



QUARTER POINT  
AT PATRIOT PLACE

FOXBOROUGH, MA



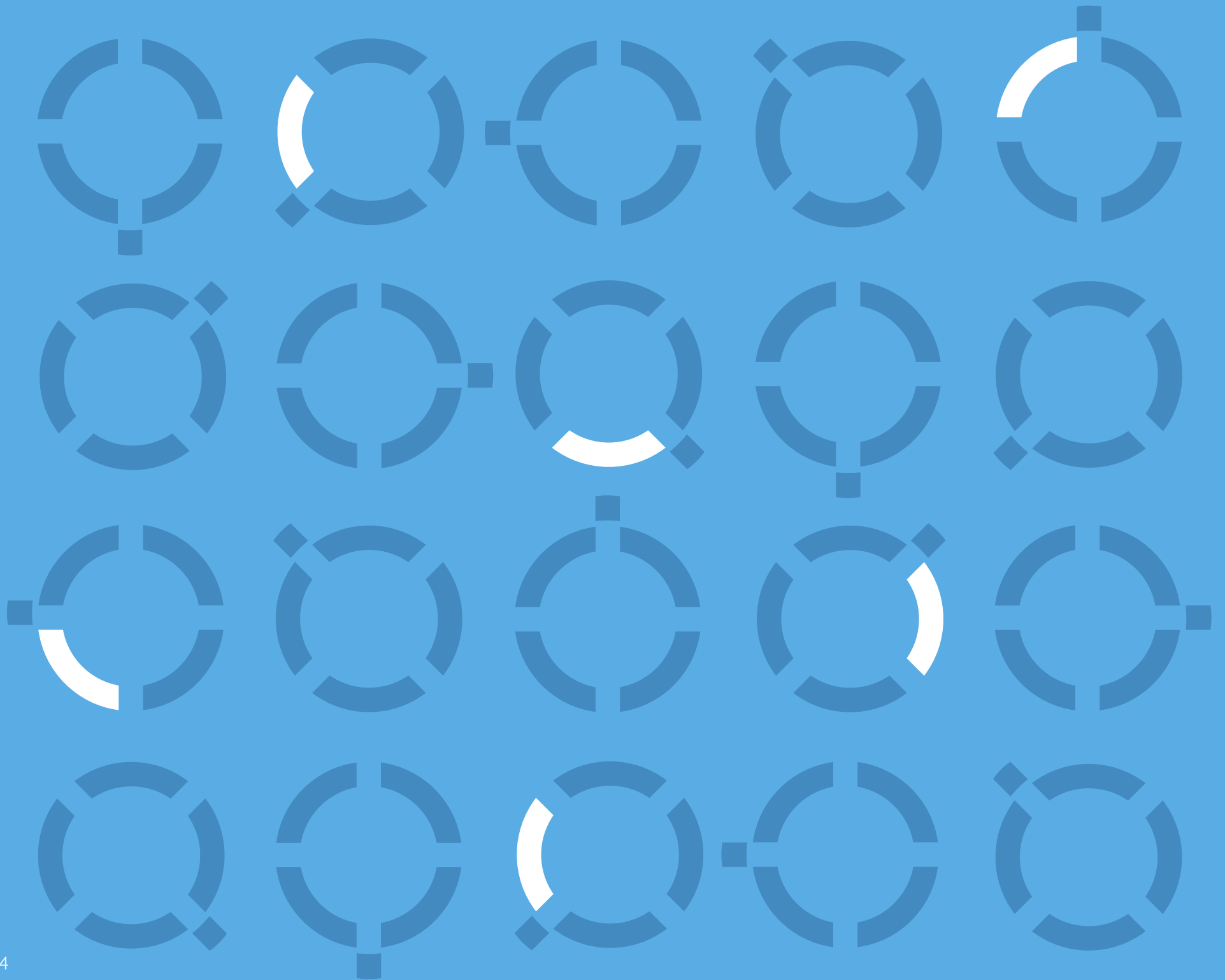






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LOCATION









# QUARTER POINT AT PATRIOT PLACE

FOXBOROUGH, MA

25 MILES  
FROM BOSTON + PROVIDENCE

1.5 MILLION  
SQUARE FEET

200  
ACRES



# THE IDEAL LOCATION: QUARTER POINT

Located adjacent to Gillette Stadium and Patriot Place, we are pleased to present one of New England's largest shovel-ready permitted sites, offering users unparalleled flexibility to create an efficient and environmentally conscious campus experience. The site offers superior urban level amenities, entertainment options and infrastructure.

