

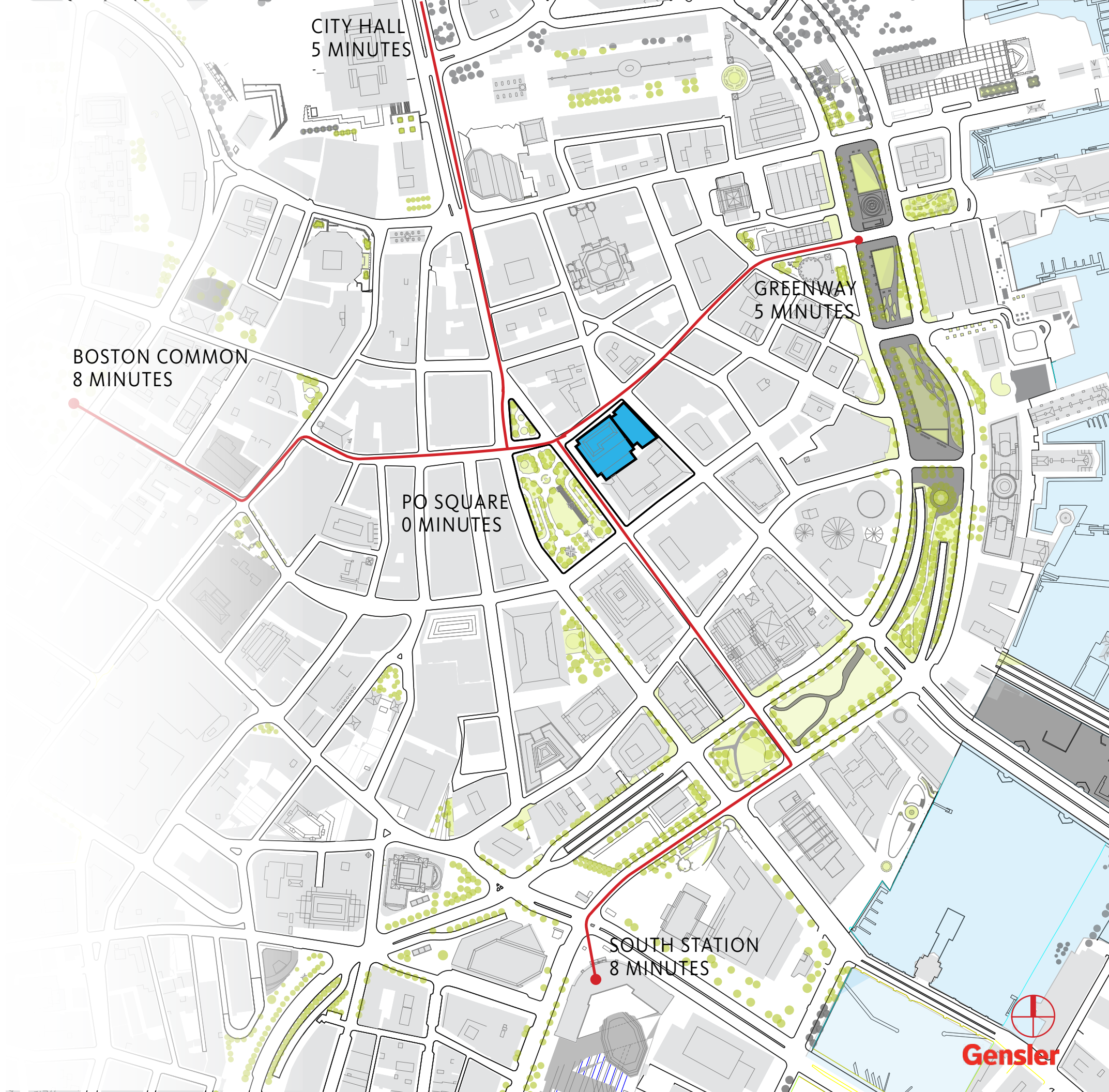


ONE POST OFFICE SQUARE
BCDC PRESENTATION
MORGAN STANLEY | ANCHORLINE PARTNERS | JLL

02 JANUARY 2018
Gensler

LOCATION

ONE POST OFFICE SQUARE



DESIGN DRIVERS

1

DESTINATION

PROVIDE A 21ST CENTURY COMPOSITION EMBLEMATIC OF BOSTON'S STATUS AS A GLOBAL LEADER.

2

PERFORM

DELIVER A BUILDING THAT FULFILLS THE HEALTH, ENVIRONMENTAL AND ECONOMIC GOALS OF TODAY'S LEADING ORGANIZATIONS.

3

CHANGE

OFFER INTEGRATED AND DIVERSE AMENITIES IMPACTING AND ENERGIZING THOSE WITHIN AND THE CITY BEYOND.

4

INNOVATE

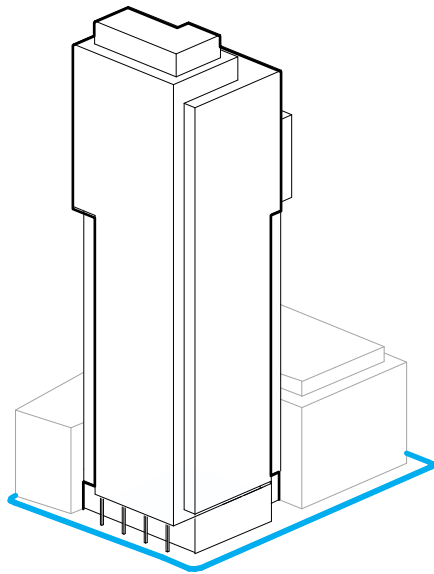
PRODUCE A PROJECT EPITOMIZING QUALITY, RESILIENCY AND EFFICIENCY, OFFERING THE EXCELLENCE DEMANDED BY TODAY'S TOP COMPANIES.

DESIGN ELEMENTS

ENVIRONMENTAL
PERFORMANCE

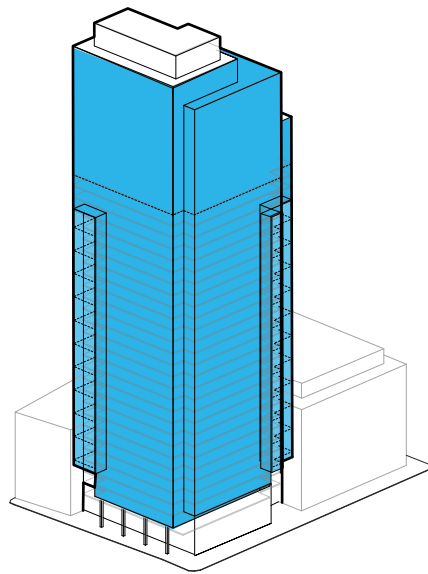


LOCATION



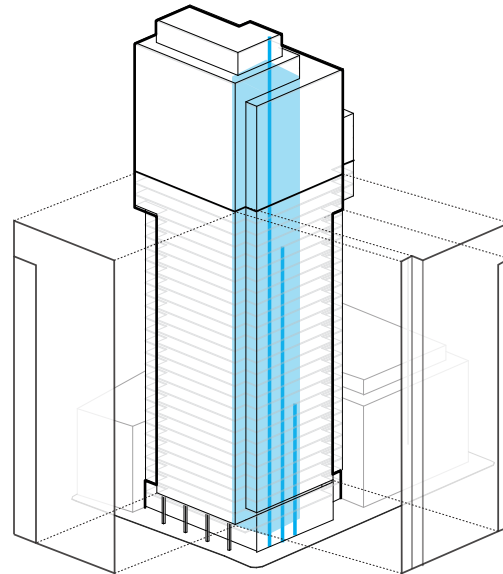
- ELEVATE BRAND
- SKYLINE BEACON
- CONNECTION TO PARK
- CENTER OF BUSINESS DISTRICT
- UNPRECEDENTED VIEWS
- STREET ACTIVATION
- NEIGHBORHOOD IMPACT

ENVELOPE



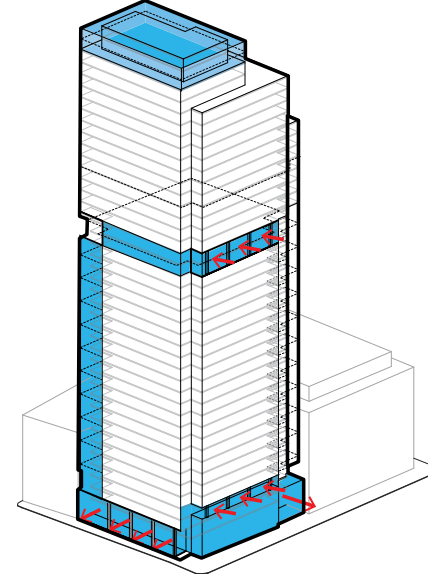
- CONSOLIDATE MASSING
- ADAPTIVE RE-USE
- IMPROVED ENERGY PERFORMANCE
- IMPROVED DAYLIGHT, VIEWS AND THERMAL AND VISUAL COMFORT

INFRASTRUCTURE



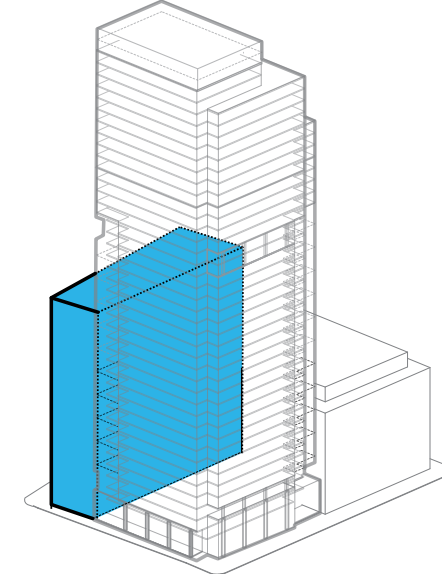
- LEED V4 GOLD
- MINIMIZE OPERATIONAL COSTS
- UPDATE CORE PER CODE
- MAXIMIZE FRESH AIR
- IMPROVE LIFT SERVICE
- LIFT SERVICE DIRECT TO L41
- SMART CONTROLS

PROGRAM



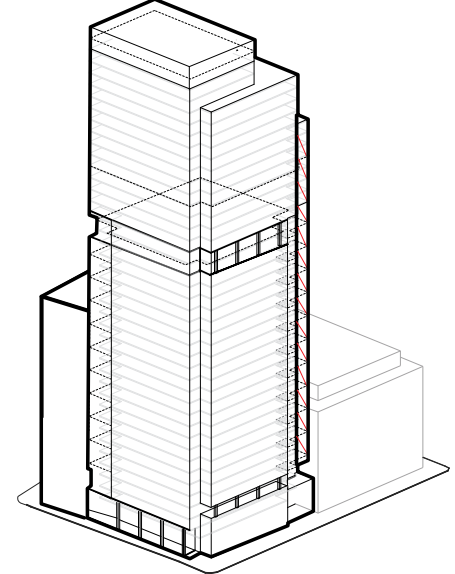
- ADD PUBLIC, BUILDING AND TENANT AMENITY PROGRAM
- CAPITALIZE ON UNIQUE CONDITIONS AND FOUND OPPORTUNITIES
- ALTERNATIVE WORK ENVIRONMENT

EXPANSION



- AUTOMATED PARKING
- CONVERTIBLE PARKING
- IMPROVED CURRENTLY CHALLENGED FLOORS 3-8
- EXPAND OVERALL RSF
- PRODUCT FLEXIBILITY: LOW, MID, HIGH RISE

