

# The Beam

ON BROADWAY



A. MR. HEIN

80 W. BROADWAY

SHORENSTEIN



CBRE

# The First of its Kind

The Beam on Broadway is the  
First Ground Up Mass Timber  
Commercial Office Building  
in Boston





80 W. BROADWAY



# The Bones

## Boston's First Commercial Office Mass Timber Construction

The Beam on Broadway merges the old and new and sits at the nexus of South Boston and Seaport: two of Boston's fastest growing and most dynamic neighborhoods. The building will include 94,000 RSF with four floors of stunning office space, a penthouse roof deck, private outdoor space on the 4th floor and ground floor retail. This boutique, first class asset will be the first of its kind in Boston.

Mass Timber is an eco-conscious, low-carbon, and sustainable design. This unique and state-of-the-art style of construction uses substantially wood material, which reduces the environmental impact on a building's carbon footprint and enhances the well-being of the occupants.

# The Benefits

The Beam on Broadway's biophilic design is rooted in a commitment to corporate sustainability. The wellness benefits associated with biophilic design is proven to increase employee productivity and well-being and provides measurable data to help enhance corporate recruitment and retention.

**34%**

Increased Workplace Satisfaction

**23%**

Lower Stress Levels

**18%**

Increase In Concentration

**13%**

Increase In Overall Well-Being

**8%**

Greater Productivity

Source: "Workplaces: Wellness + Wood = Productivity" By Pollinate



# For Your Employees

Roof deck and private 4th floor terrace offers exclusive and unique outdoor work space and collaboration space



## GRADE LEVEL PARKING

Ground floor, covered parking equipped with EV charging stations directly off the lobby



## BIKE STORAGE

Secure, at-grade bike storage with easy access off of A Street or West Broadway



## SHOWERS & LOCKER ROOMS

High-quality, lower level showers and locker rooms promoting well-being and privacy