## AT A GLANCE:

### LOCATION

- Direct access to major interchanges of Routes 95, 128 and 495
- 25 miles from Boston and Providence
- Easy access to two International Airports
- Adjacent to Gillette Stadium and Patriot Place
- Attractive and affordable housing options
- Full-time MBTA commuter rail station

### PERMITS & TIMING

- By Right Zoning
- MEPA Certification in hand
- Local infrastructure improvements substantially completed in 2008
- Approved Growth District
- Shovel-ready site
- Flexible building configurations
- Build-to-suit or pad opportunities

### AMENITIES

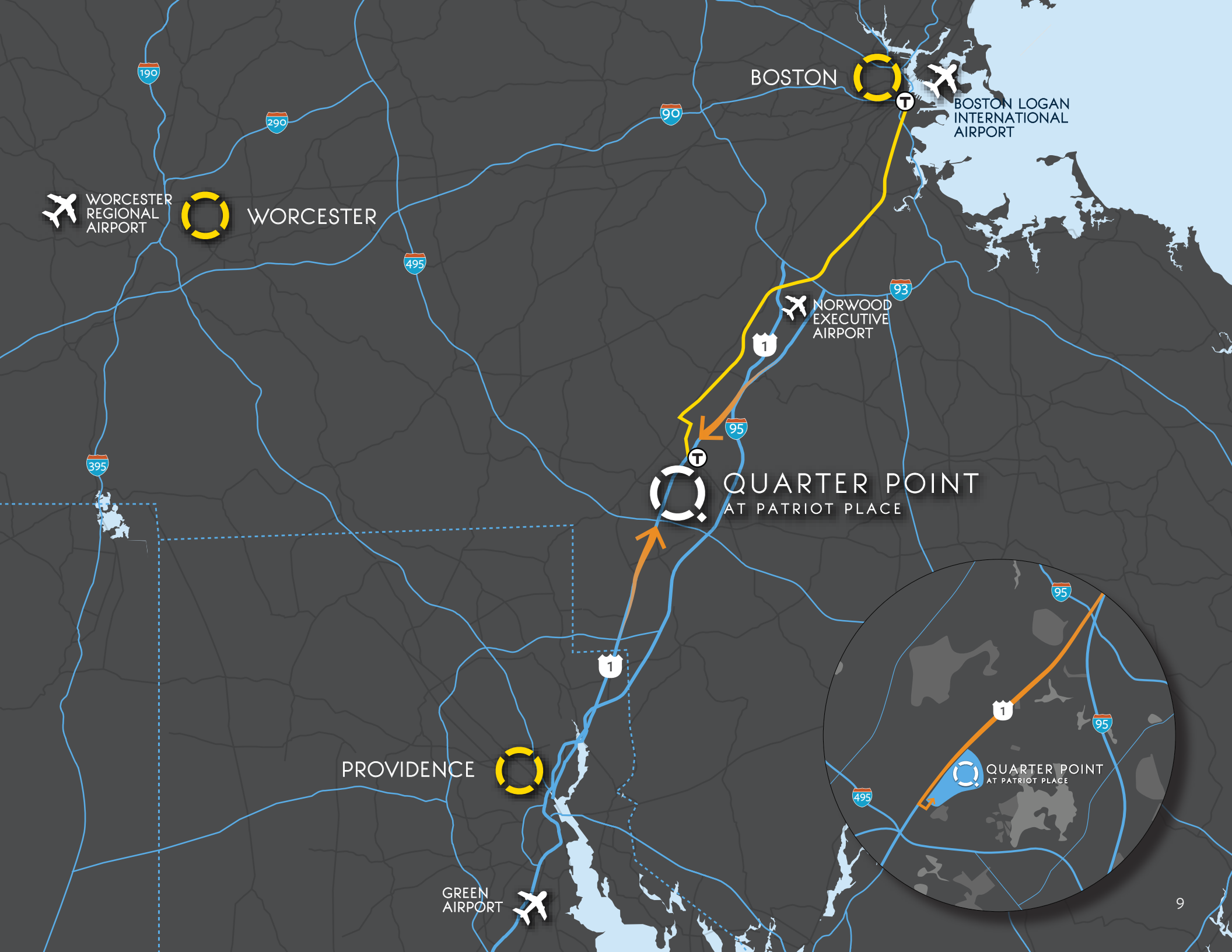
- 19 restaurants including: Davio's, Bar Louie, Skipjack's, Tavolino, Five Guys Burgers + More
- 4-star 158 room Renaissance Hotel
- 136 room Hilton Garden Inn
- World-class health care facilities with urgent care and rehab (operated by Brigham and Women's and Mass General Hospital)
- Over 300,000 square feet of convention and corporate function space
- Numerous retail options including Trader Joe's and New England's only Bass Pro Shops
- Gillette Stadium world class events including New England Patriots, New England Revolution and concerts
- 14 screen Cinema De Lux
- CVS Pharmacy
- Santander Bank

