

HOOD PARK



YOUR LOGO HERE

NEWMARK

THE FUTURE OF THE PARK



1.8M SF

ACCESSIBILITY



Immediate Access to I-93
(via Exit 29 North or Exit 27 South)



Accessible to **12** bus lines



5 min. to Sullivan Square
1 stop to Assembly Row

5 min. to Community College
1 stop to North Station



5 min. drive

- North Station
- Kendall Square
- CambridgeSide Galleria
- Assembly Row

10 min. drive

- Back Bay
- Downtown Crossing
- Harvard Square
- Logan Airport

RETAIL TENANTS



TRADESMAN - OPEN!



NACO TACO - OPEN IN 2023!



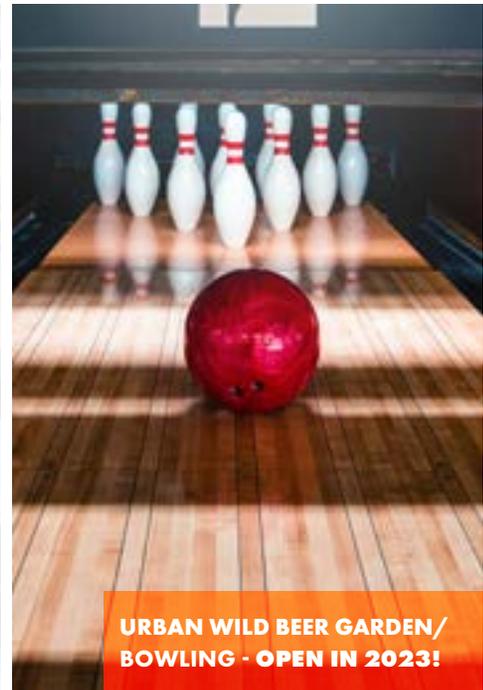
TURNSTYLE - OPEN!



GOOD COMPANY - OPEN IN 2023!



LANDRY'S - OPEN!



**URBAN WILD BEER GARDEN/
BOWLING - OPEN IN 2023!**



ELEMENT SALON AND SPA - OPEN!