ONE



- MARKETPLACE LEADER

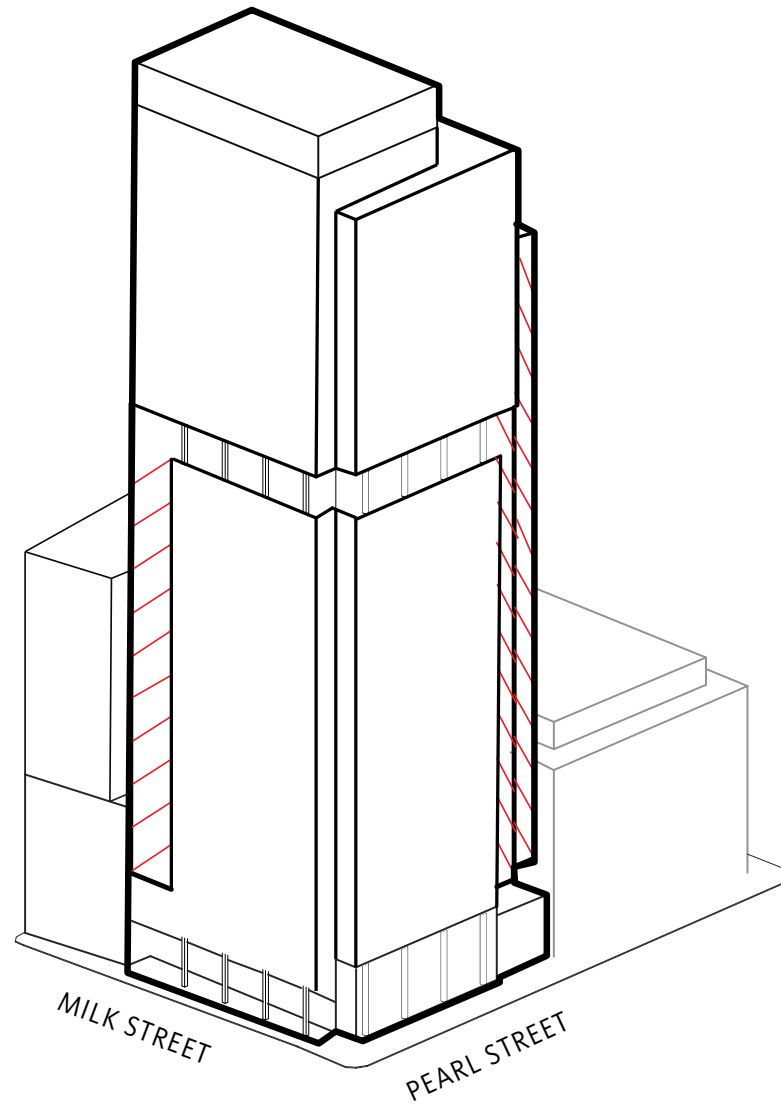
PROGRAM DRIVERS

1 LEED V4 GOLD
ALIGN THE PROJECT'S SUSTAINABLE GOALS TO MEET THE OWNER'S AS REFLECTED IN THEIR EXISTING REAL ESTATE PORTFOLIO.

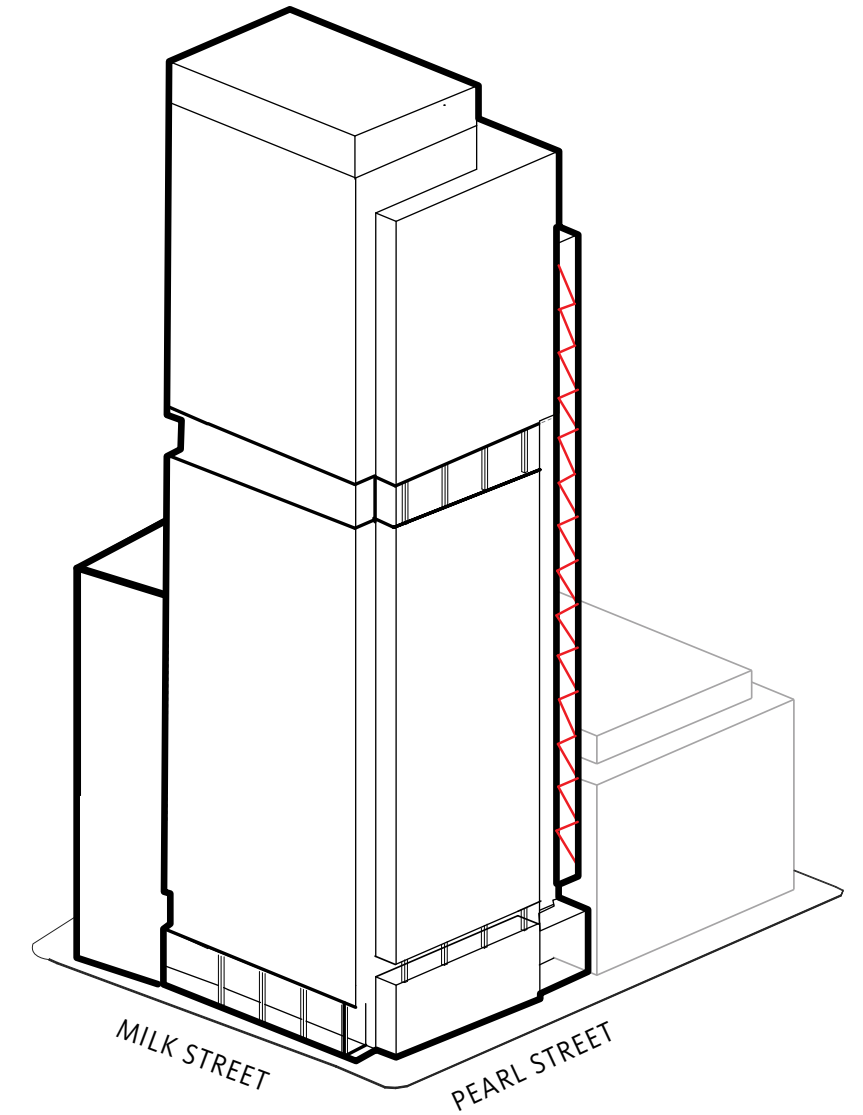
2 RATIONALIZE EXTERIOR EXPRESSION
CREATE AN ELEGANT AND COHESIVE BUILDING DESIGN WITH A SINGULAR IDENTITY.

3 EQUALIZE TENANT EXPERIENCE
IMPROVE THE BUILDING'S SYSTEMS AND PERFORMANCE TO PROVIDE A PREMIER TENANT EXPERIENCE THAT IS EQUAL ON ALL FLOORS.

4 NEW BUILD ADDITION
CONSTRUCT A NEW 18 STORY OFFICE ADDITION THAT INCLUDES ADDITIONAL PSF AND A FLEXIBLE STATE OF THE ART AUTOMATED PARKING SYSTEM IN LIEU OF THE CURRENT OUTDATED AND INEFFICIENT GARAGE.



