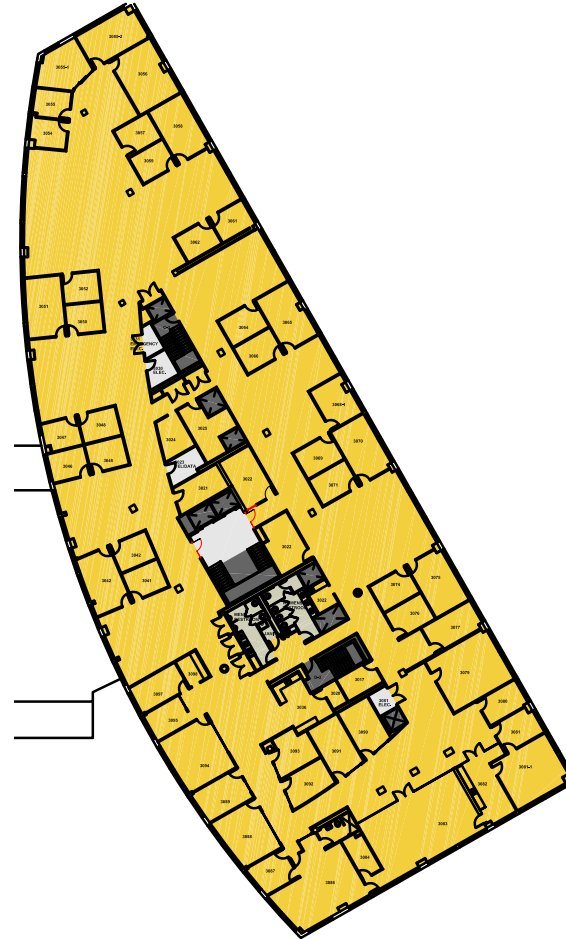


ON-SITE SECURITY AND
DEDICATED PROPERTY
MANAGEMENT

FLOOR PLANS



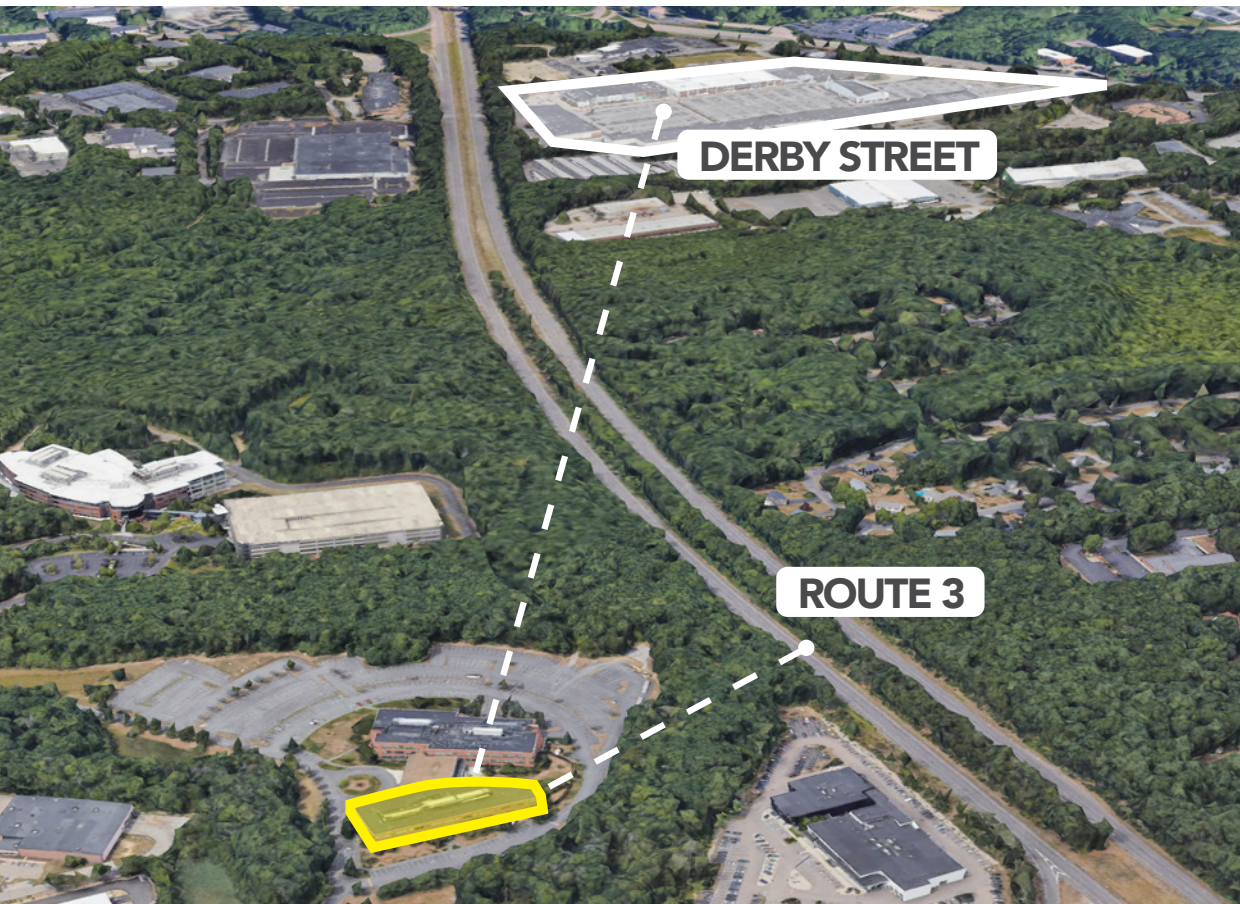
SECOND FLOOR*
29,110 SF



THIRD FLOOR*
30,035 SF

*EXISTING CONDITIONS

CAMPUS & COMMUNITY



MINUTES AWAY. MILES AHEAD.

Located at the intersection of Hingham and Rockland, One Tech is a premier Class A suburban office building offering a unique blend of connectivity, convenience, and corporate sophistication. Just off Route 3 and minutes from Derby Street Shops, the campus-style setting delivers a high-quality work environment with a personal touch.

Thoughtfully designed for modern business needs, One Tech features flexible floor plates, high-efficiency building systems, and robust IT infrastructure — all recently enhanced by HVAC and grounds upgrades. On-site wellness-focused amenities include a full-service café, fitness and yoga studios, nature trails, and open-air patios that encourage both productivity and community.