HOOD PARK: RETAIL SITE PLAN



THE TRADESMAN
OPEN NOW

WILLEMONT SALOON AND SPA
OPEN NOW

LANDRY'S BICYCLES
OPEN NOW

TURNSTYLE
CYCLE | BOOTCAMP

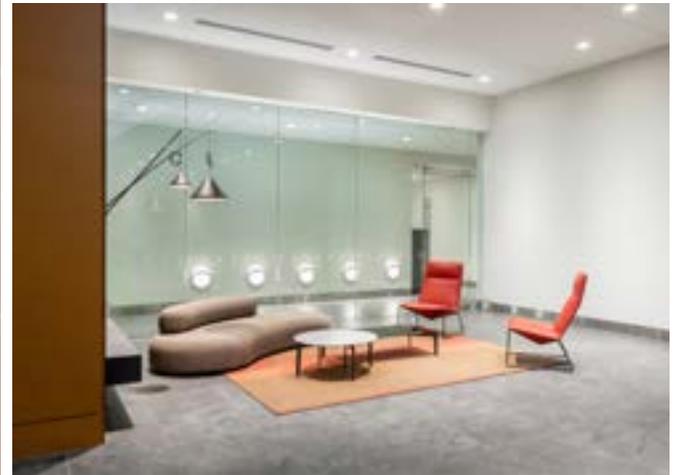
GOOD COMPANY

NACO TAGO

URBAN WILD
BOWLING & BEER GARDEN

Henry Bear's Park

100 HOOD PARK DRIVE: TODAY



100 HOOD PARK DRIVE: TOMORROW

Q2 2024

UNDER CONSTRUCTION

- 186,130 RSF
- 37,226 RSF FLOOR PLATE
- 10,000 SF ROOF DECK
- 900 SPACE PARKING GARAGE



100 HOOD PARK DRIVE: TOMORROW

Q2 2024



100 HOOD PARK EXPANSION BUILDING SPECS

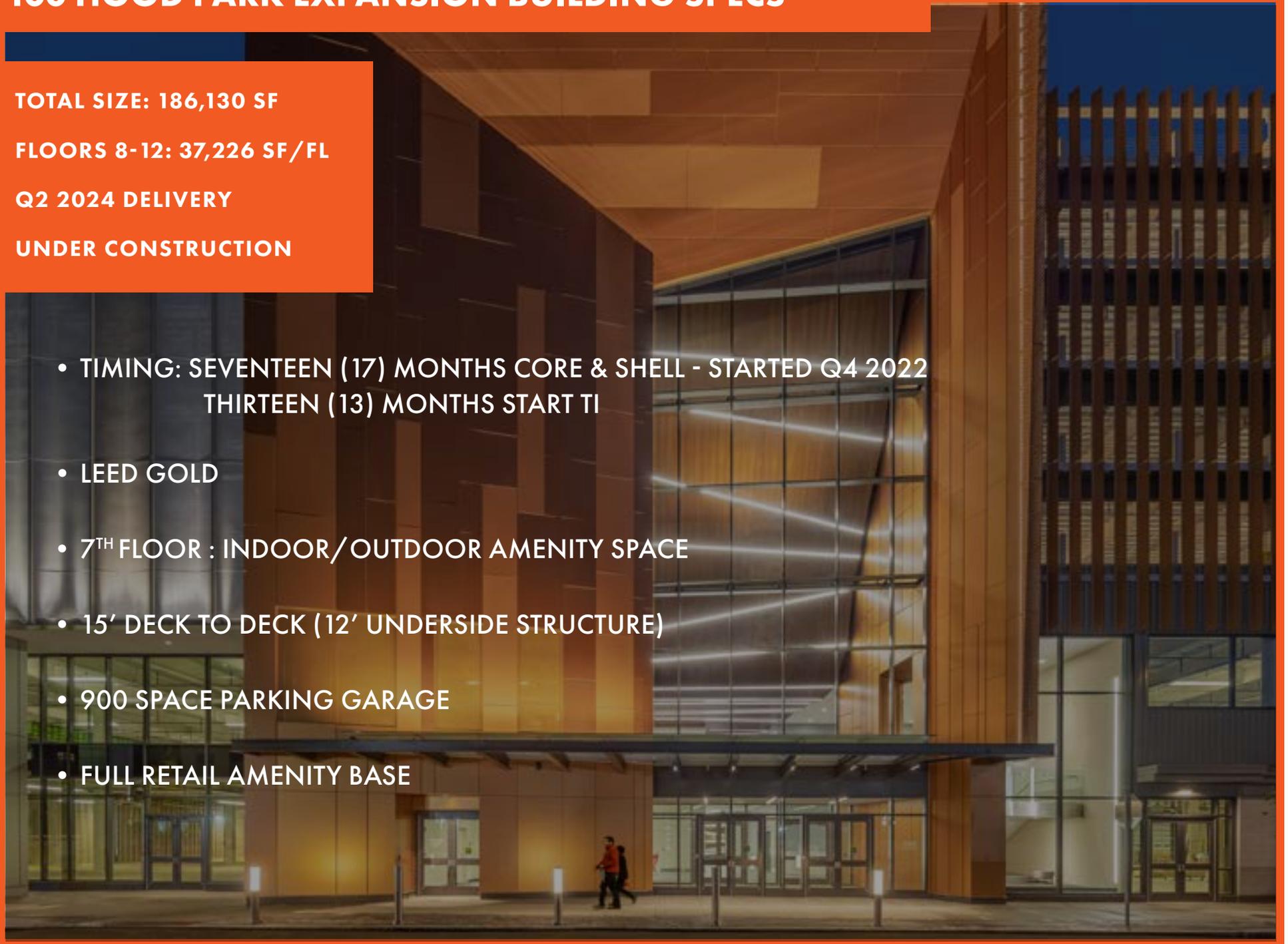
TOTAL SIZE: 186,130 SF

FLOORS 8-12: 37,226 SF/FL

Q2 2024 DELIVERY

UNDER CONSTRUCTION

- **TIMING: SEVENTEEN (17) MONTHS CORE & SHELL - STARTED Q4 2022
THIRTEEN (13) MONTHS START TI**
- **LEED GOLD**
- **7TH FLOOR : INDOOR/OUTDOOR AMENITY SPACE**
- **15' DECK TO DECK (12' UNDERSIDE STRUCTURE)**
- **900 SPACE PARKING GARAGE**
- **FULL RETAIL AMENITY BASE**