FEASIBILITY



SCHEMATIC DESIGN

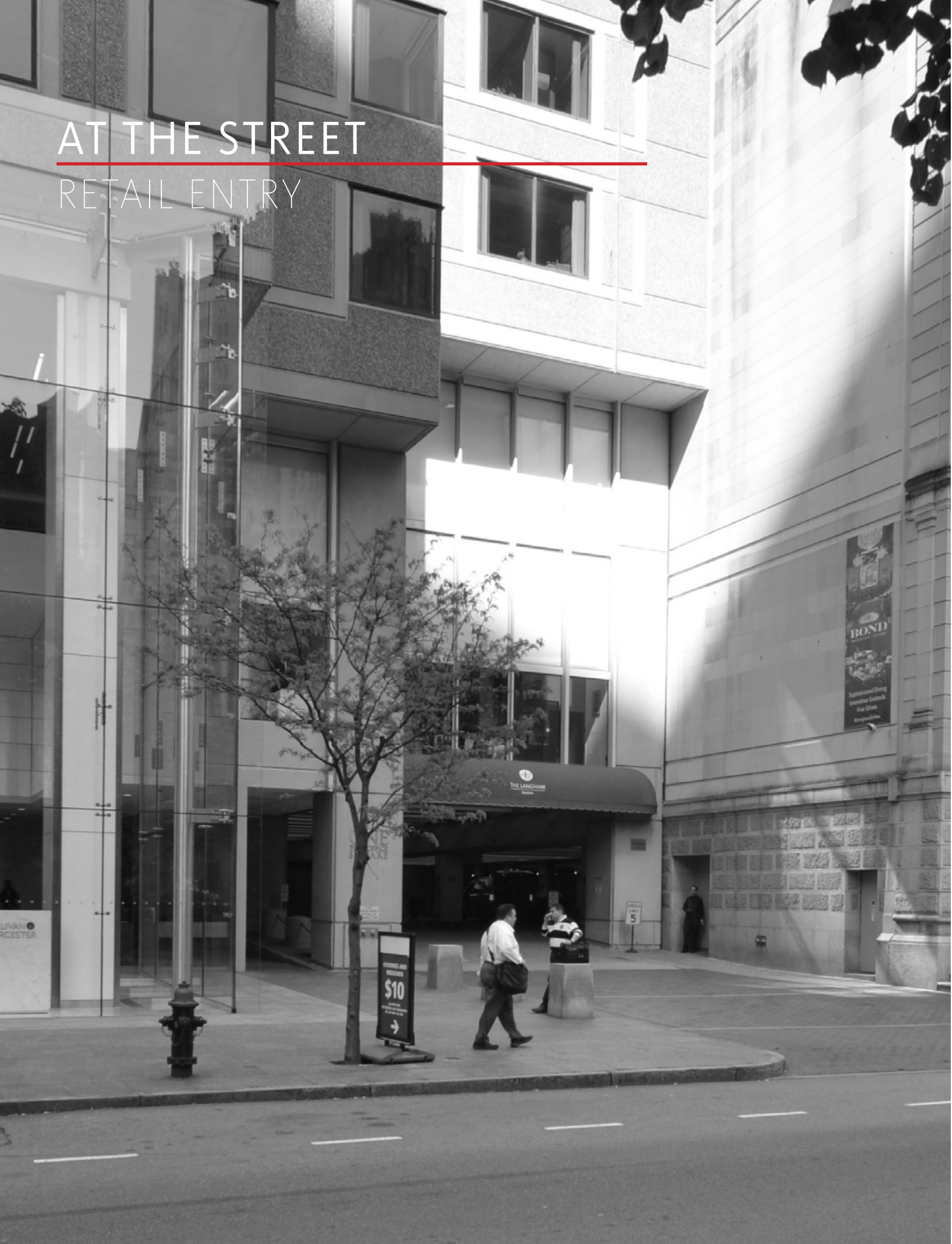
OVERALL TRANSFORMATION



OVERALL
EXTERIOR VIEW



AT THE STREET
RETAIL ENTRY

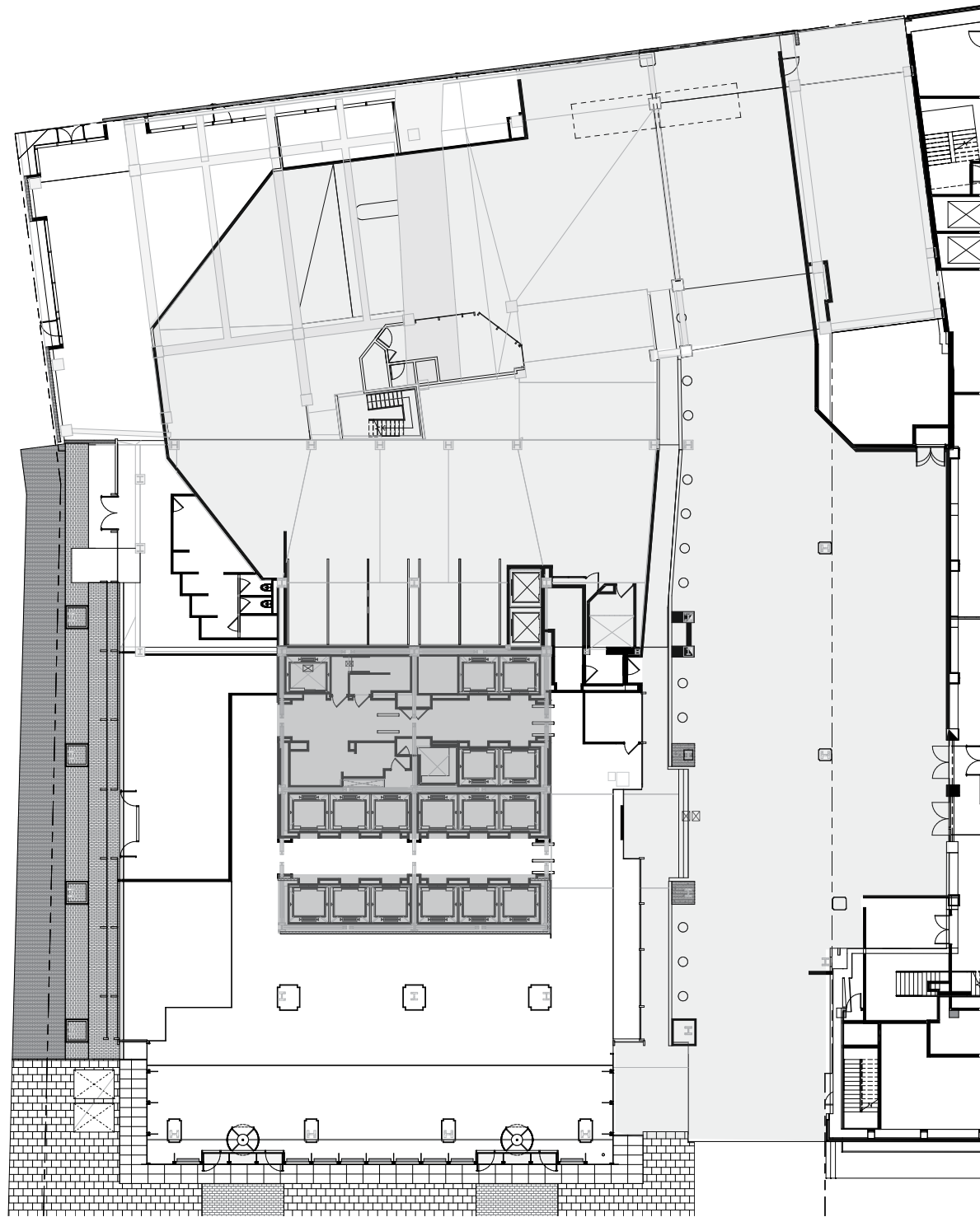


AT THE STREET

AMENITY CORE

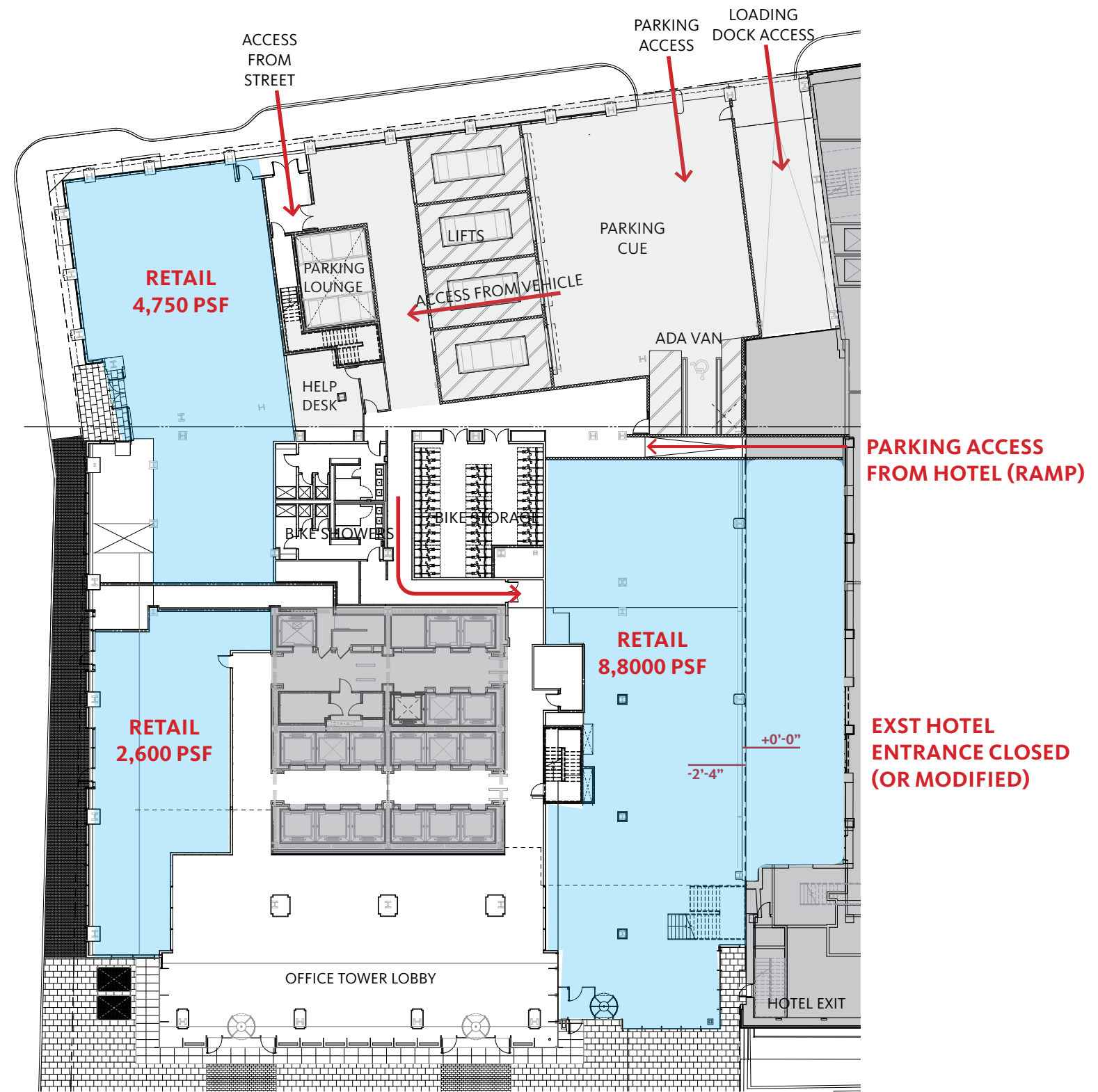


STREET LEVEL TRANSFORMATION



FIRST FLOOR EXISTING

RETAIL AREA
 GARAGE AREA



FIRST FLOOR PROPOSED

AT THE STREET
PEARL STREET VIEW



AT THE STREET
MILK AND PEARL



JUST ABOVE THE STREET

LEVEL 4 TERRACE



AT THE STREET

MILK STREET



AT THE STREET