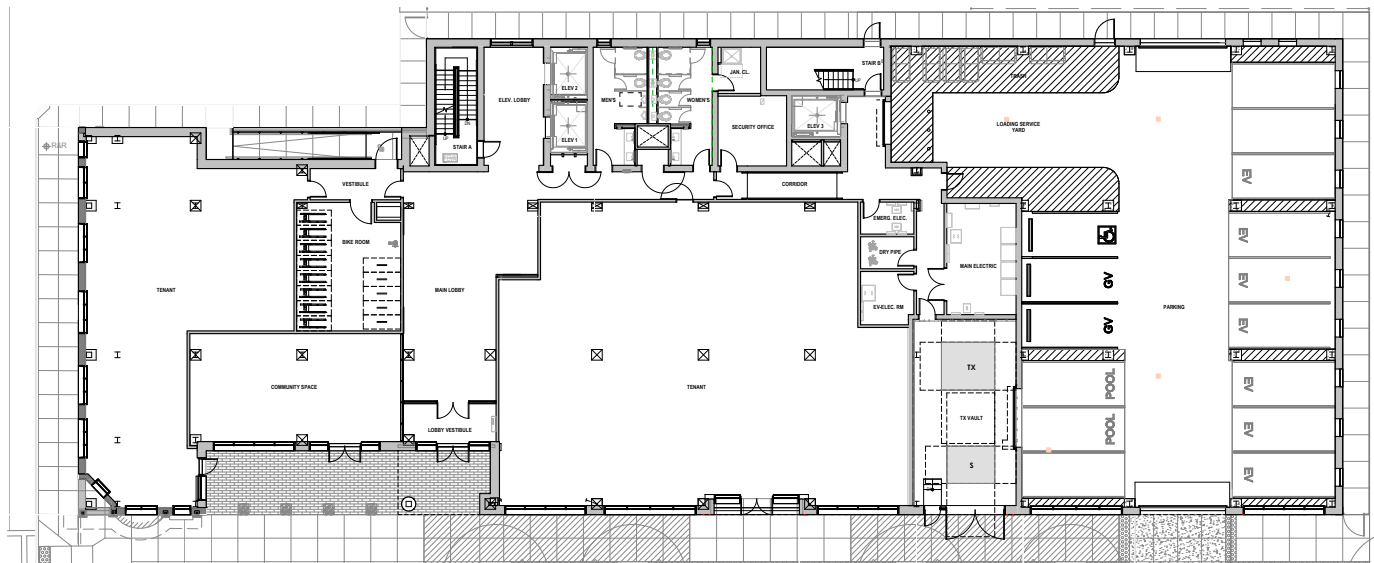


# The Space

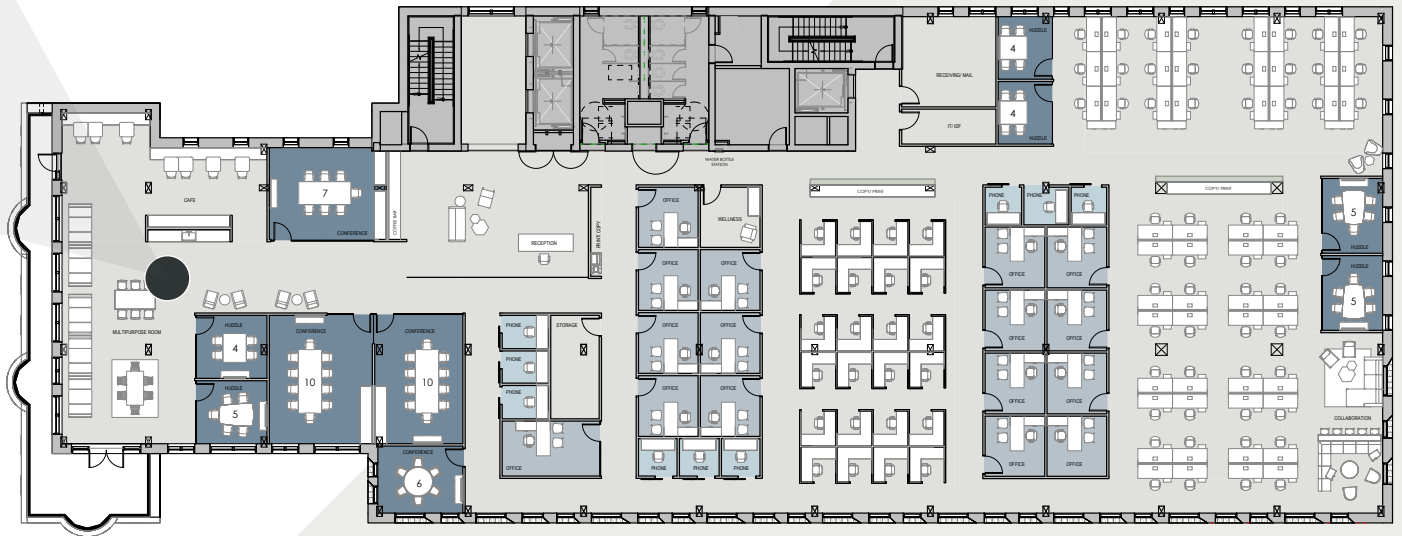
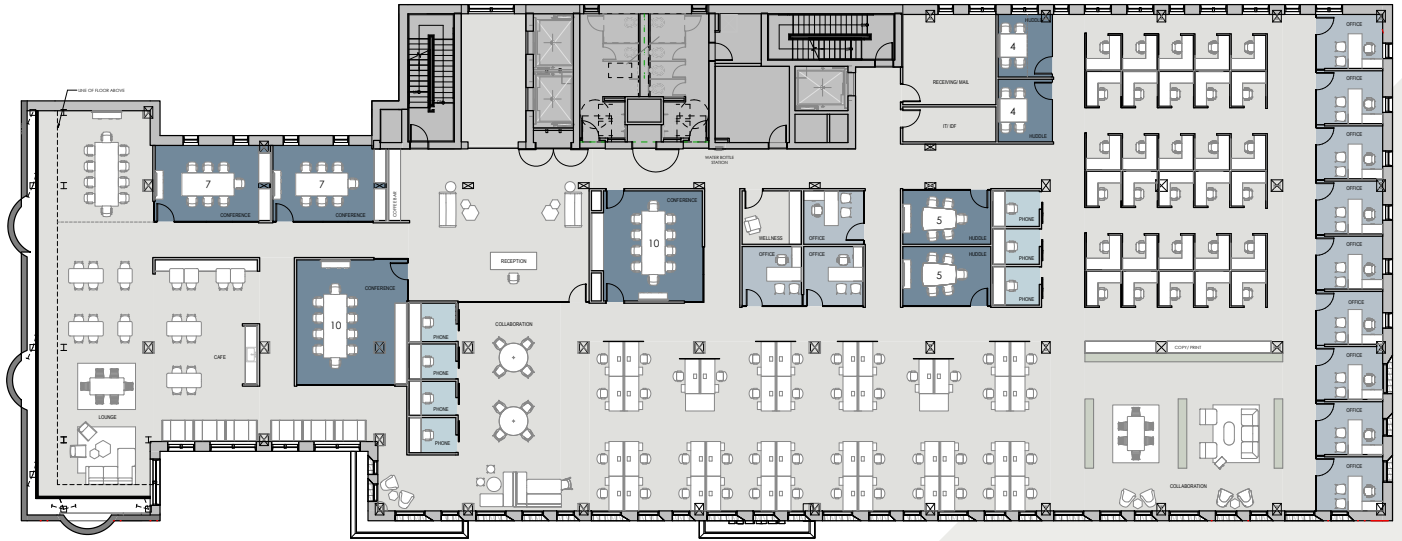
Collaborative, Efficient and Flexible Floor Plates



