

BOSTON'S LIFE SCIENCE AND TECHNOLOGY URBAN CAMPUS.

EXCHANGESOUTHEND.COM



THE **ABB**EY GROUP





**CONNECT TO
OPPORTUNITY.
TALENT.
DIVERSITY.
CULTURE.
CONVENIENCE.**

CONNECT TO SOMETHING **BIG.
EXCHANGE SOUTH END.**



EXCHANGE SOUTH END A GROUNDBREAKING OPPORTUNITY.

- **5.6 acre urban campus** in Boston's vibrant South End neighborhood
- **1.6M SF** life science and technology campus - part of existing South End Innovation Cluster
- **Build to suit** with large-scale **growth potential**
- **4 customizable buildings** with large open floor plates
- **Competitive rents** with reduced operating costs and energy efficiency
- **1+ acre** programmed destination park - **Albany Green**
- **30,000 SF civic space for arts**, culture & innovation use
- Located directly on **I-93** and direct access to **I-90**
- Generous direct access **below-grade parking**
- **Branding opportunities** with direct frontage on I-93
- **A LEED Silver** sustainable ecodistrict

BUILDING SPECIFICATIONS.

BUILDING C.

- ±580,000 RSF
- ±20,000 - 27,000 GSF floorplates
- 100' - 135' width
- 23 floors
- 18' ground floor height
- 14' 6" or 13' floor height

Outdoor terraces
Customizable labs

BUILDING D.

- ±381,725 RSF
- ±21,000 - 27,000 GSF floorplates
- 100' - 130' width
- 15 floors
- 18' ground floor height
- 14' 6" or 13' floor height

Column free floorplates
Flexible layout

BUILDING B.

- ±437,000 RSF
- ±26,000 - 43,000 GSF floorplates
- 145' width
- 12 floors
- 18' ground floor height
- 14' 6" or 13' floor height

BUILDING A.

- ±240,000 RSF
- ±35,000 - 40,000 GSF floorplates
- 145' - 150' width
- 6 floors
- 18' ground floor height
- 14' 6" floor height typical





ALBANY GREEN LOVE WHERE YOU WORK.

- A magnet for the workforce
- On-campus **restaurants & cafés**
- Ground floor **retail**
- Seasonal events & activities - **food trucks, ice skating, concerts & more**
- **Outdoor** workspace
- State-of-the-art **fitness & day care**
- Harbor Trail **bike & running paths**
- **Dog friendly**

LANDSCAPE DESIGN INSPIRED BY KINTSUGI, A JAPANESE ART FORM WHICH JOINS TOGETHER DISPARATE PIECES TO CREATE A BEAUTIFUL WHOLE





A TOP RANKED REGION TAPPING INTO GREATER BOSTON.

NUMBER ONE FOR BUILT-IN WORKFORCE

- 50+ Colleges & Universities
- Highly educated/qualified students
- Highest Millennial Population – 35% of residents 20-34 years old

NUMBER ONE IN BIOTECH VENTURE CAPITAL

- Vast array of investors willing to fund, build & scale Biotech Companies

NUMBER ONE "LIFE SCIENCE HUB"

- Highest NIH Funding for 24 years consecutively – \$2.89 Billion for 5,367 awards in 2018
- Highest NIH funding per capita
- 90,500 life science workers across Greater Boston
- Close proximity of like-minded companies

BOSTON

Named Best City to Lead
the Digital Economy – *US Chamber of Commerce*

MASSACHUSETTS

“Named Best State in America” – *US News + World Report*
Ranked Most Innovative State – *Bloomberg*



THE SOUTH END

THE FOREFRONT OF INNOVATION.

RESEARCH AT BOSTON MEDICAL CENTER/BU MEDICAL

- Focus on care innovation, basic science, animal research & translational research
- \$320M in research funding annually across the campus
- 217 principal investigators, 557 projects underway
- 165,000 SF of research space
- Biosquare: state-of-the-art facilities including 192,000 SF National Emerging Infectious Disease Lab - BSL4

LIFE SCIENCE/TECH HUB

- Robust network of academic / commercial alliances, collaborations & partnerships
- Cluster of incubators, startups & established companies

ONE OF THE MOST IMPRESSIVE TALENT POOLS IN THE CITY

- 61% of residents within a 15 minute walk have a Bachelor's degree or higher
- 10,000 tech, life science & healthcare workers within 30 minute walk
- More high-tech workers than Kendall Square or the Seaport
- Higher daytime worker population than Kendall Square and the Seaport



DIVERSITY OF THOUGHT AN INTERSECTION OF PEOPLE & IDEAS.

- There is a **75% chance** that any two people who meet in the South End will belong to **different racial or ethnic groups**
- Very high **Diversity Index score of 74.9**
- **Diversity index projected to increase** over the next 5 years
- **More diverse** than any other **core Boston neighborhood**

“THE SOUTH END IS A COMMUNITY WHERE A LOT OF DIFFERENT SOCIAL CLASSES & RACIAL & ETHNIC GROUPS ARE ALL LIVING, WORKING AND INTERACTING. THAT IS NOT TYPICAL IN LOTS OF OTHER PARTS OF BOSTON”

– Jamel Adkins-Sharif, Principal, Blackstone Elementary School

THE SOUTH END FAR OUTPACES OTHER LOCAL AND NATIONAL COMMUNITIES ON THE DIVERSITY INDEX





A VIBRANT NEIGHBORHOOD OFFERING UNIQUE CULTURAL EXPERIENCES.