MILK STREET



AT THE STREET

OLIVER AND MILK



AT THE STREET

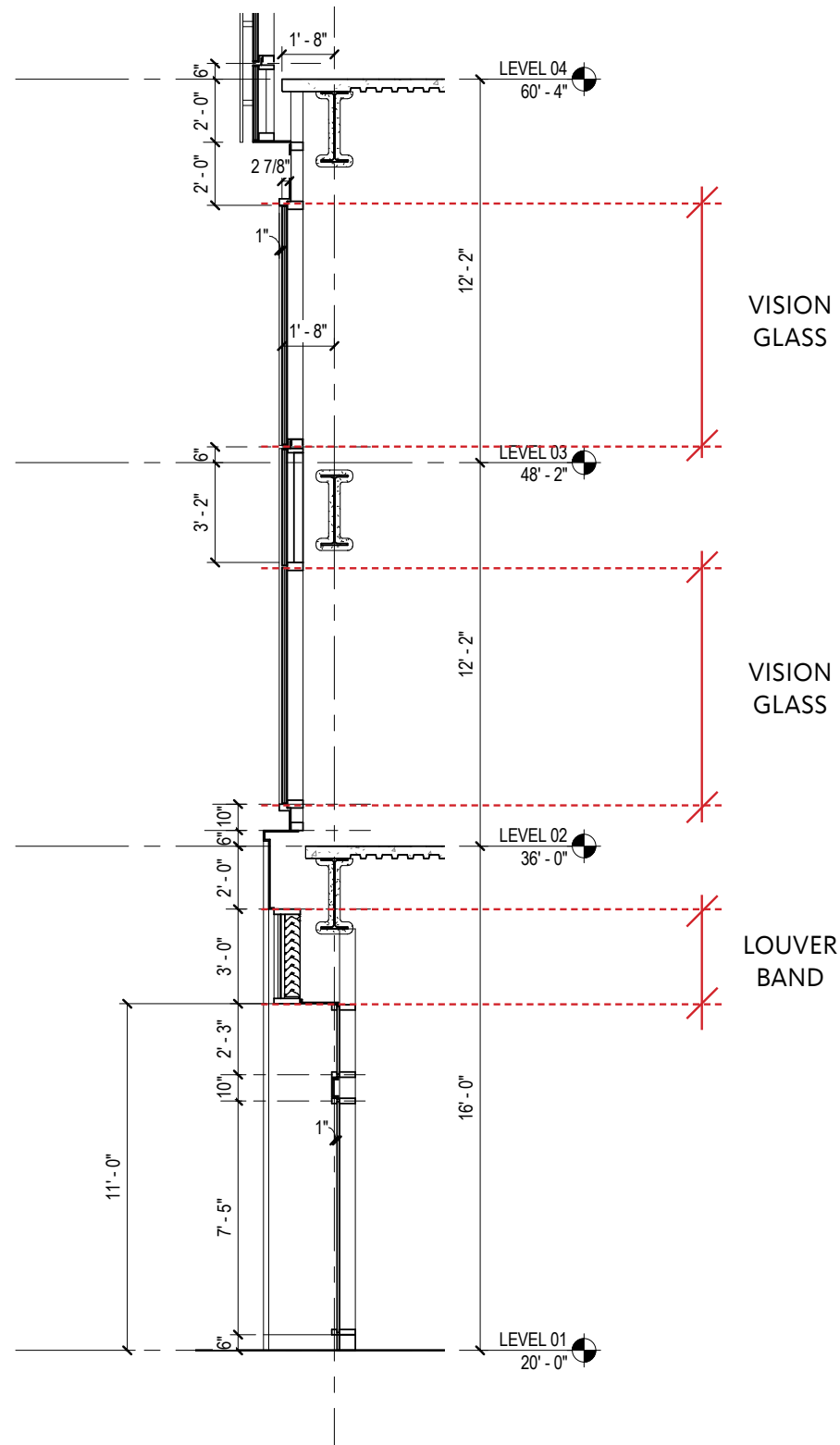
OLIVER STREET



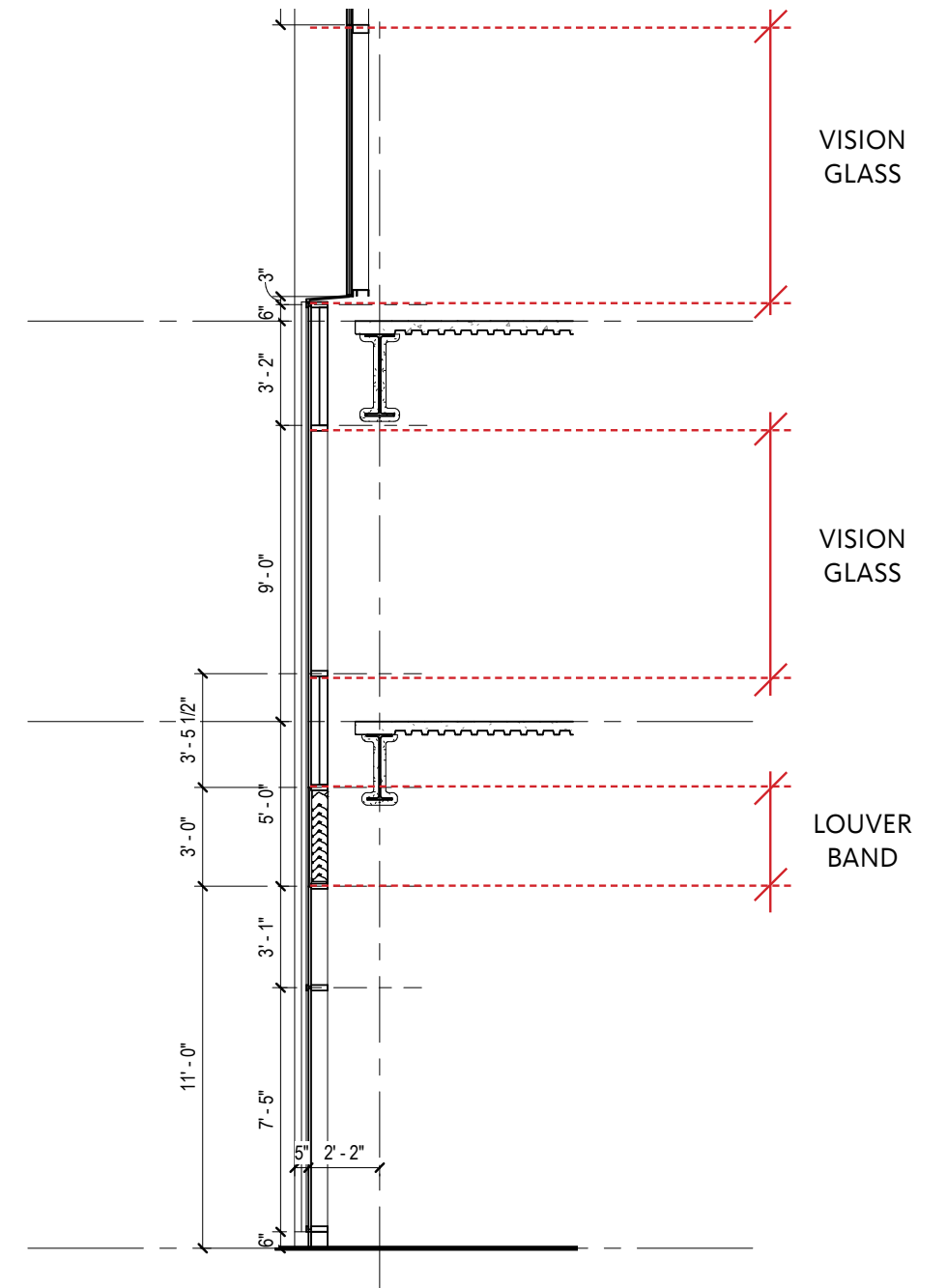
PEDESTRIAN ZONE

SECTION DIAGRAM

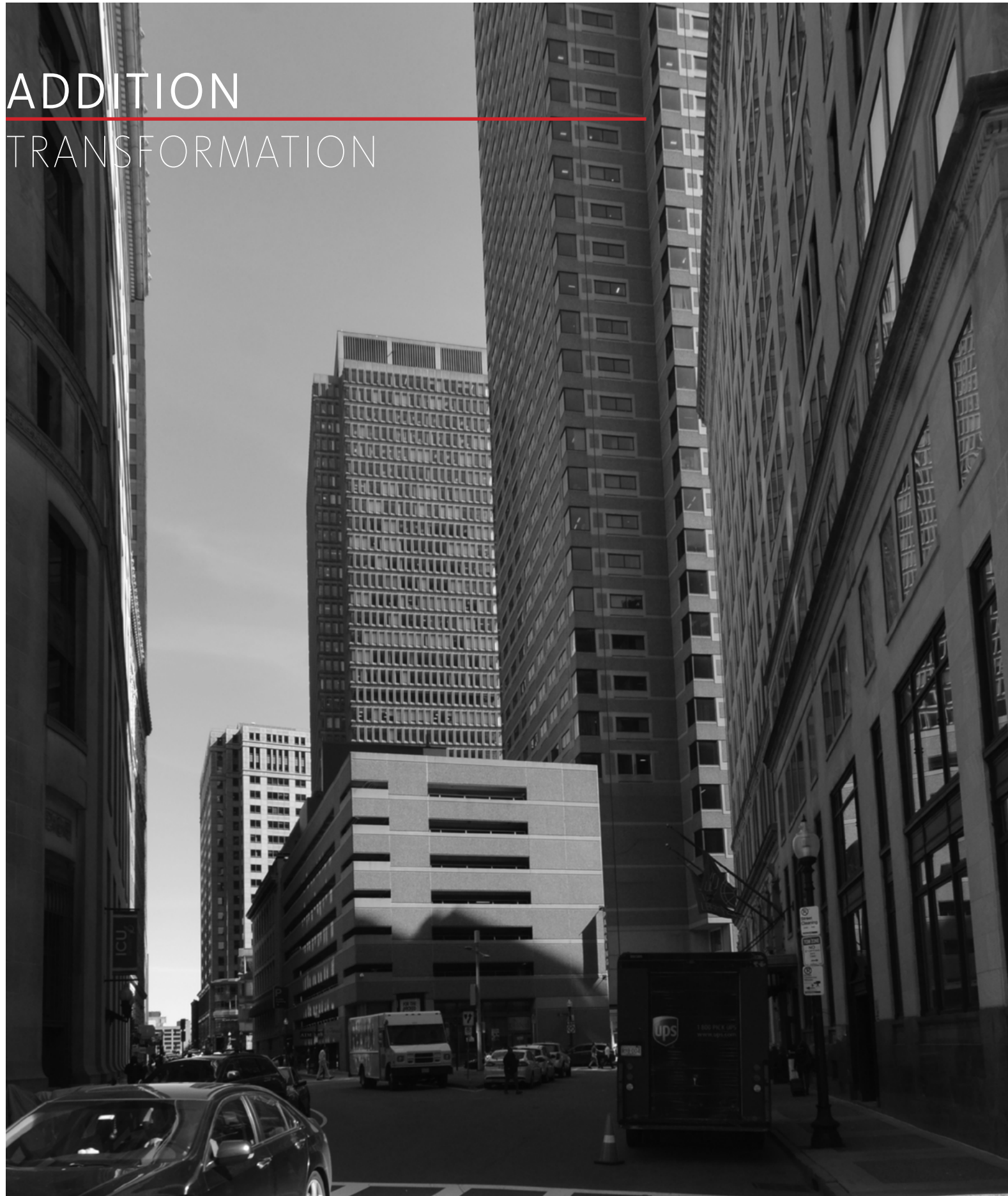
- ADDITON TOWER RETAIL ZONE



- MAIN TOWER RETAIL ZONE



ADDITION
TRANSFORMATION



EXISTING



SCHEMATIC DESIGN

ADDITION

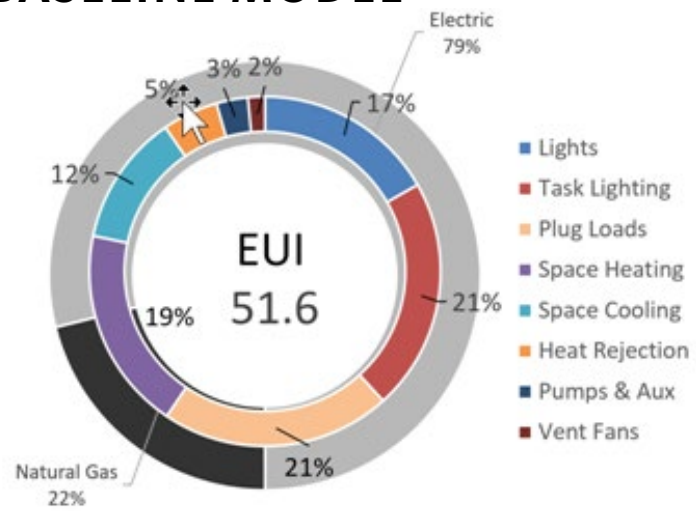
EXTERIOR VIEWS



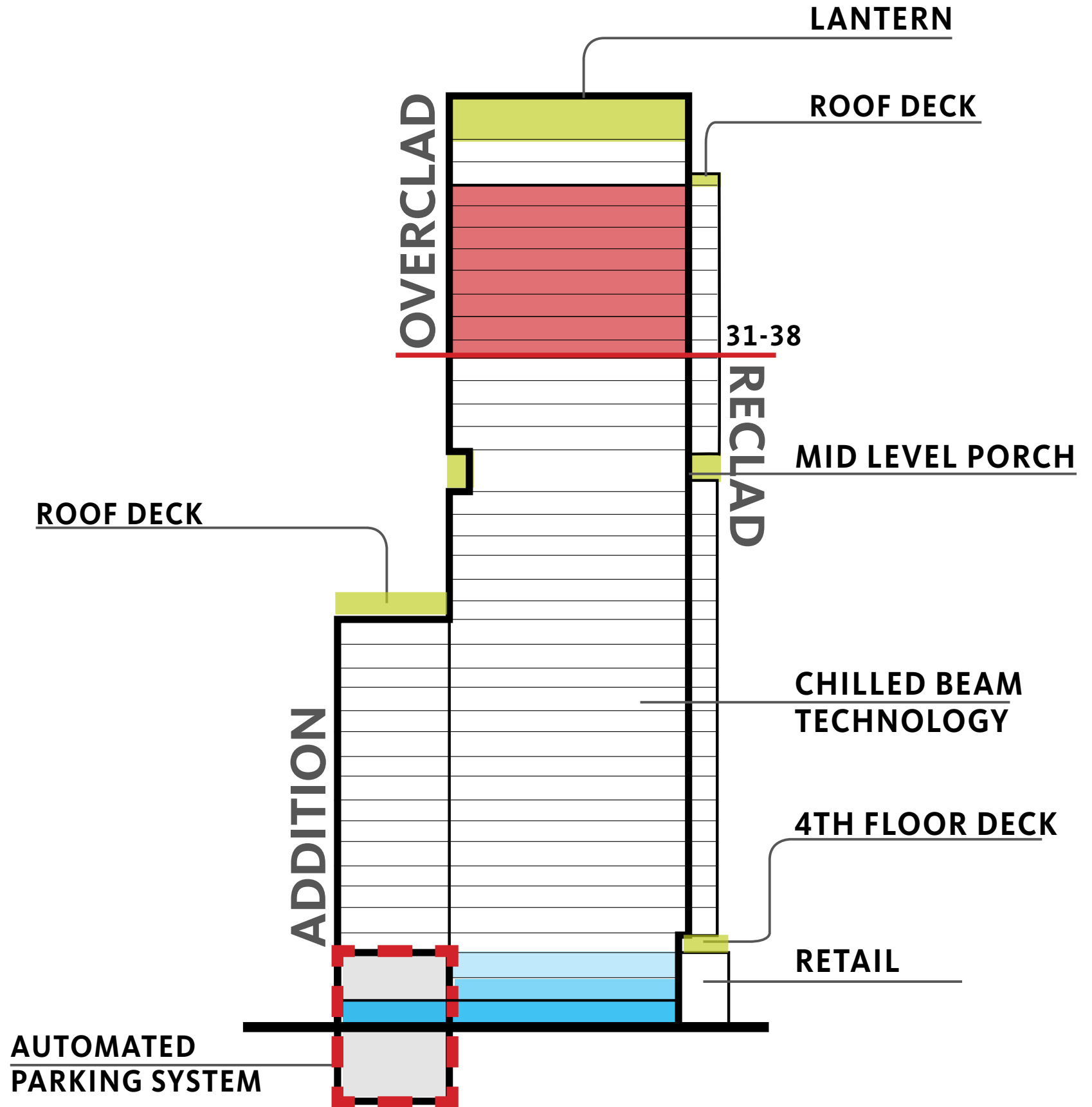
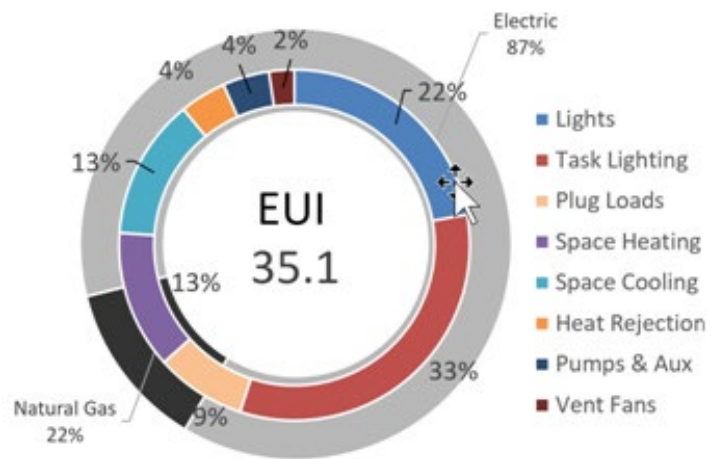
TENANT FEATURES