## FIRST FLOOR

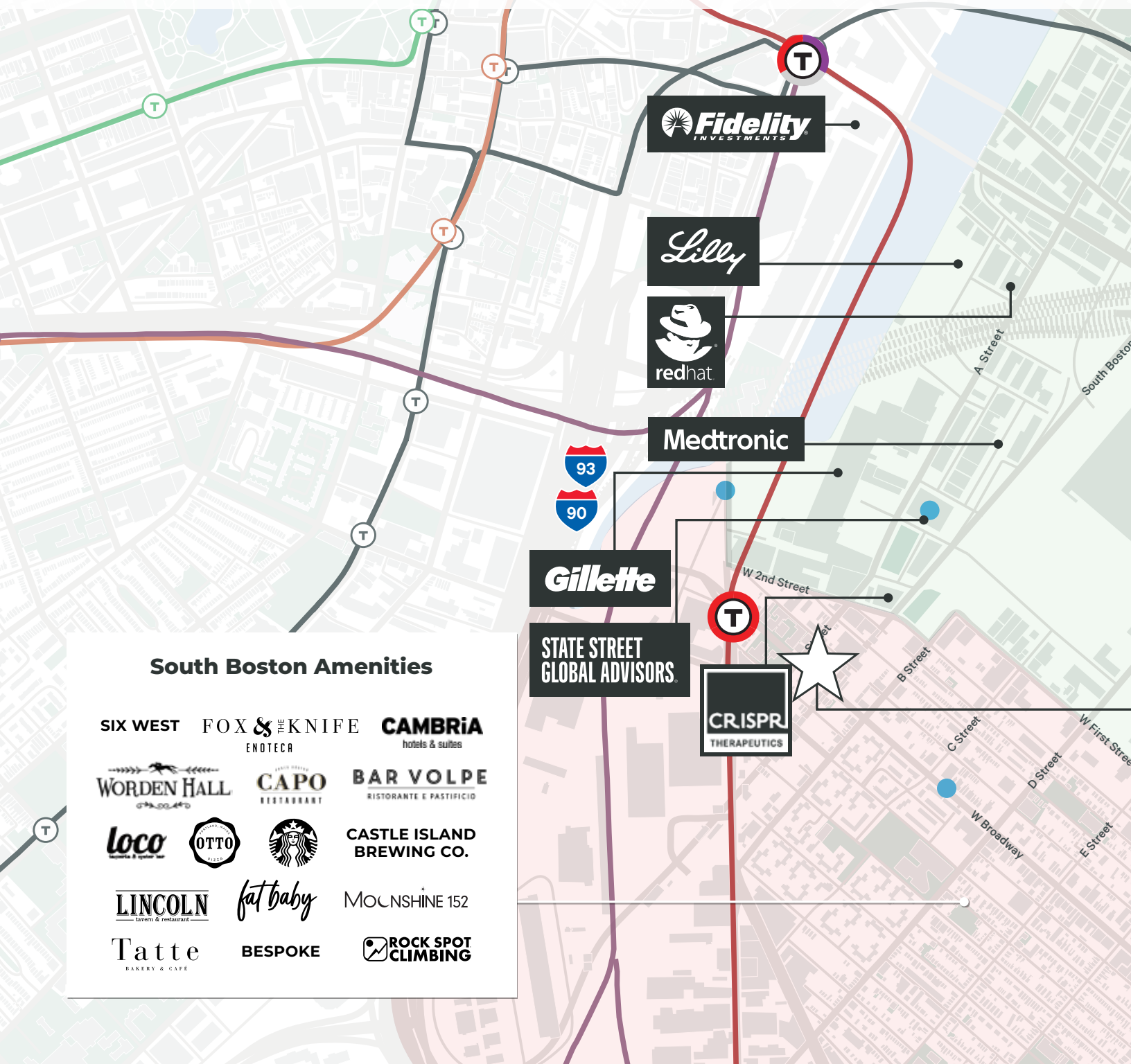


# HYPOTHETICAL TEST FITS



# The Surroundings

Join Boston's fast grown and dynamic neighborhood, at the convergence of Seaport and South Boston, an ideal corporate HQ destination



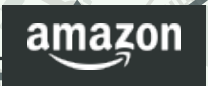
## South Boston Amenities

- |                                |                            |                                      |
|--------------------------------|----------------------------|--------------------------------------|
| SIX WEST                       | FOX & THE KNIFE<br>ENOTECA | CAMBRIA<br>hotels & suites           |
| WORDEN HALL<br>ITALIANO        | CAPO<br>RESTAURANT         | BAR VOLPE<br>RISTORANTE E PASTIFICIO |
| loco<br>bakery & cafe bar      | OTTO                       | STARBUCKS                            |
| LINCOLN<br>bakery & restaurant | fat baby                   | MOLNSHINE 152                        |
| Tatte<br>BAKERY & CAFE         | BESPOKE                    | ROCK SPOT<br>CLIMBING                |

## Seaport Amenities



MassMutual



BOSTON CONVENTION CENTER

LAWN ON D

# The Beam

ON BROADWAY



**T** **Broadway Station**  
Steps Away

**90** **Interstate 90**  
0.3 Miles

**93** **Interstate 93**  
0.3 Miles

**✈** **Logan International Airport**  
2.9 Miles

**●** **BlueBike Stations**  
5 Nearby

# Project Team



## FOR MORE INFORMATION

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