### PARKING

- In excess of 4 spaces per 1,000 SF
- Covered and surface parking spaces
- Executive parking areas beneath buildings

### CURRENT GREEN INITIATIVES [IN PLACE & ACTIVATED]

- 2 MW of solar panels
- Half million gallon re-use water system
- ½ mile fitness trail surrounding working cranberry bog
- Additional renewable energy options available



BOSTON

BOSTON LOGAN INTERNATIONAL AIRPORT

WORCESTER REGIONAL AIRPORT

WORCESTER

NORWOOD EXECUTIVE AIRPORT

QUARTER POINT AT PATRIOT PLACE

PROVIDENCE

GREEN AIRPORT

QUARTER POINT AT PATRIOT PLACE










ROUTE 1

SOUTH MARKET PLACE

NORTH MARKET PLACE

COMMUTER RAIL

TO NATURE TRAIL

-  MBTA TRANSIT STOP
-  GATRA BUS STOP
-  PATRIOT PLACE SHUTTLE
-  PEDESTRIAN PATHS
-  MBTA LINE

# TRANSIT TIMES

3.5 MILES

FROM ROUTES 95 + 495

35 MINUTE

DRIVE FROM BOSTON

30 MINUTE

DRIVE FROM PROVIDENCE

45 MINUTE

DRIVE FROM WORCESTER







# AMENITIES









**TRADER JOE'S**

BRIGHAM AND  
WOMEN'S HOSPITAL



**DUNKIN'**



Bank of America



**SHOWCASE**  
CINEMA DE LUX



**FULL-TIME** COMMUTER RAIL STATION

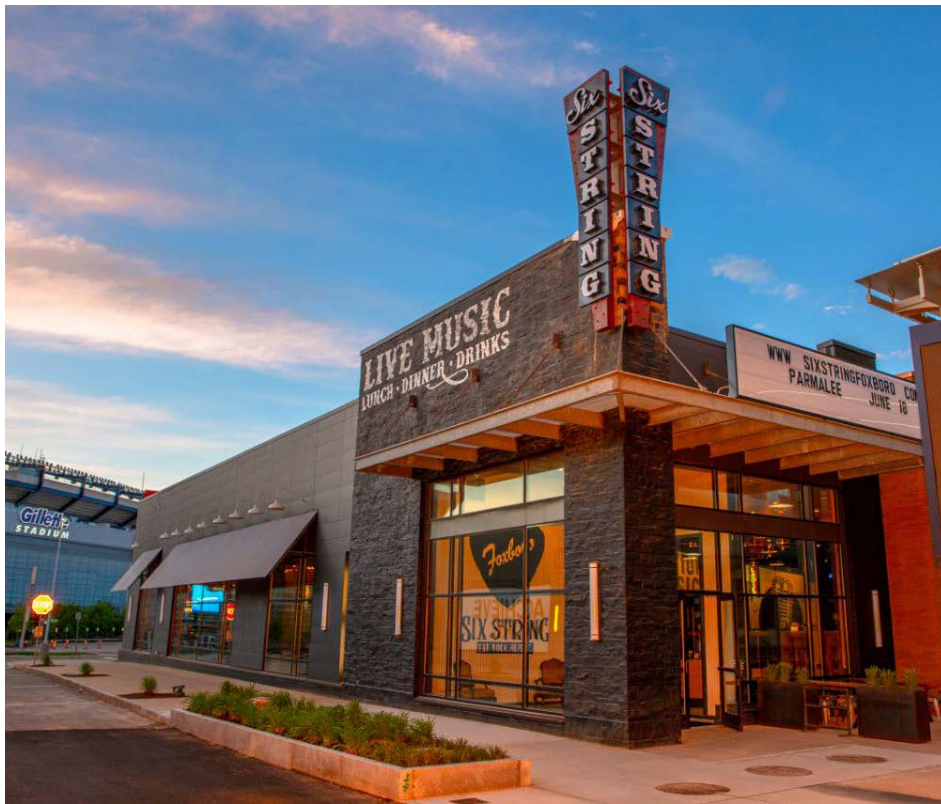
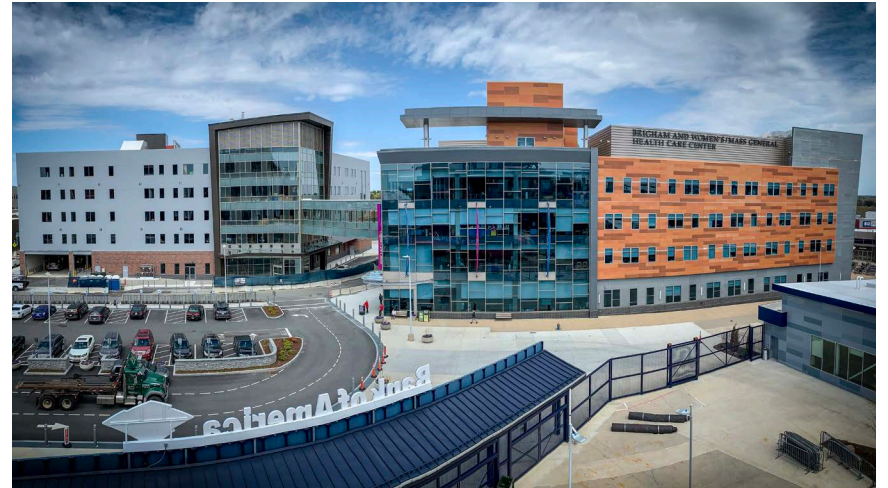
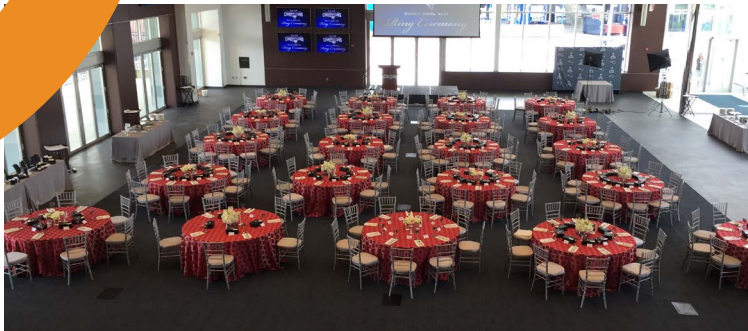
**19** RESTAURANTS

**20+** RETAIL OPTIONS

**300,000 SF** OF FUNCTION SPACE

**RENAISSANCE AND HILTON GARDEN INN HOTELS**

















# A CONNECTED NETWORK OF ACTIVITY















# BUILDINGS



A decorative graphic on the left side of the slide. It features a circle divided into several segments by a vertical line and a diagonal line. The segments are shaded in a light gray color. A horizontal line also passes through the center of the circle. The overall design is minimalist and modern.