- Named one of the **World's 50 Coolest Neighborhoods**
- Hundreds of **art galleries & studios**
- Home to **Boston Ballet & Huntington Theater Company's Calderwood Pavilion**
- Unique array of some of Boston's best **restaurants & local retail shops**
- **Vibrant music scene**

“I'D DEFINE CULTURE IN THE SOUTH END BY HOW MANY OPTIONS PEOPLE CAN TAKE ADVANTAGE OF. THERE'S SO MUCH TO OFFER FOR EVERYONE WHO LIVES HERE AND WORKS HERE” – *Max Hodges, Executive Director, Boston Ballet*

HOME TO THE SOWA MARKETS FEATURING HUNDREDS OF BOSTON'S BEST FARMERS, ARTISANS, MUSICIANS & MORE



AREA AMENITIES ABOUND.



CONNECT TO CULTURE



SOUTH END RESIDENTIAL LANDSCAPE LIVE WHERE YOU WORK.

RECENT DEVELOPMENTS:

- Harrison Albany Block Project **650 units**
- Ink Block **471 units**
- 275 Albany **190 units**
- Troy **378 units**
- 345 Harrison **602 units**
- 125 East Dedham **650 units**

- **30,000 residences** within 1/2 mile of Exchange South End
- Residents can choose from **classic brownstones** and Victorians **to contemporary high rises**

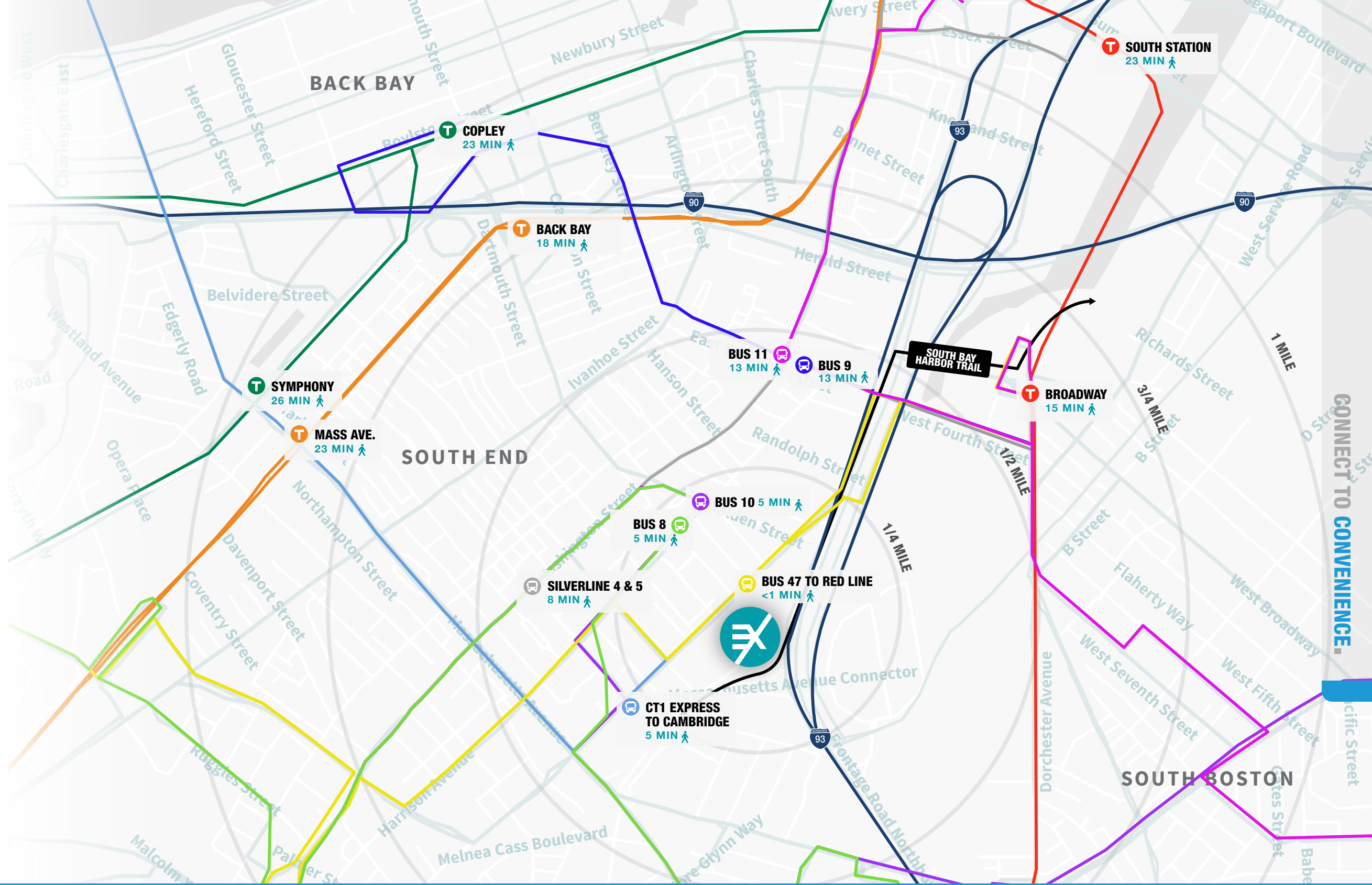




HIGHLY ACCESSIBLE SOUTH END TRANSPORTATION HUB.

- Multi-modal transportation
- Easy connection to **Commuter Rail, Red, Orange & Silver Lines**
 - Broadway Station
 - Back Bay Station
 - South Station
- On-site **MBTA bus stops**
- **Ridesharing** pickup points
- Generous direct access below-grade parking
- Located on **I-93** with easy access to **I-90**
- South End **Life Science Technology shuttle**
- **Car share & electric car charging stations**
- South Bay Harbor Trail protected **bike & running path** through the property
- **Secure bike racks** & servicing station
- **“Walker’s Paradise”** - *Walkscore.com*

TRANSIT MAP.



CONNECT TO CONVENIENCE



**CONNECT TO
SOMETHING BIG.**

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