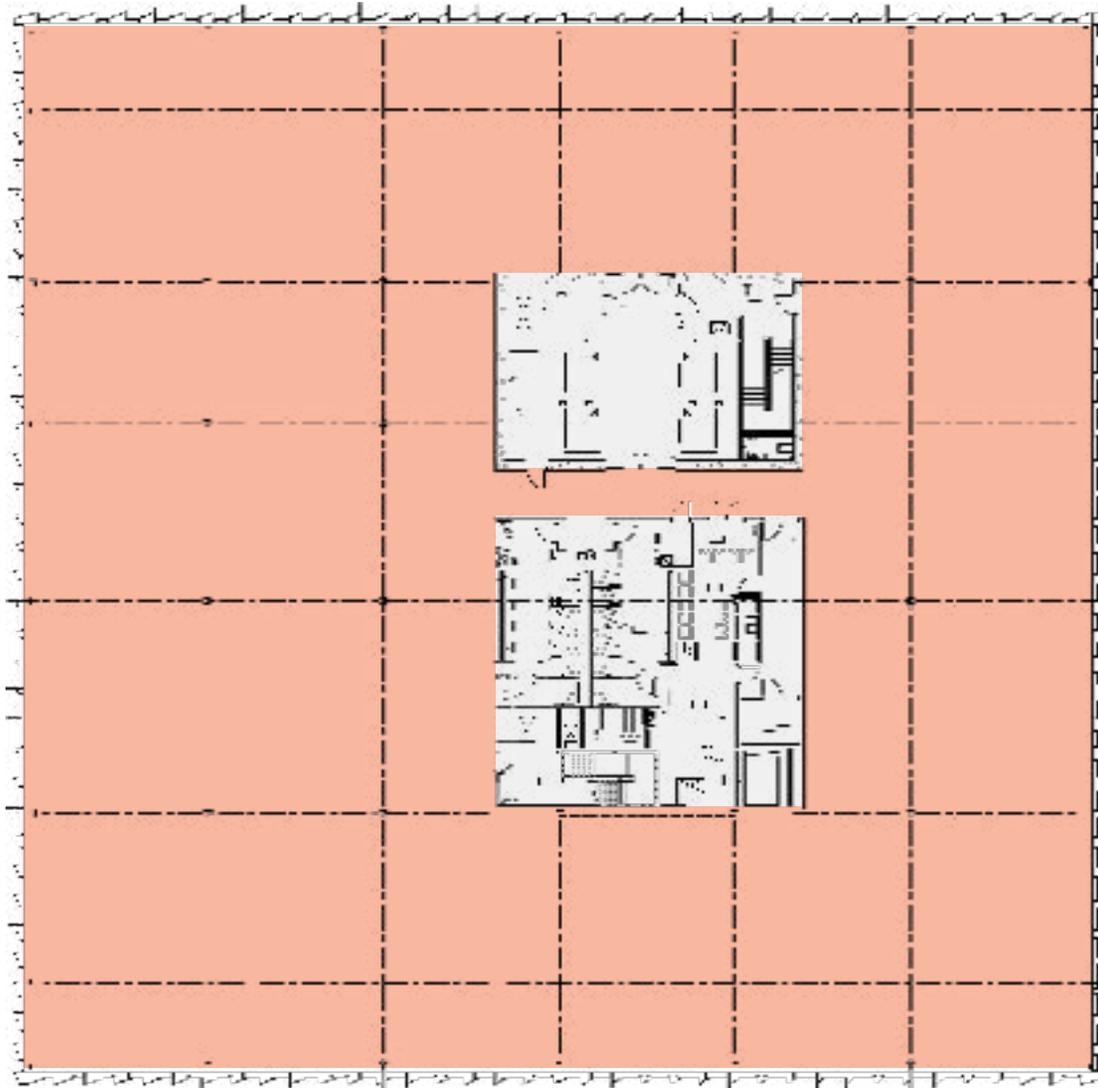
100 HOOD PARK DRIVE

FLRS 8-12 | 37,226 SF

SHELL FLOOR PLAN

ROUTE 93

100 HOOD PARK DRIVE



SINGLE TENANT

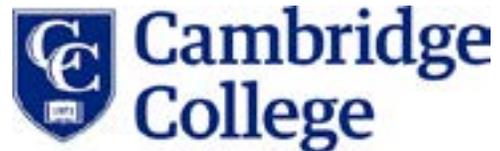
6 STACK STREET & GREEN SPACE

BIKE PAVILION

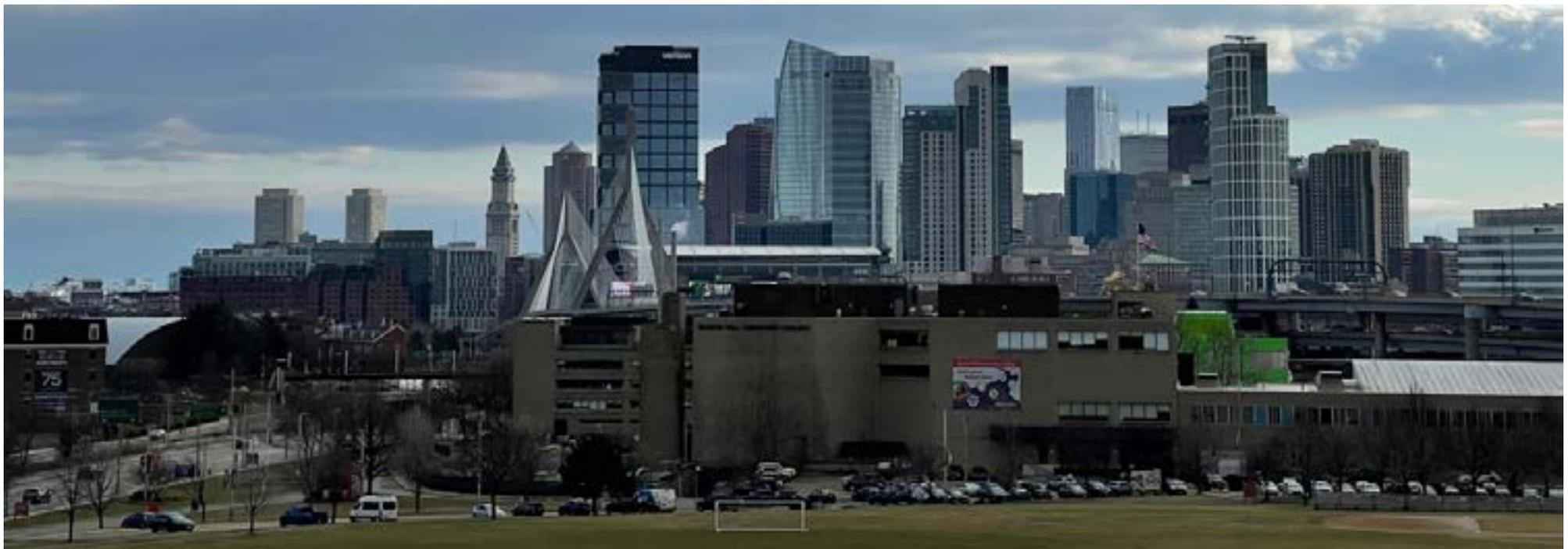
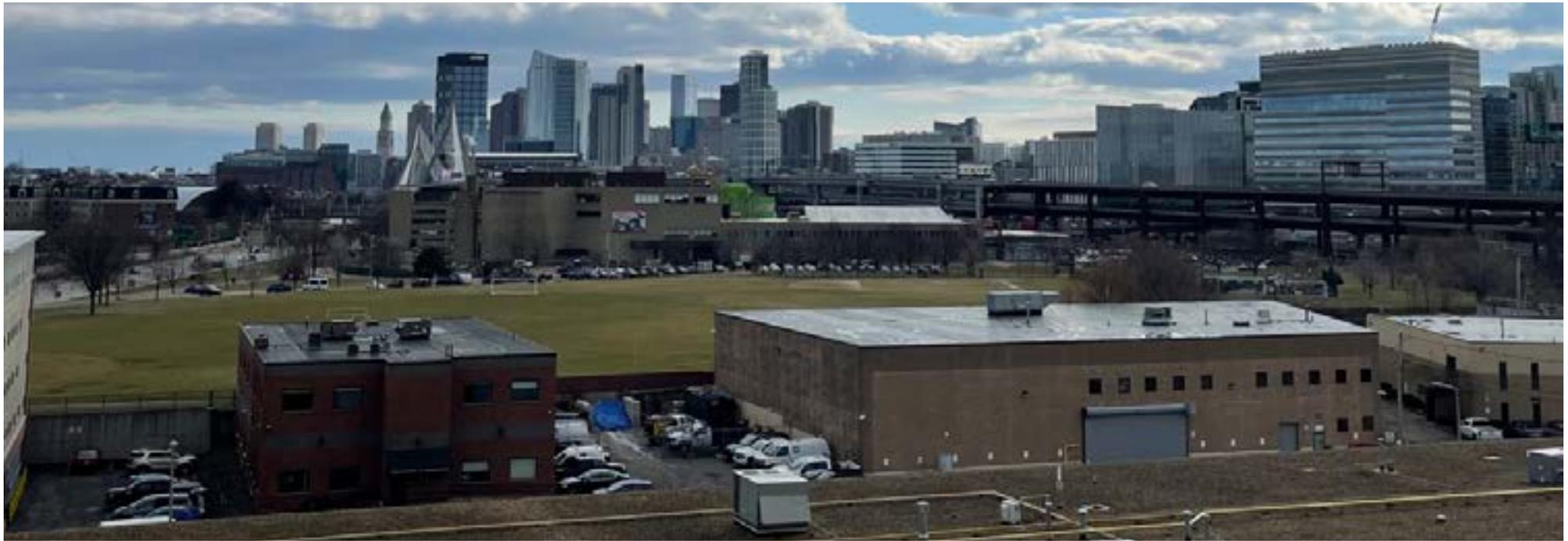
- INDOOR BIKE STORAGE
- BIKE REPAIR
- SHOWERS & LOCKERS
- MANAGED BY LANDRY'S
- ADJACENT TO 100 HOOD PARK DRIVE



EXISTING TENANTS



VIEW FROM THE ROOF DECK AT 100 HOOD PARK











TENANT EVENTS & CAMPUS ACTIVATIONS

YEAR IN REVIEW · 2022

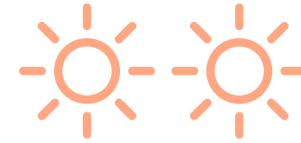
HOOD PARK

LINCOLN
PROPERTY
COMPANY

2022 RECAP

Life science tenants prioritize amenities and look for campus-style facilities with carefully cultivated outdoor areas and places of confluence between buildings, so that employees can congregate, socialize and work.

The LPC team at Hood Park, in partnership with ownership, developed tenant programs and community events that activated on-site amenities, created unique experiences, and utilized technology to engage both tenants and the greater Charlestown community.



2

SUMMER
SERIES
WITH

13

LIVE
CONCERTS

50+

VENDORS/
PARTNERS

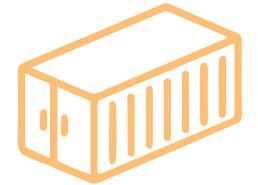


70

EVENTS/
PROGRAMS



ART
INSTALLATIONS
FEATURING



8

LOCAL ARTISTS



CUSTOM
COLLECTIBLE
T-SHIRTS

NFL
QUARTERBACK
VISIT

1



SIGNATURE EVENTS



Holiday Tree Farm
@ HOOD PARK
SUNDAY, DECEMBER 4TH | 9:00AM - 12:00PM

Join us at Hood Park for our first Annual Holiday Tree Farm!