LEED V4 GOLD

BASELINE MODEL



PROPOSED MODEL

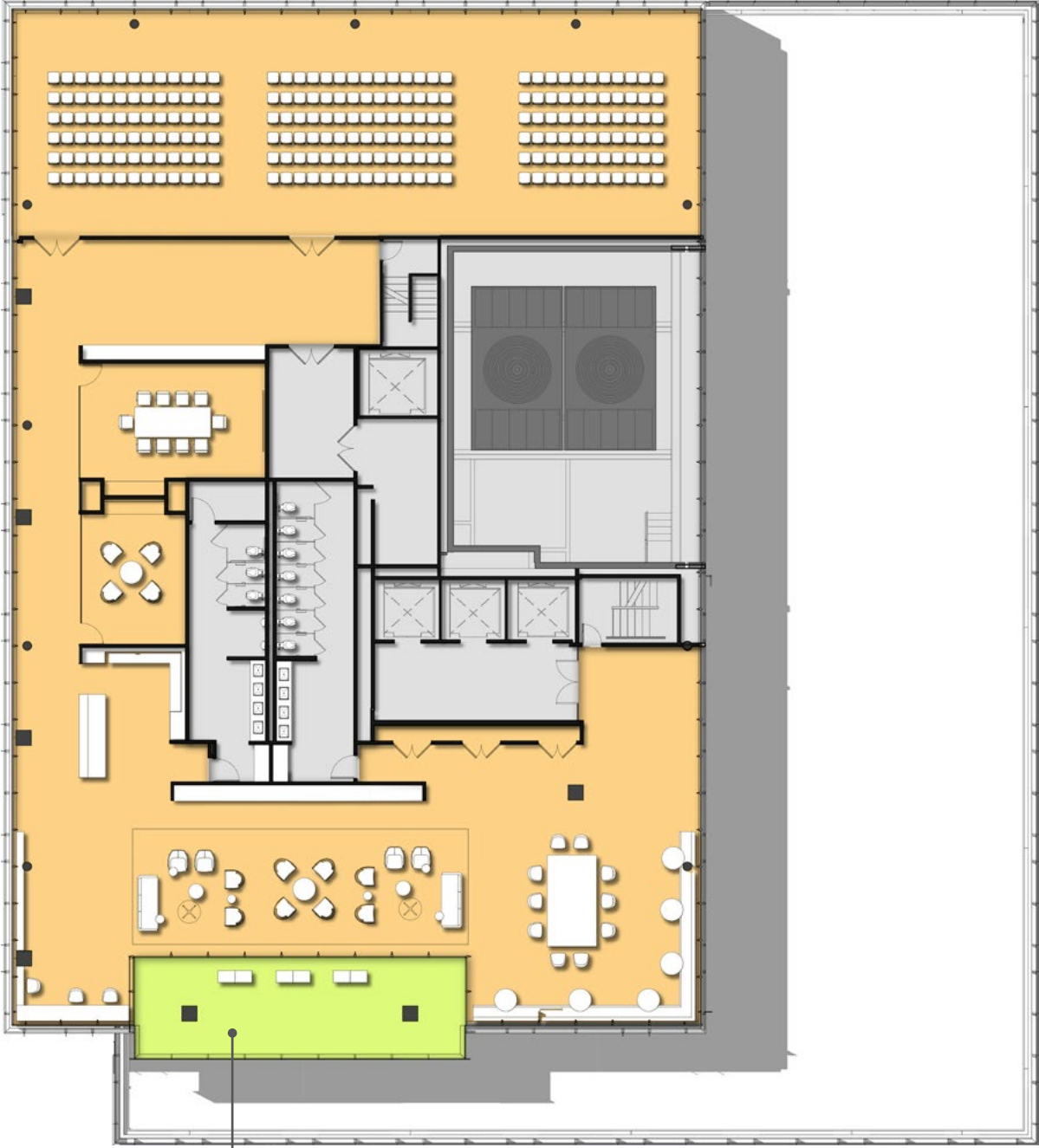


TENANT FEATURE
LANTERN EXTERIOR VIEW



TENANT FEATURE

LANTERN PLAN AND SECTION

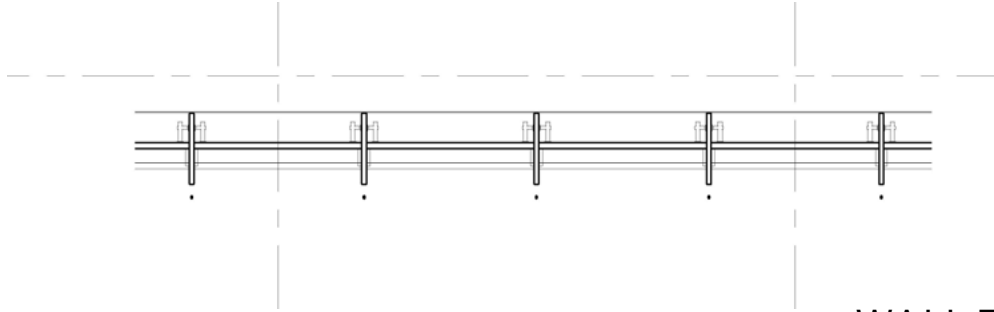


550 PSF

SCHEMATIC: 9,700 PSF



WALL TYPE SECTION



WALL TYPE PLAN VIEW

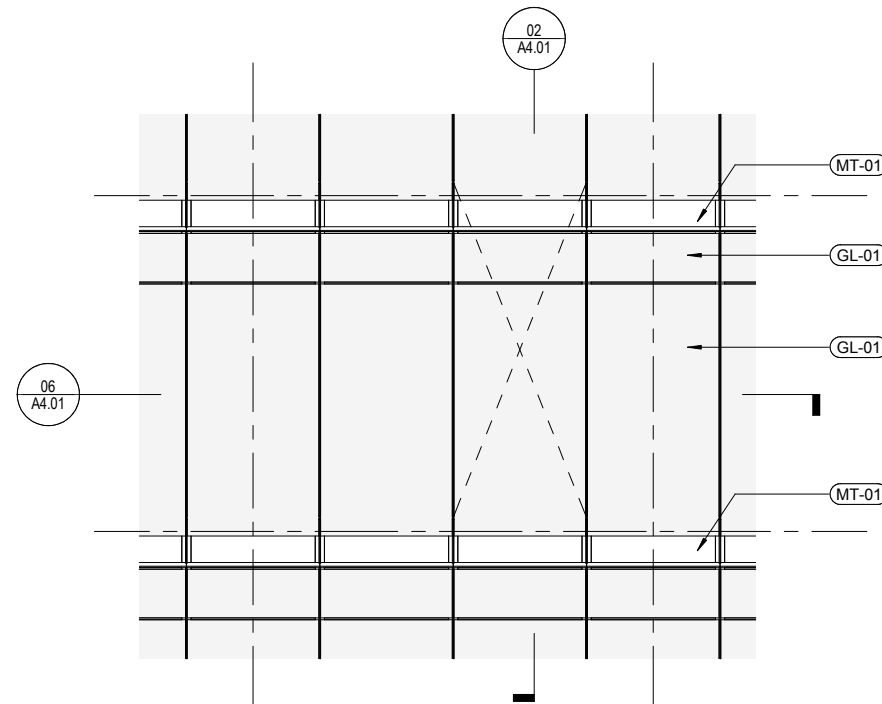
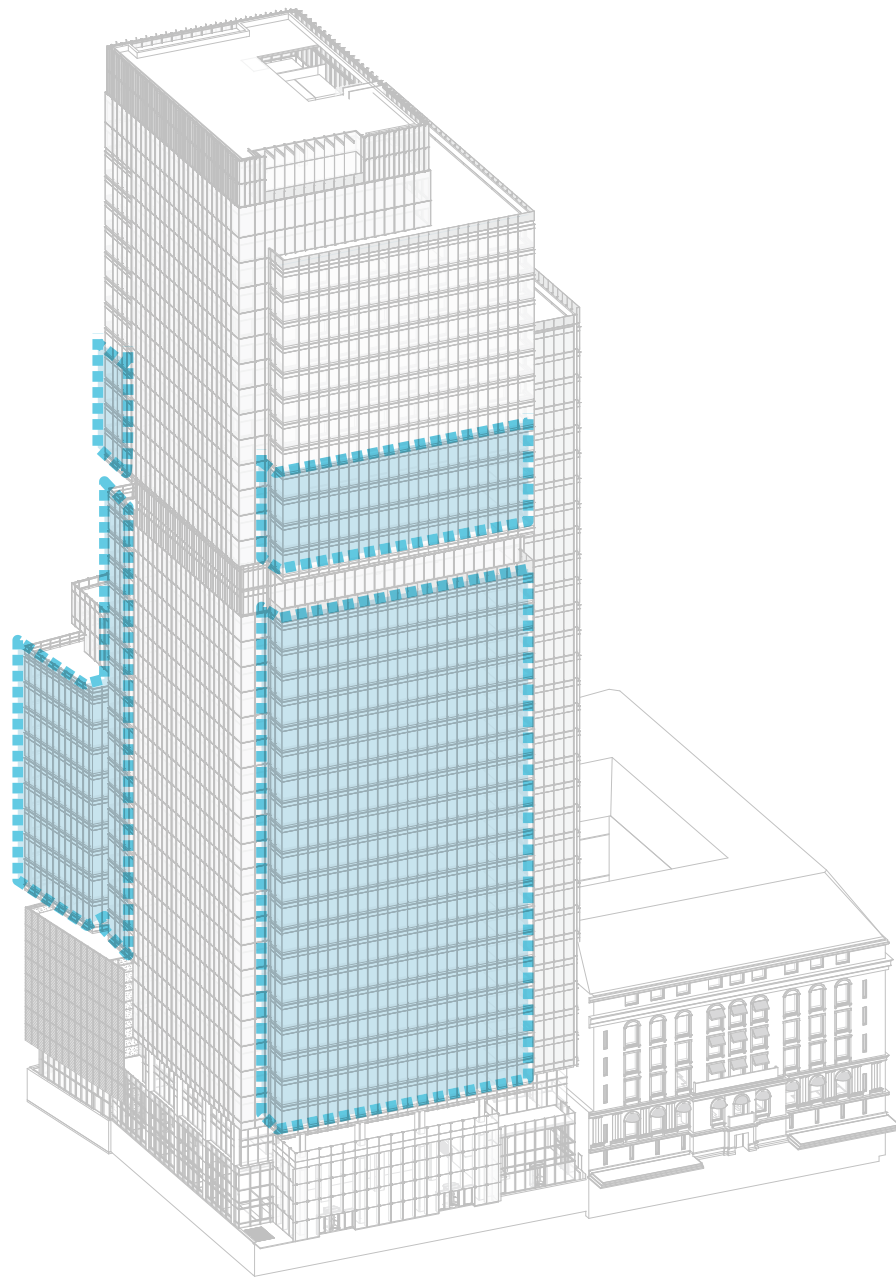
TENANT FEATURE

