

1325 BOYLSTON

A NEW STORY
UNFOLDING

THE PULSE
OF THE CITY,
THE EXCITEMENT
OF THE UNKNOWN



THE OFFICES AT 1325 BOYLSTON STREET
SIT ABOVE AN ACTIVE AND VIBRANT NEIGHBORHOOD





THE FENWAY

A dynamic and legendary urban core—a magnetic force that lures the inspired, the adventurous, and the industrious. Fueled by billions of dollars of private investment, The Fenway is a thriving community with bustling sidewalks, vital mass transit, and a vibrant, pedestrian-friendly center.

1325 BOYLSTON AT THE VAN NESS

Sitting at the epicenter of an unparalleled stream of energy, innovation, and possibility that results when culture, commerce, retail, science, technology and business converge—a place known for boundary-shattering research and technology, world-leading academic and cultural institutions, and celebrated retail, dining and entertainment venues.

CONNECTED BY NATURE

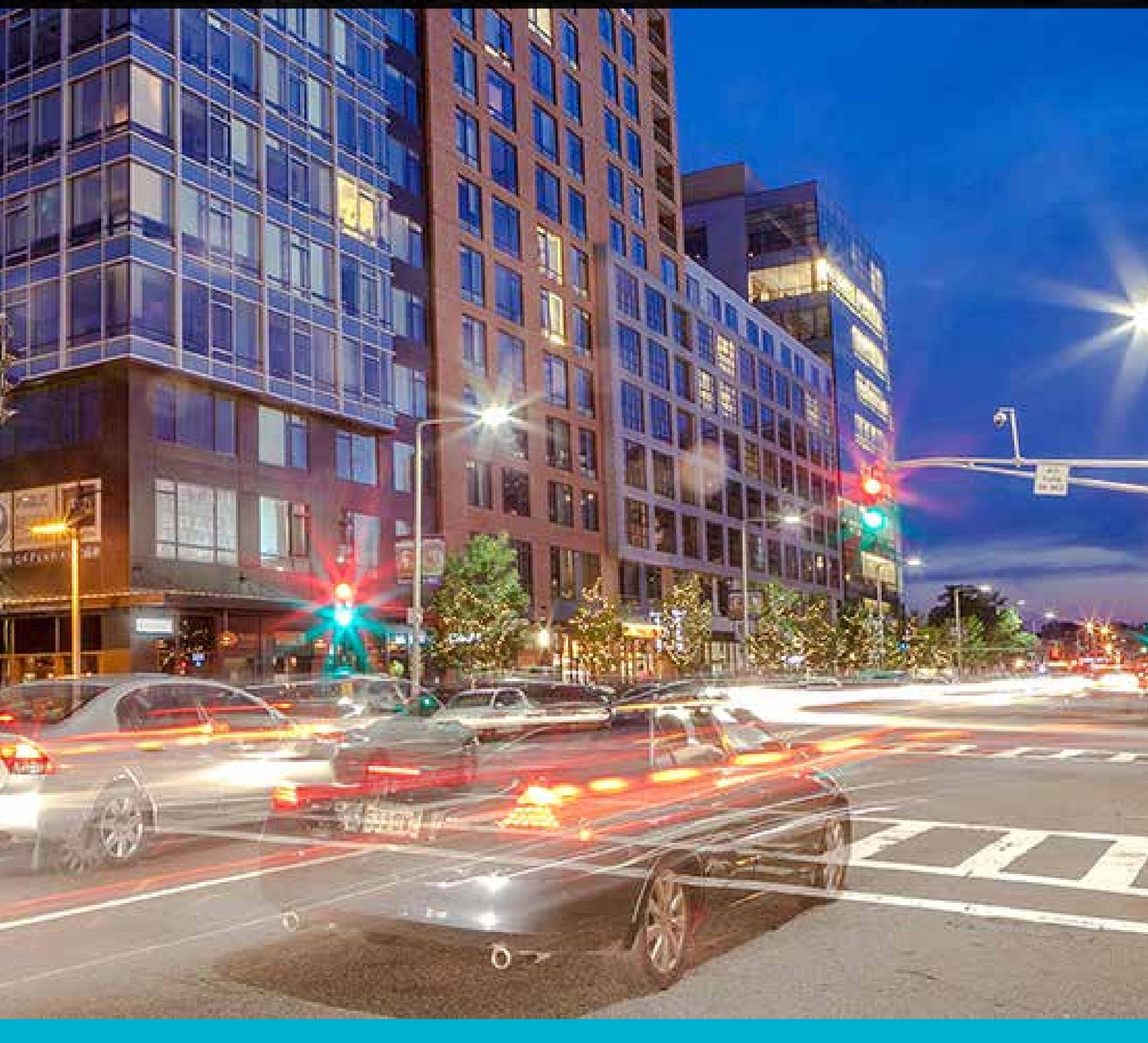
The streets, the land, and the scene are a community we all share. Companies at 1325 Boylston Street join a vibrant, growing community of thinkers, dreamers, and doers who bring a sense of energy, focus, purpose and fun

A TALENT HIVE

The Fenway is an urban hub that draws entrepreneurs, professionals, scientists, artists, visionaries and students together to enjoy the energy, opportunity and innovation that results from creative convergence









The building's vibrant urban setting combines with the nearby emerald necklace green spaces, parks and gardens to create an environment that is at once both securely grounded and infinitely inspired.