Christmas Trees in the Mail will be setting up a pop-up Holiday Tree Farm at Hood Park in the Hood Park Drive Plaza! They will be selling trees and wreaths, and assisting them with loading them into your vehicles (or apartments for Harvey residents).

Enjoy
Complimentary ornament making with Green City Growers
FREE Coffee, pastries & donuts from Tradesman & Eggnog Sampling by Hood!

LINCOLN PROPERTY COMPANY



JOIN US
HOOD PARK
Oktoberfest
•2022•
WEDNESDAY, SEPTEMBER 23RD | 4:00PM - 9:00PM
500 RUTHERFORD AVE, CHARLESTOWN

FEATURING:
NIGHT SHIFT BREWING **FALL BEERS**
Live Music | Raffles & Giveaways | Free Swag
Face Painting | Games | Food Trucks

RAFFLE GIVEAWAY!
HURLEY ELECTRIC SCOOTER
Enter to win with your participation in a short transportation survey!
Goes up to 18 MPH!



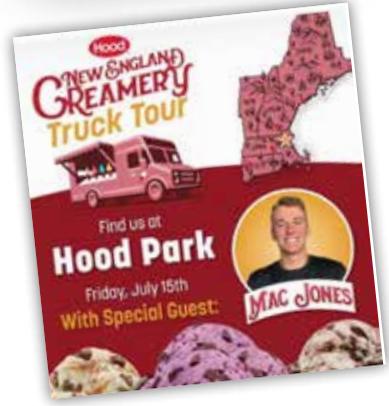
SUMMER EVENTS @ HOOD PARK

HOOD PARK SUMMER Market
Local vendors & artisans, food, music & fun
Wednesdays, June 15th - September 7th
11:30AM - 2:00PM
500 Rutherford Ave South Outdoor Plaza
Charlestown, MA 02129

OWL'S NEST @ HOOD PARK
A pop-up beer garden brought to you by Nightshift Brewery
Thursdays, June 23rd - September 28th
4:00PM - 9:00PM
6 Stack Street (across from 100 Hood Park Dr)
Charlestown, MA 02129

To stay up to date on all things Hood Park, follow us on Instagram @HoodParkCharlestown

LINCOLN PROPERTY COMPANY | COURTNEY MCHUGH
Community Events & Tenant Engagement Manager
c 603.339.9521
E cndmugh@lpc.com



HOOD NEW ENGLAND CREAMERY Truck Tour
Find us at Hood Park
Friday, July 15th
With Special Guest: **MAC JONES**

Patriots Quarterback Mac Jones was on-site at Hood Park as part of the Hood New England Creamery Ice Cream Truck Tour.



TENANT EVENTS



HOOD PARK
 JOIN US FOR A
WINTER FLOWER WORKSHOP
 with
Flours
 TO YOU
 WEDNESDAY, DECEMBER 7TH • 12:00-1:00PM
 500 Rutherford Ave • Cooler Lounge

Stop by on your lunch break to make a winter flower arrangement. Winter greens, holiday accents and holiday plants will be set up for you to customize your own long arrangement to bring some festivity to the season!

This event is first come first serve

LINCOLN PROPERTY COMPANY

Sushi

Sushi Making 101

LEARN HOW TO MAKE YOUR OWN SUSHI AT HOOD PARK!
 Wednesday, June 1st | 4:00PM-6:00PM
 500 Rutherford Avenue, 1st Floor Café

Learn how to make your own sushi, focusing on rolling and cutting techniques with Chef Ryan!

- We will be learning how to make:
- Spicy tuna roll
 - Crab Maki
 - Philadelphia roll
 - Veggie Rolls
 - California Maki



LIMITED SPACE AVAILABLE
 Contact Courtney McHugh,
 cmchugh@lpc.com to register!

HOOD PARK

TENANT APPRECIATION Lunch

WEDNESDAY, NOVEMBER 2ND
 12:00PM - 1:30PM

Join us in the 100 Hood Park Drive Lobby for lunch catered by Viga Italian Eatery!

Hood will be on-site providing egg-nog sampling!

LINCOLN PROPERTY COMPANY



SUMMER EVENTS

SUMMER EVENTS @ HOOD PARK

HOOD PARK SUMMER Market

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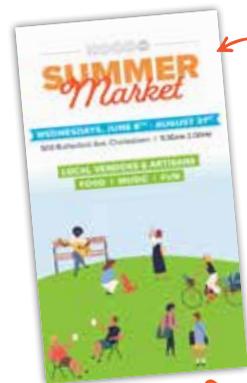
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LPC has engaged tenant community and cultivated a workplace that is