LANTERN HARBOR VIEW

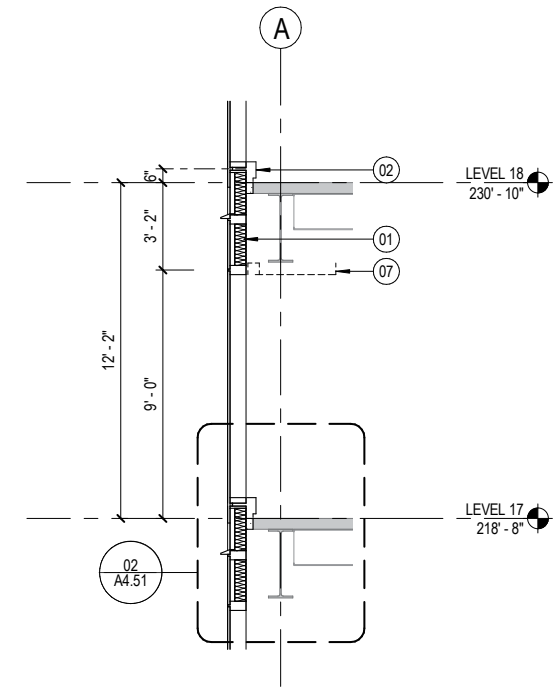


EXTERIOR WALL

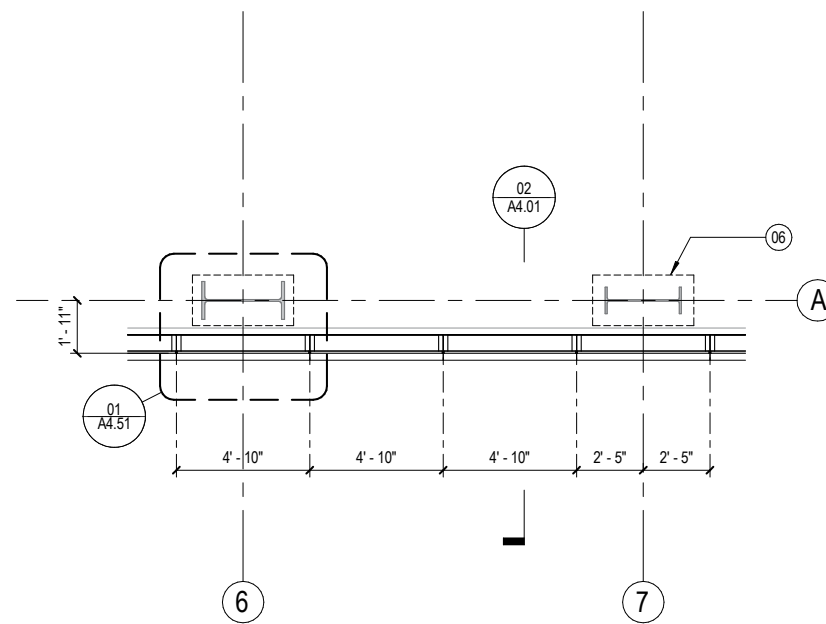
WALL TYPE 01A - RECLAD



07 ELEV AT WT-01A
SCALE: 1/4" = 1'-0"



02 SECTION AT WT-01A
SCALE: 1/4" = 1'-0"



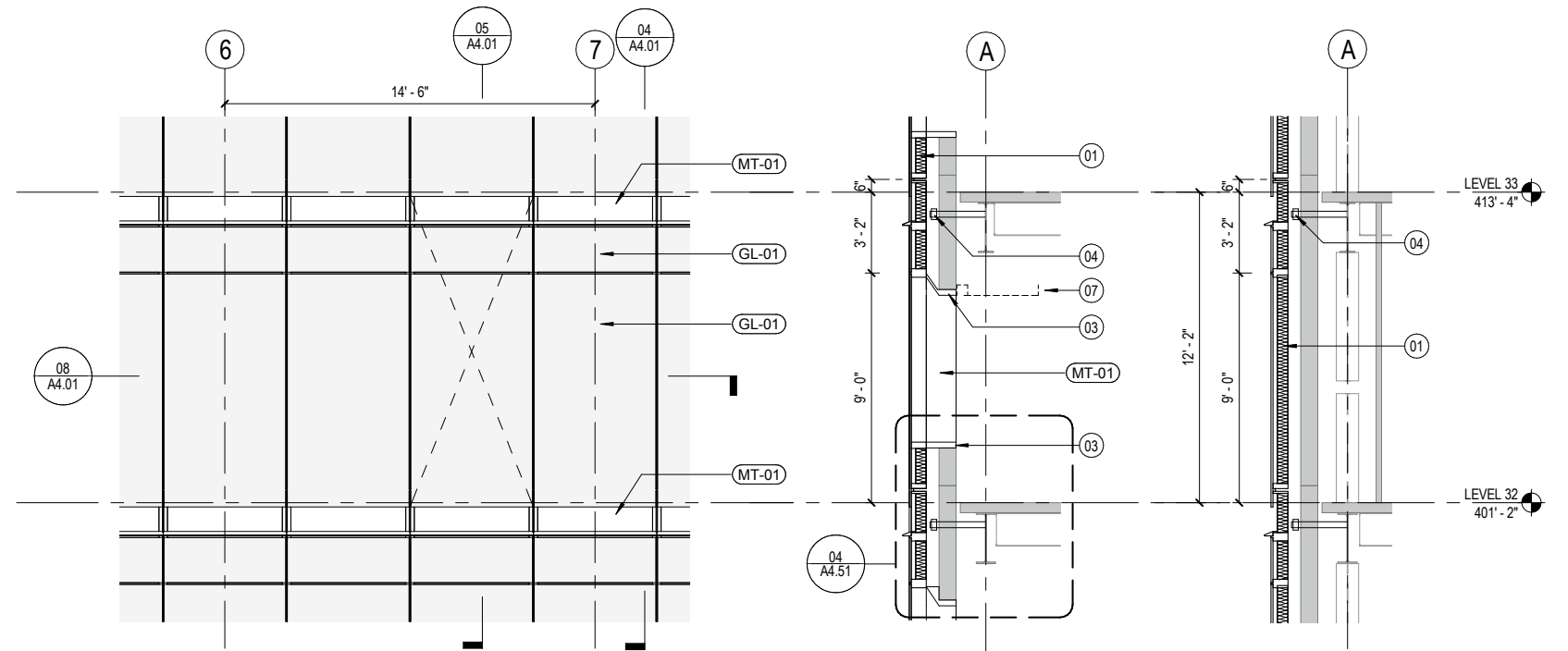
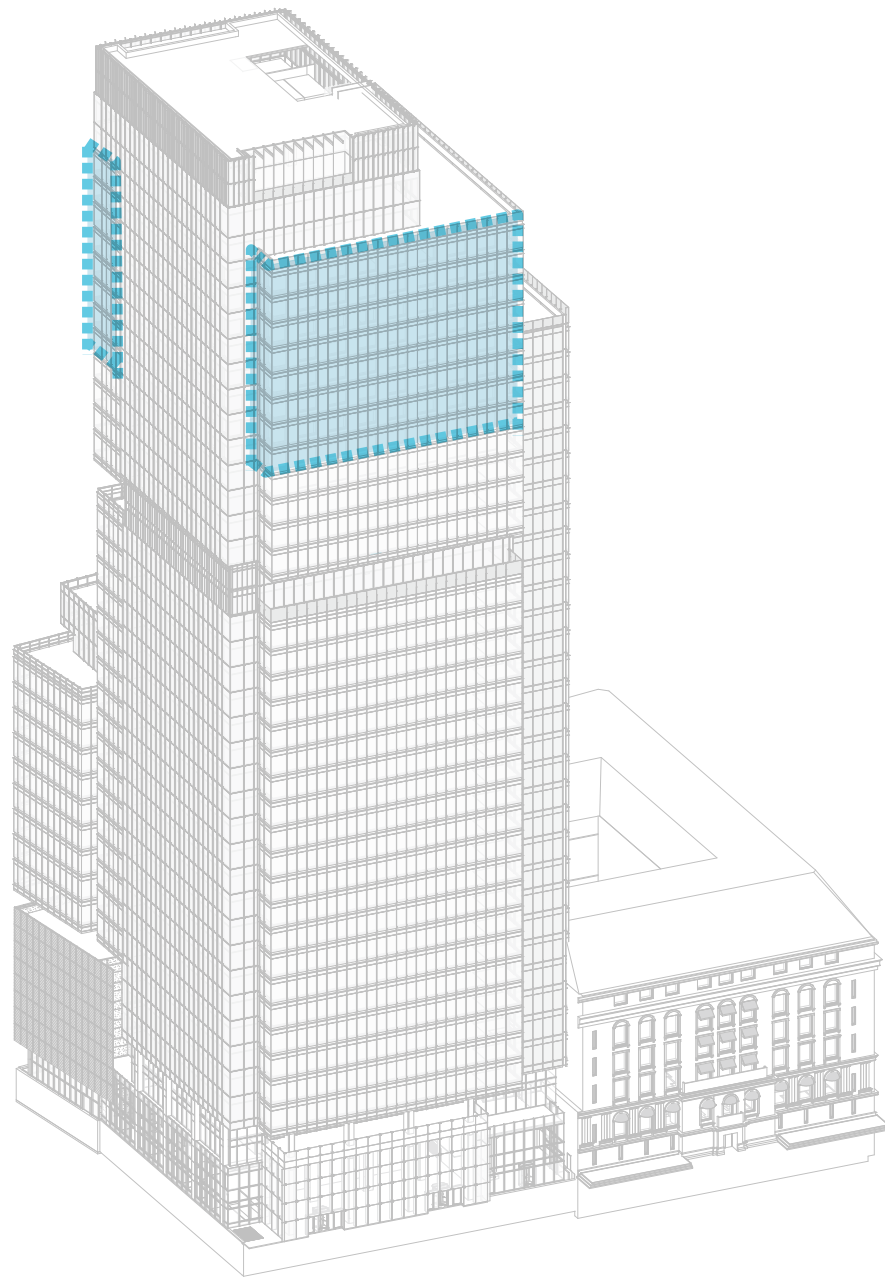
06 PLAN AT WT-01A
SCALE: 1/4" = 1'-0"