1.5 MILLION SF

7 BUILDINGS

4.0/1000 SF PARKING RATIO













NEIGHBORHOOD CENTER | PROXIMITY TO THE MBTA







# AN INNOVATIVE MIXED-USE NEIGHBORHOOD





## SWEEPING STADIUM VIEWS







QUARTER POINT  
AT PATRIOT PLACE



# A PLACE WHERE PEOPLE CAN CONNECT







## INDOOR/OUTDOOR WELLNESS OPPORTUNITIES









AN URBAN VIBE FRAMED BY  
ARCHITECTURE + LANDSCAPE DESIGN











BUILDING	LEVELS	SF/FLOOR	TOTAL SF
A	5	31,000	173,000
B	7	35,000	245,000







BUILDING	LEVELS	SF/FLOOR	TOTAL SF
C	9	31,000	279,000
D	6	24,000	144,000



BUILDING	LEVELS	SF/FLOOR	TOTAL SF
E	7	30,000	210,000
F	9	29,000	270,000
G	6	30,000	174,000











# SUSTAINABILITY





500,000 GALLON  
WATER REUSE SYSTEM

FITNESS TRAIL

2 MW SOLAR PANELS  
SUPPLYING 60%+ OF POWER



# SUSTAINABILITY, THE SMART WAY

Patriot Place utilizes a photovoltaic power system that generates approximately 525 kilowatts of clean, renewable solar power. The system's 2,556 solar panels generate more than 625,000 kilowatt hours of electricity annually. The system will generate more than 12 million kilowatt hours of electricity over 20 years, and prevent the release of more than 8,800 metric tons of carbon dioxide into the atmosphere. That is the equivalent of removing more than 1,600 passenger vehicles from the road for a year.

In partnership with Bass Pro Shops and Ocean Spray, Patriot Place created The Nature Trail and Ocean Spray Bog, a 32-acre wetland and wooded area that features a half-mile walking trail and the only functioning cranberry bog remaining in Foxborough.

Additionally, the Neponset River, which previously ran underground on-site, was "daylighted," bringing wildlife back to an area originally covered by asphalt.





An aerial photograph of a modern outdoor courtyard. The ground is paved with large, light-colored rectangular tiles. On the left, there is a large, young tree with bright green leaves. Underneath the tree, there are several outdoor tables and chairs. In the center and right, several people are walking across the plaza. In the upper right, there is a circular planter bed with a large, dark, abstract sculpture. The background shows a modern building with large windows and glass doors. The overall atmosphere is bright and sunny, with shadows cast on the pavement.

## AWARDS

ENVIRONMENTAL AWARD FOR CORPORATE LEADERSHIP  
Environmental Business Council | 2001

NEW ENGLAND'S ENVIRONMENTAL MERIT AWARD [GILLETTE STADIUM]  
U.S. Environmental Protection Agency | 2002

BEST RENEWABLE ENERGY PROJECT IN NEW ENGLAND [PATRIOT PLACE]  
Association of Energy Engineers New England Chapter [AEE-NE] | 2010



# SUSTAINABILITY INITIATIVES

## SITE DESIGN AND PLANNING

- The project was largely developed over existing parking lots – resulting in only a 2 percent increase in disturbed area
- Minimal impact to existing natural resources

## TRASH REMOVAL AND RECYCLING

- Space for recycling materials provided
- Patriot Place is using Big Belly Solar Compactors, the world's first on-site solar powered trash receptacles that reduce electricity consumption and waste volume

## BUILDING PERFORMANCE/ENERGY EFFICIENCY

- White roofs on all buildings facilitate Heat Island Reduction – all Roofing has a high Solar Reflectance Index
- Energy management systems are included in the commercial buildings

## TRANSPORTATION DEMAND MANAGEMENT MEASURES

- Sidewalk and pedestrian promenade areas promote pedestrian access
- Bicycle racks encourage alternate means of transportation

## SUSTAINABLE PROJECT OPERATIONS

- Diesel driven equipment will be run on bio diesel fuel
- On-site wastewater treatment plant and irrigation well
- Water reuse in toilets throughout development
- Vendor and internal policies to reduce packaging
- Use of “green” and recycled cleaning and paper products

## MATERIALS AND RESOURCES

- Use of low emitting materials (adhesives, sealants, paints, coatings, carpet systems, composite woods, laminate adhesives, furniture, seating)
- No CFC based refrigerants
- All material from excavation and regrading reused on-site as fill
- Energy efficient lights used throughout development.
- ENERGY STAR equipment and appliances were selected when possible.









THE KRAFT GROUP









## WHO WE ARE

The Kraft Group maintains an in-house staff of construction, development and property management specialists who in their careers have been responsible for more than \$3 billion worth of projects and more than \$1 billion specifically for the Kraft Group.

From sports venues to manufacturing facilities to housing and mixed-use developments, the construction and real estate development team looks for unique opportunities where its construction, design and financial strength can bring a competitive advantage.





## CONTACT INFORMATION

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