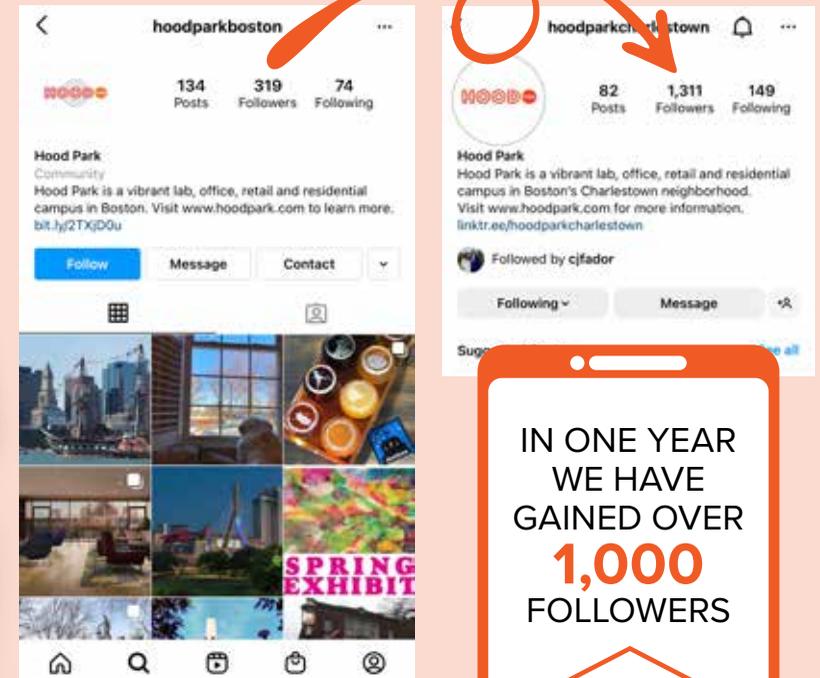
COLLABORATIVE
VIBRANT
SOCIAL
MODERN

Develop creative social campaigns or pop-up events that support Charlestown small businesses and non-profit organizations.

SUMMER EVENTS CONT



- ✓ #hoodparkboston: Revitalized the handle for Hood Park
- ✓ Developed content calendar to plan, organize and publish social media content on consistent



IN ONE YEAR
WE HAVE
GAINED OVER
1,000
FOLLOWERS

307%
GROWTH

Cultivating a culture of health by offering programs, amenities and policies to support one's holistic self through regular communications, seminars and hands-on activities.

BLUEbikes
@ HOOD PARK



Bluebikes will be available starting August 11th in front of the fountain on Hood Park Drive

HAPPY BIKING!

HOOD PARK

AUGUST YOGA SERIES WITH *Lydia Regan*



WHERE

TURF FIELDS BEHIND
75 HOOD PARK DRIVE
*Parking available in the
100 Hood Park Dr Garage*

WHEN

TUESDAY MORNINGS
7AM-8AM
AUGUST 2, 9, 16, 23, 30

Vinyasa STYLE YOGA CLASS

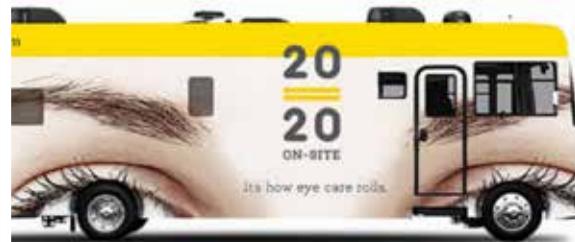
FREE FOR EVERYONE!

25 people max | Must pre-register using the link provided

LINCOLN
PROPERTY
COMPANY

20/20 Vision On-site

@ HOOD PARK



Good Filling Station @ Hood Park

All tenants can pour discounted hand soap, dish soap, laundry detergent and multi-surface spary directly into any container of their choice. No need for virgin plastic, no need for Amazon boxes and no need for trips to "convenience stores".



HOOD PARK

E-WASTE RECYCLING

May 2th - 18th

RECYCLING GUIDELINES

ACCEPTED			NOT ACCEPTED
<ul style="list-style-type: none"> Answering Machines Keyboards Cables/Cords Laptops Camcorders Mainframe Equipment Cameras Modems Cell phones Transparency Circuit Boards Monitors Compact Disc Players MP3s Computers Networking Equipment Copiers Pagers/PDA's DVD Players Printers Fax Machines Radios 	<ul style="list-style-type: none"> Hard Drives Scanners Keyboards Stereos Laptops Tape Players Mainframe Equipment Telephones Televisions Modems Transparency Makers /Laminators UPS/Power Supplies VCRs Word Processors 	<ul style="list-style-type: none"> Batteries CDs/ DVDs Ink/Toner Laptop batteries Light bulbs Tapes from Camera/VCR 	



HOOD PARK

THE COMMUNITY GARDEN

Join professional farmers from Green City Growers to grow your own fresh organic produce!

PROGRAM DAY

PROGRAM TIME

NEXT SCHEDULED SESSION

Hood Park is pleased to be working with Green City Growers for installation and maintenance of the garden, including weekly garden education programs with one of their professional farmers. Participants learn to plant, weed, water, fertilize, manage pests and diseases, harvest and more.