01 VIEW AT WT-01A
SCALE:

EXTERIOR WALL

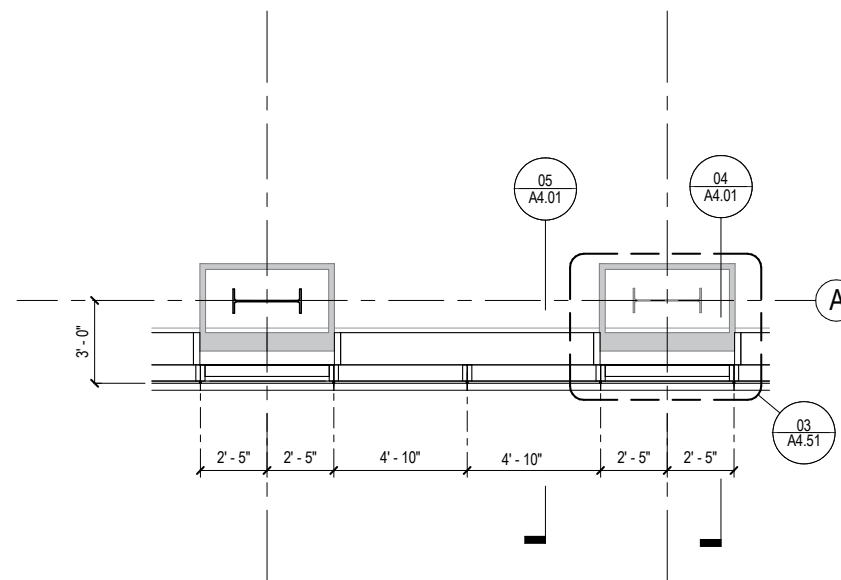
WALL TYPE 01B - OVERCLAD



09 ELEV AT WT-01B
SCALE: 1/4" = 1'-0"

05 SECTION @ WT-01B
SCALE: 1/4" = 1'-0"

04 SECTION @ WT-01B
SCALE: 1/4" = 1'-0"



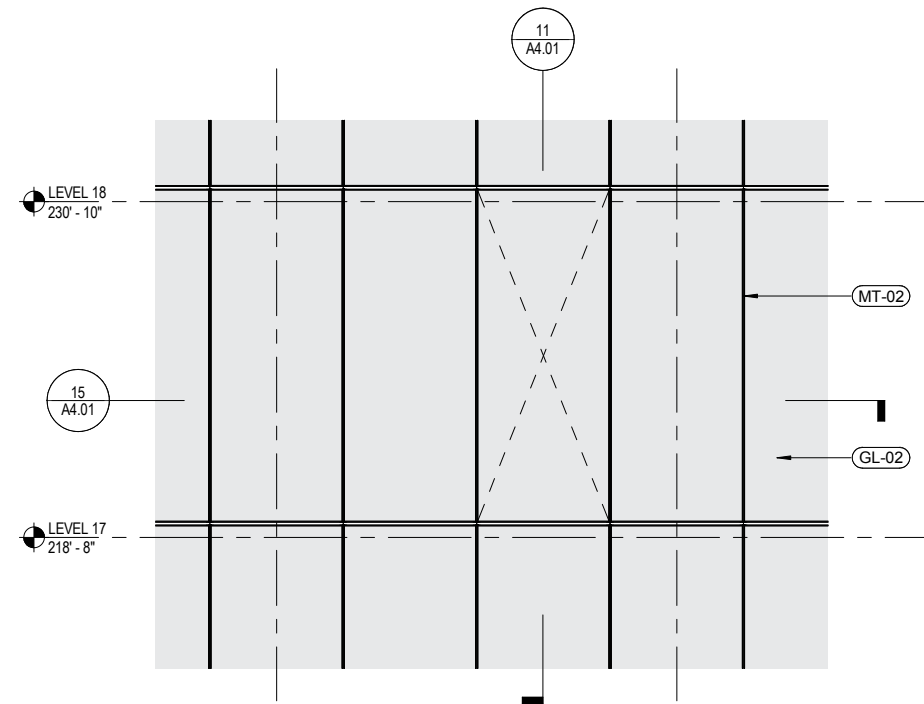
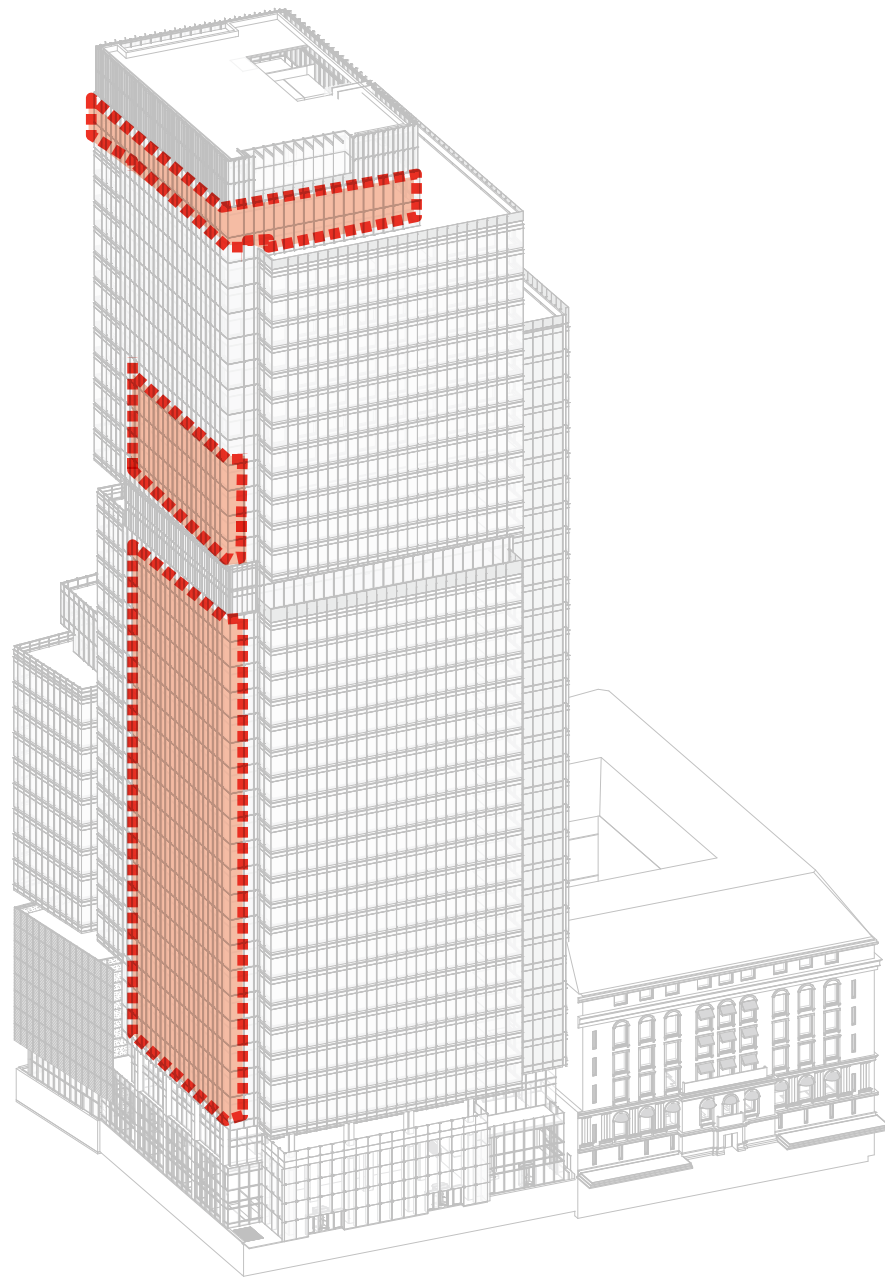
08 PLAN AT WT-01B
SCALE: 1/4" = 1'-0"