With over 90% of A.W. Perry's South Shore portfolio leased, One Tech presents a rare opportunity for companies to shape the future of their workplace in a thriving, well-connected business hub.

**DERBY
STREET
SHOPS**

Bertucci's
lululemon
[solidcore]

**WHOLE
FOODS
MARKET**
CAVA

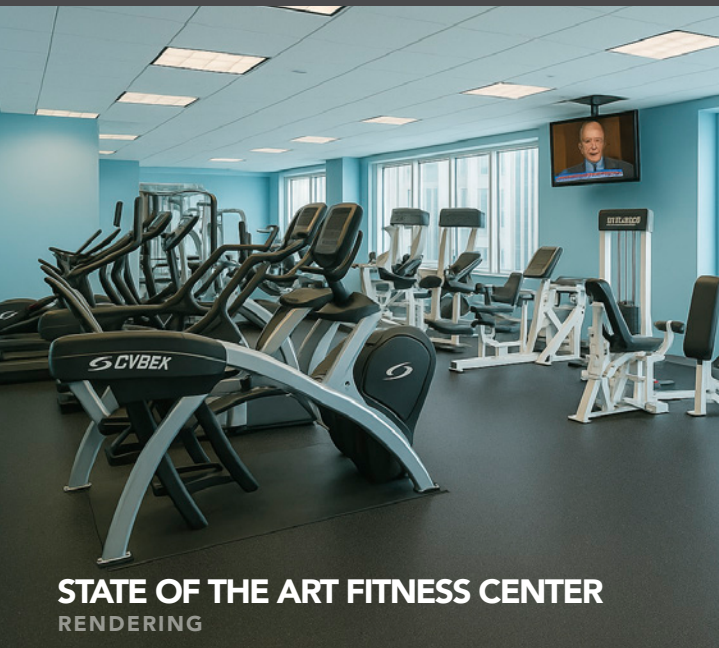
sweetgreen
CHASE
KOHL'S

bartaco
BARNES & NOBLE



**SHAKE
SHACK**
Tatte
BAKERY & CAFÉ

BUILDING AMENITIES



BUILDING OWNERSHIP



A · W · P E R R Y

A.W. Perry is a fifth-generation, relationship-driven real estate investment and services firm, headquartered in Boston and Hingham, MA. Known for its premier commercial holdings including One Tech Campus, The Berkeley at 420 Boylston Street, and 77 Franklin Street, the firm delivers long-term value through quality development, property management, and community stewardship. For more information, visit www.awperry.com.

A.W. Perry is committed to creating places where companies – and people – thrive.