Join Us

TO CELEBRATE

Earth Day

AT HOOD PARK

WED, APRIL 20, 2022 | 12:00-3:00PM

TUESDAY, APRIL 19, 2022

12:00 PM - 3:00 PM

**Half-circle patio outside
500 Rutherford Avenue***

*500 Rutherford Avenue South
Lobby in case of rain/cold

LANDRY'S BICYCLES

Giveaways/Tune-ups

FLORIDA BIKES

JUNEBUG

CHARLESTOWN

Pop-up Plant Shop

CHARLESTOWN

TRADESMAN

COFFEE & PIZZA
RESTAURANT & BAR

Catering

HI HOOD PARK

WELCOME THE ARTISTS GROUP OF CHARLESTOWN TO HOOD PARK!



The Artists Group of Charlestown will be showcasing their work at

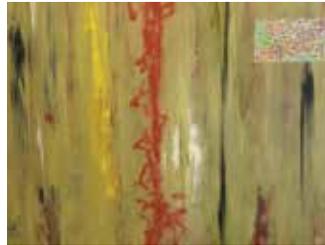
500 RUTHERFORD AVENUE
BEGINNING AUGUST 15TH

The Artists' Group of Charlestown has been showcasing artists' works and promoting high-quality cultural programming for the local community, since 1996. Through free and accessible programming to the public, the AGC provides a connection for art and community in Charlestown with a suite of programs: Open Studios in our 3-floor studio building, Art in the Park at City Square Park, and rotating Exhibits in the StoveFactory Gallery. Hood Park and the AGC are pleased to partner in 2022 for a new initiative to display AGC members' artwork in the North Lobby of 500 Rutherford Avenue.

NEW FEATURED ARTISTS



MARTHA STARR
marthastarr.art



TIM EVANS
timevansartist.com

MAKING A DIFFERENCE IS EASY AS

We are happy to announce we are partnering with Community Servings to participate in the Pie in the Sky fundraiser!

"Pie In The Sky" is one of the most successful bake sales in the country. For each \$30 donation you will receive your choice of a freshly baked Apple, Pecan, or Pumpkin pie as a Thank You for helping:

COMMUNITY SERVING FOOD HEALS

More than \$.90 of every \$1 raised goes directly to shop or cook for themselves. Community Servings is a 501(C)(3) nonprofit organization with high rating (a charitable rating organization)

American Red Cross
Give blood. Help save lives.

HOOD PARK BLOOD DRIVE

Tuesday, March 8th · 9:00AM - 2:00PM
500 Rutherford Ave North Entrance
Charlestown, MA

RedCrossBlood.org and enter: [code] to schedule an appointment.

HOOD PARK

ORDER YOUR PIE TO GET THEM BEFORE THEY RUN OUT FAST!

1. Scan one of the three QR codes below to purchase a \$30 pie, bundle or donation.
2. On Tuesday, November 22nd pick up your pre-ordered pie at 100 Hood Park Drive between 12:00PM – 6:00PM.

Easy as that!

TOY DRIVE

at this year and participate in our Toy Drive benefiting:

BOYS & GIRLS CLUBS OF CHARLESTOWN

WHEN
Tuesday, November 29th – Friday, December 16th

WHAT
Unwrapped/unused toys for ages 6-12

WHERE
500 Rutherford South Lobby

HOOD PARK | LINCOLN PROPERTY COMPANY

Philanthropic events to help support Charlestown community food banks and educational programs as well as support the local arts community.

PARTNERING WITH ON-SITE RETAILERS

NEXT TO TRADESMAN

FALL FESTIVAL

FOOD - GAMES - PHOTOS FOR THE FAMILY!
FACE PAINTING - PUMPKIN CARVING
APPLE CIDER & PUMPKIN DONUTS

BEER & WINE

FUN FOR KIDS!

OCTOBER 8 & 9, 2022
SATURDAY & SUNDAY 12-6PM

📍 50 HOOK PARK DRIVE, CHARLESTOWN

WHAT'S HAPPENING @ HOOD PARK

UPCOMING EVENTS

Food Truck Tuesdays
Tuesdays, 11:30 a.m. - 2:00 p.m.
There will be no food truck on site tomorrow, Tuesday, May 10th.

Tuesday, May 17th - Melt
Tuesday, May 24th - Naco Taco
Wednesday, June 1st - Moyaiba

Green City Growers Urban Farmer
Thursdays, 2:00 p.m. - 3:00 p.m.

Hood Park Summer Market & Concert Series
Wednesday's June 8th - August 31st 11:30 a.m. - 2:00 p.m.
Stay tuned for more information!

STAY IN THE LOOP

Dilvia's Organics Vending Machine
Dilvia's Organics now has a vending machine in the Cooler at 500 Rutherford Avenue! Stop by for a fresh salad and juice!

Artists Group of Charlestown - Last Week to visit Dara Pannebaker's work!
The Artists Group of Charlestown sponsors exhibits, lecture series and classes and provides affordable venues for local artists to practice, show and sell their artwork. They will be featuring a new artists' work quarterly in the north lobby of 500 Rutherford Ave. Current Artist: Dara Pannebaker, February 19th - May 14th.

Car Detailing @ 180 Hood Park Drive Garage
CEO Wash will be stationed in the 100 Hood Park Garage taking appointments as soon as April 12th! [Click here](#) for more information on services and pricing. To make an appointment, email crowash@outlook.com with the year, make, model, of vehicle and the date you would prefer. Ken will respond with a confirmation of the date, where to leave the car and keys, and arrangements for payment.