03 VIEW AT WT-01B
SCALE:

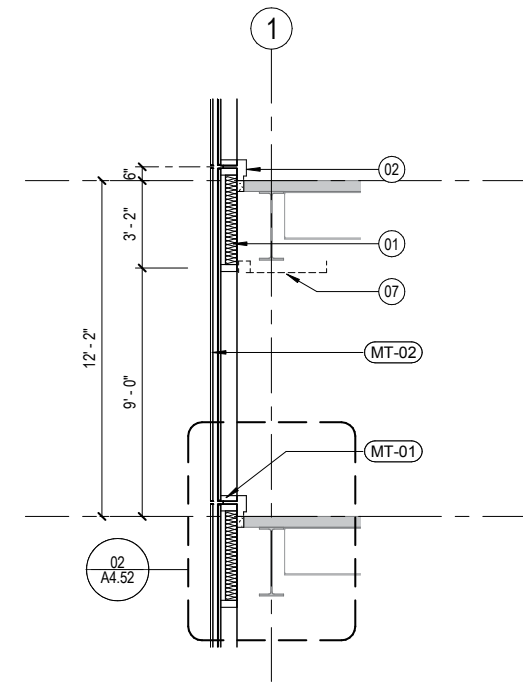


EXTERIOR WALL

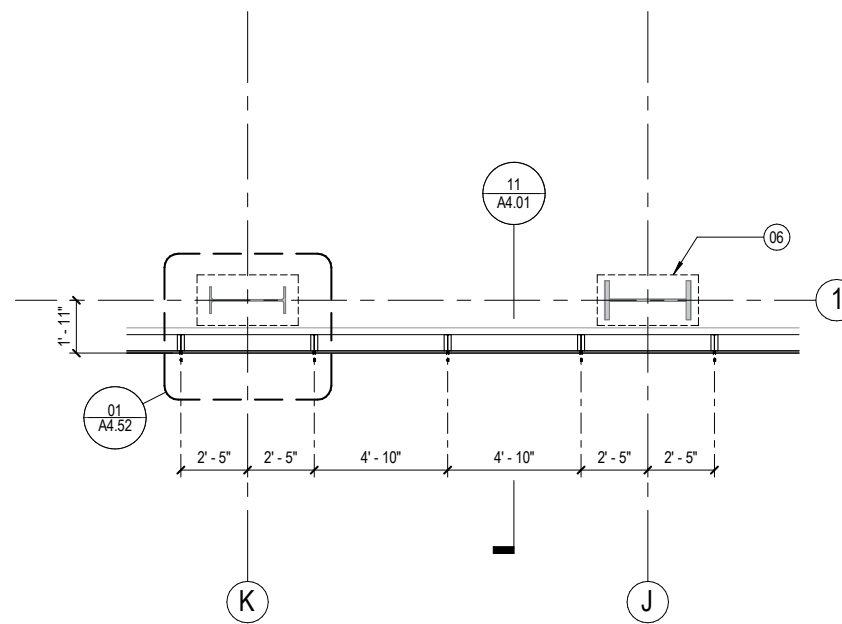
WALL TYPE 02A - RECLAD



16 ELEV AT WT-02A
SCALE: 1/4" = 1'-0"



11 SECTION AT WT-02A
SCALE: 1/4" = 1'-0"



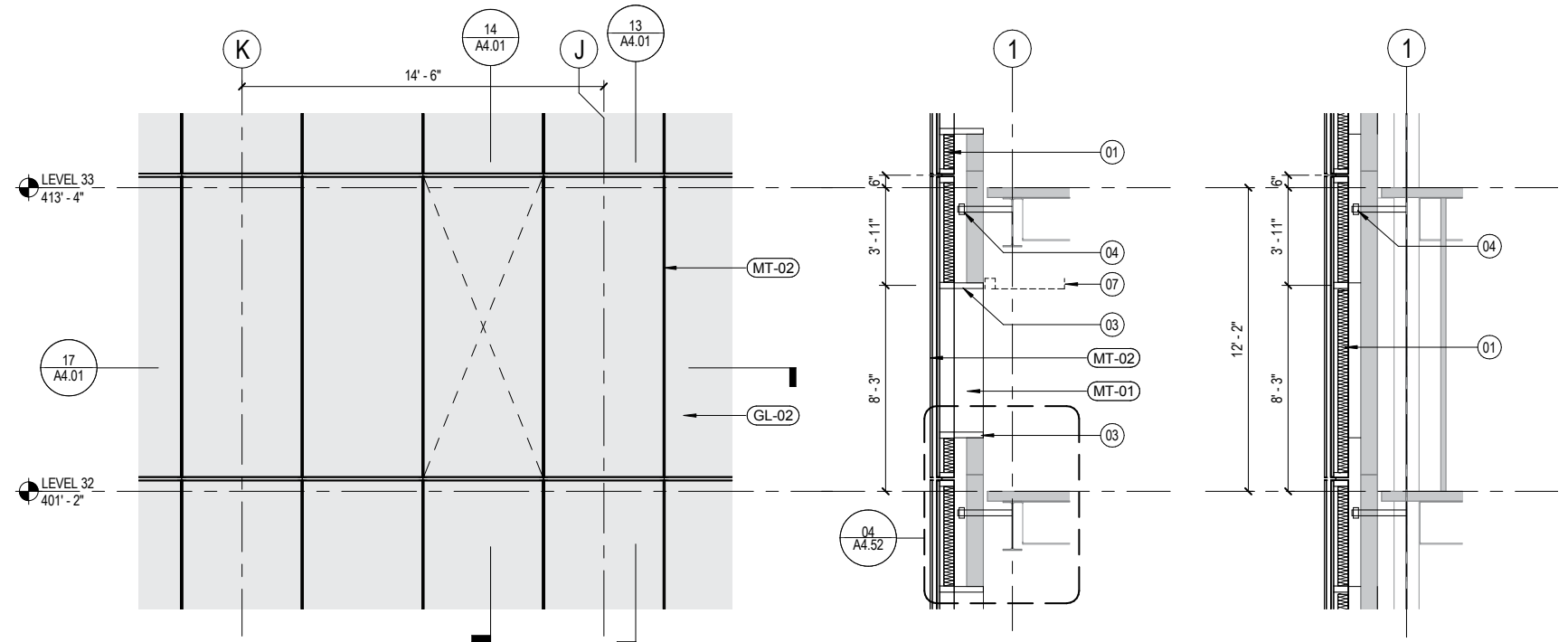
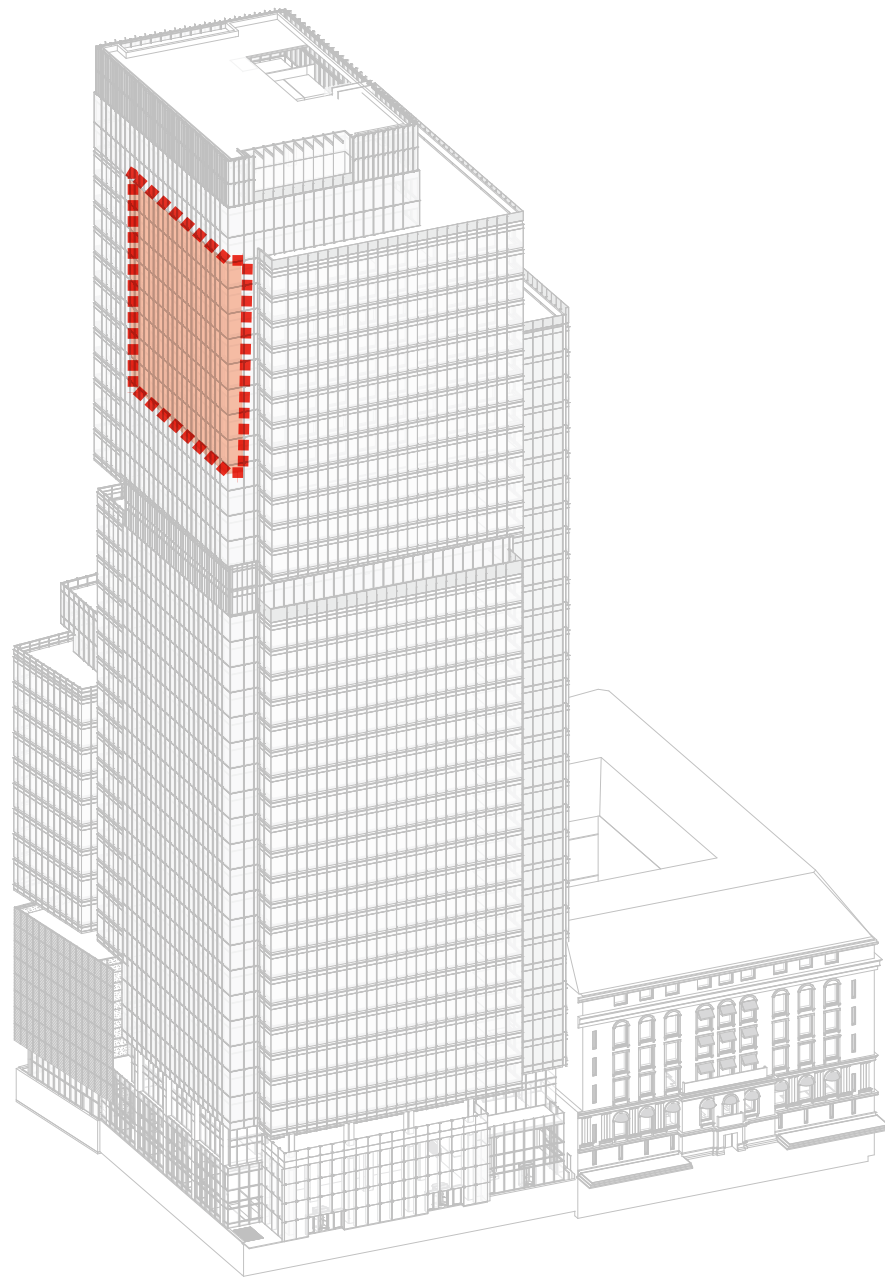
15 PLAN AT WT-02A
SCALE: 1/4" = 1'-0"



10 VIEW AT WT-02A
SCALE:

EXTERIOR WALL

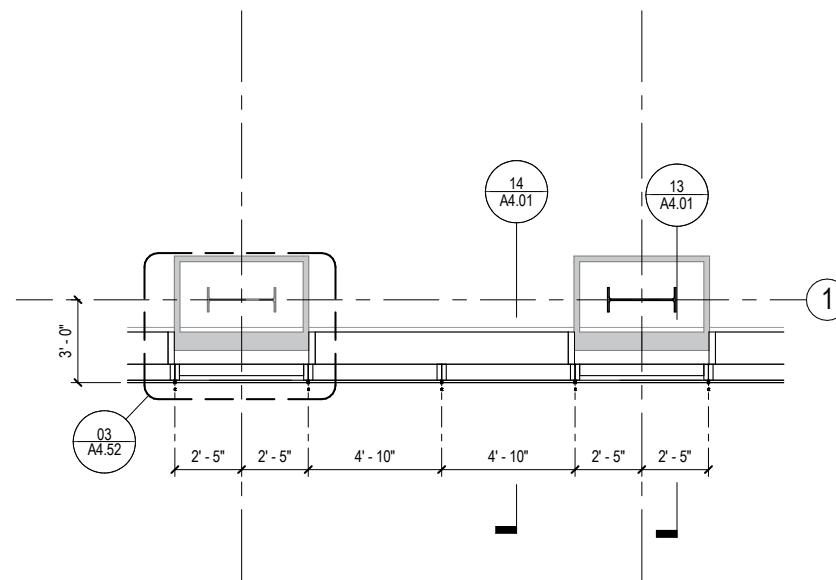
WALL TYPE 02B - OVERCLAD



18 ELEV AT WT-02B
SCALE: 1/4" = 1'-0"

14 SECTION AT WT-02B
SCALE: 1/4" = 1'-0"

13 SECTION AT WT-02B
SCALE: 1/4" = 1'-0"



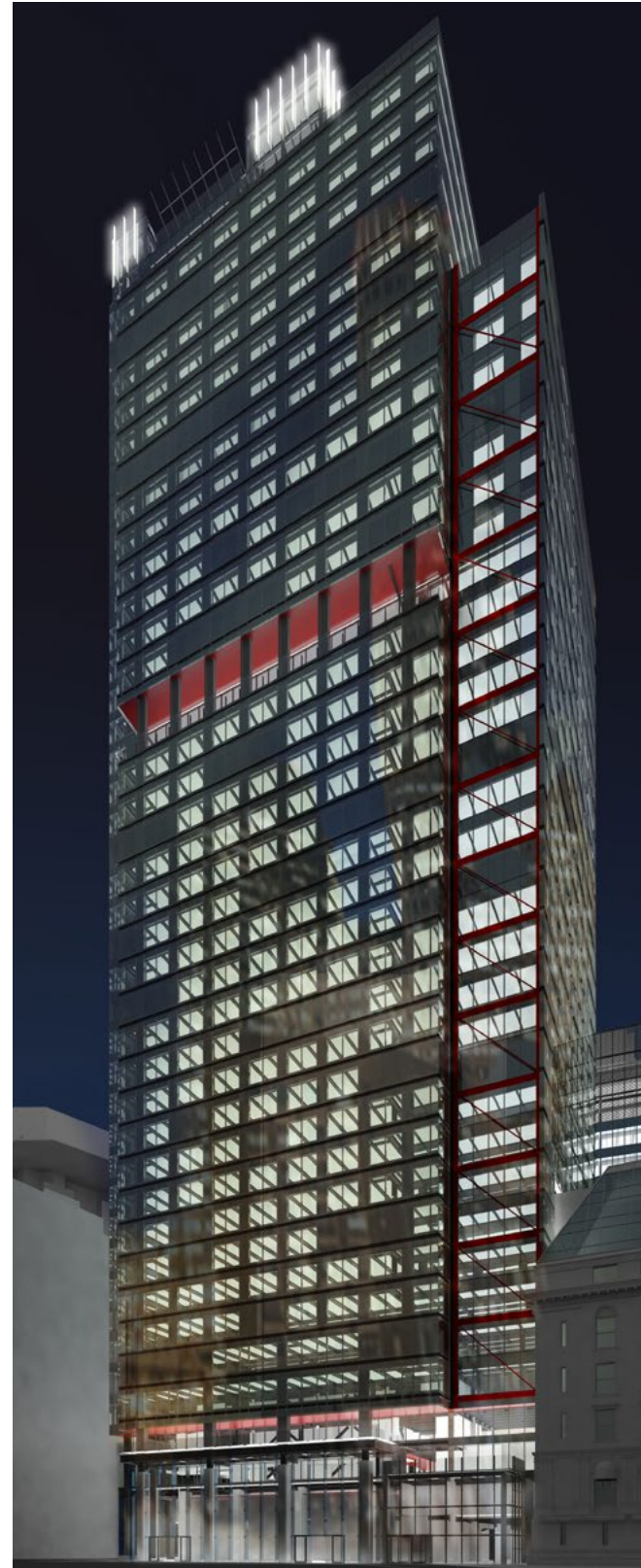
17 PLAN AT WT-02B
SCALE: 1/4" = 1'-0"



12 VIEW AT WT-02B
SCALE:

EXTERIOR WALL

OVERCLAD CONSIDERATION



ONE POST OFFICE SQUARE

2020