ON-SITE RETAIL

EAT, DRINK, EXERCISE, PLAY

Click on logos below to check out the retail at Hood Park!
More to come soon!

TRADESMAN
RESTAURANT & BAR

ELEMENT SALON AND SPA
AVEDA SALON

LANDRY'S BICYCLES

TURNSTYLE
CYCLE | BOOTCAMP
COMING SOON!

HOOD PARK & LANDRY'S BICYCLES
are collaborating to bring you

AN EVENING AT LANDRY'S

FEATURING BRIAN HALL

THURSDAY, NOVEMBER 10TH
6:00PM - 8:00PM
100 HOOD PARK DRIVE

Join us for beverages, complimentary hors d'oeuvres and networking at Landry's Bicycles!

Brian Hall, author and cyclist, will share his experiences about biking with Parkinson's, riding the Mt. Washington Hill Climb, and the power of Bicycles.

This event is free for tenants of Hood Park and Charlestown/ Greater Boston residents.

If you ride your bike to the event, Landry's Bicycles will provide a valet and bike rack.

GIVEAWAY

Not Afraid to Fall

Brian Hall

Brian will be signing after the presentation!

The first 40 attendees will receive a free copy of "Not Afraid to Fall". Additional copies will be for sale.

REGISTER HERE

HOOD PARK

Transit Stops:

Sullivan Square Station
Parking Lot



North Station
Haverhill St.



Employee & Residential Stops:



Hood Park
500 Rutherford Ave
Pick-up and drop-off
will be at North Entrance



The Harvey Residence
500 Rutherford Ave
Pick-up and drop-off
will be at South Entrance



Shopping Stops:

CVS
on Rutherford Ave



Capital One Café
at Assembly Row



Trader Joe's
at Assembly Row



Artisan Way
at Assembly Row



COMMUTER & SHOPPING SHUTTLE SCHEDULE

Servicing:

- Hood Park
- The Harvey
- Sullivan Square
- North Station
- CVS on Rutherford Ave
- Capital One Café at Assembly Row
- Artisan Way at Assembly Row
- Trader Joe's at Assembly Row

Commuters: Monday thru Friday
Shopping: Tuesday & Thursday

For more information please contact:



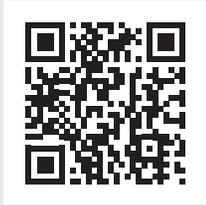
tcshuttles.com
781-895-1100



QUESTIONS & FEEDBACK
tcshuttles.com
781-895-1100

Shuttles operated by
TransAction Corporate Shuttles
tcshuttles.com | 781.895.1100 ext. 3

Effective January 3, 2023



Track the Shuttle

hoodparkshuttle.com

Shuttles are not able to wait for late riders. Please be outside 5 minutes before listed time.

All scheduled times are approximate due to traffic and weather conditions in the area.

Service is not available on the following Holidays:

- New Year's Day
- President's Day
- Memorial Day
- 4th of July
- Labor Day
- Veteran's Day
- Thanksgiving Day
- The Day after Thanksgiving
- Christmas Day

Shuttles operated by
TransAction Corporate Shuttles
 tcshuttles.com | 781.895.1100 ext. 3

Effective January 3, 2023

BUS 418

COMMUTER SCHEDULE

Sullivan Square and North Station

Monday thru Friday

AM

500 Rutherford Ave North Entrance	The Harvey South Entrance	North Station	Sullivan Square
--	6:30	--	6:45
7:00	7:01	7:15	--
7:30	7:31	--	7:45
8:00	8:01	8:15	--
8:30	8:31	--	8:45
9:00	9:01	9:15	--
9:30	9:31	--	9:45

PM

The Harvey South Entrance	500 Rutherford Ave North Entrance	North Station	Sullivan Square
--	3:30	--	3:45
4:00	4:01	4:15	--
4:30	4:31	--	4:45
5:00	5:01	5:15	--
5:30	5:31	--	5:45
6:00	6:01	6:15	--
6:30	6:31	--	6:45

SHOPPING SCHEDULE

TUESDAY

500 Rutherford Ave North Entrance	The Harvey South Entrance	CVS Rutherford Ave	Capital One Café	Artisan Way	Trader Joe's
10:00	10:01	10:10	10:20	10:25	10:30
11:00	11:01	11:10	11:20	11:25	11:30
Drop Off Only 11:45	11:46	--	--	--	--

THURSDAY

500 Rutherford Ave North Entrance	The Harvey South Entrance	CVS Rutherford Ave	Capital One Café	Artisan Way	Trader Joe's
1:00	1:01	1:10	1:20	1:25	1:30
2:00	2:01	2:10	2:20	2:25	2:30
Drop Off Only 2:45	2:46	--	--	--	--

THANK YOU

DEBRA GOULD

617.863.8555

debra.gould@nmrk.com

TIM BIANCHI

617.863.8586

tim.bianchi@nmrk.com

HOOD PARK

LINCOLN
PROPERTY
COMPANY

NEWMARK