HARVARD

BOSTON UNIVERSITY

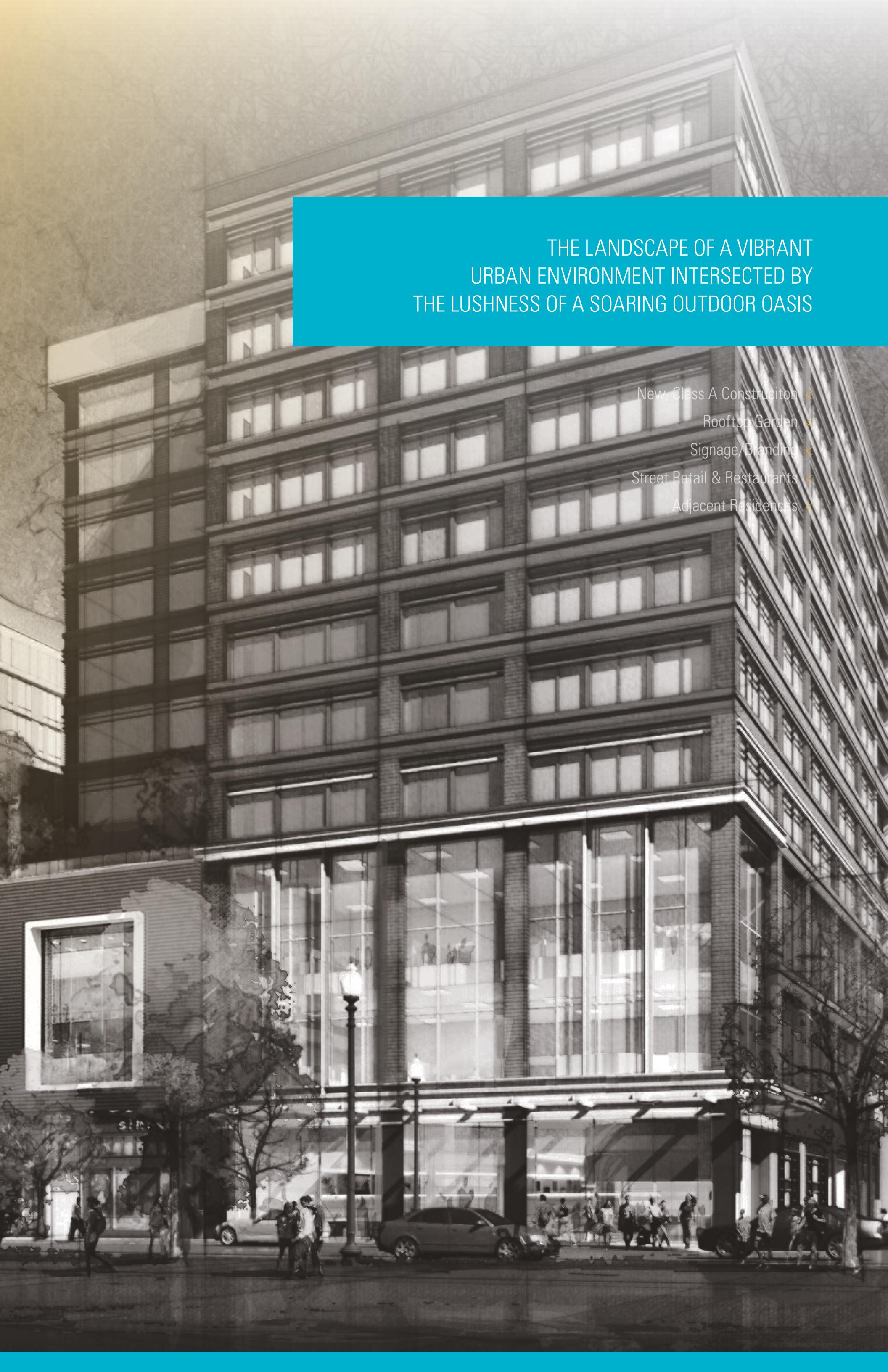
LONGWOOD MEDICAL AREA (LMA)

An aerial photograph of Boston, Massachusetts, capturing the city's dense urban landscape. The Charles River flows through the center, with several bridges crossing it. Fenway Park, the home of the Boston Red Sox, is prominently featured in the middle ground, its green field contrasting with the surrounding buildings. The city extends towards the horizon under a clear blue sky.

THE FENWAY

A RUSH AND AN ESCAPE

DENNIS ALLING



THE LANDSCAPE OF A VIBRANT
URBAN ENVIRONMENT INTERSECTED BY
THE LUSHNESS OF A SOARING OUTDOOR OASIS

- New, Class A Construction <
- Rooftop Garden <
- Signage/Branding <
- Street Retail & Restaurants <
- Adjacent Residences <

Engineered for today's high-stakes, high-octane workforce, 1325 Boylston at The Van Ness offers 232,000 SF of new office space designed to facilitate collaboration, learning and innovation. Our state-of-the-art building systems, flexible floor plans, LEED certification, dramatic views, green spaces and an expansive rooftop terrace make this the space to challenge convention.

OPEN TO THE POSSIBILITIES

Efficient, light-filled, flexible floor plans facilitate teamwork and collaboration and support today's innovative workplace strategies.

DISTINGUISHED BY DESIGN

Comfort and performance courtesy of Boston's prestigious Elkus Manfredi Architects. Iconic design, hyper-modern finishes, a mash-up of old and new, and an embedded love of its surroundings ensure that 1325 Boylston at The Van Ness will take its place among Boston's most distinguished and recognizable landmarks.

VISIBLE SIGN OF SUCCESS

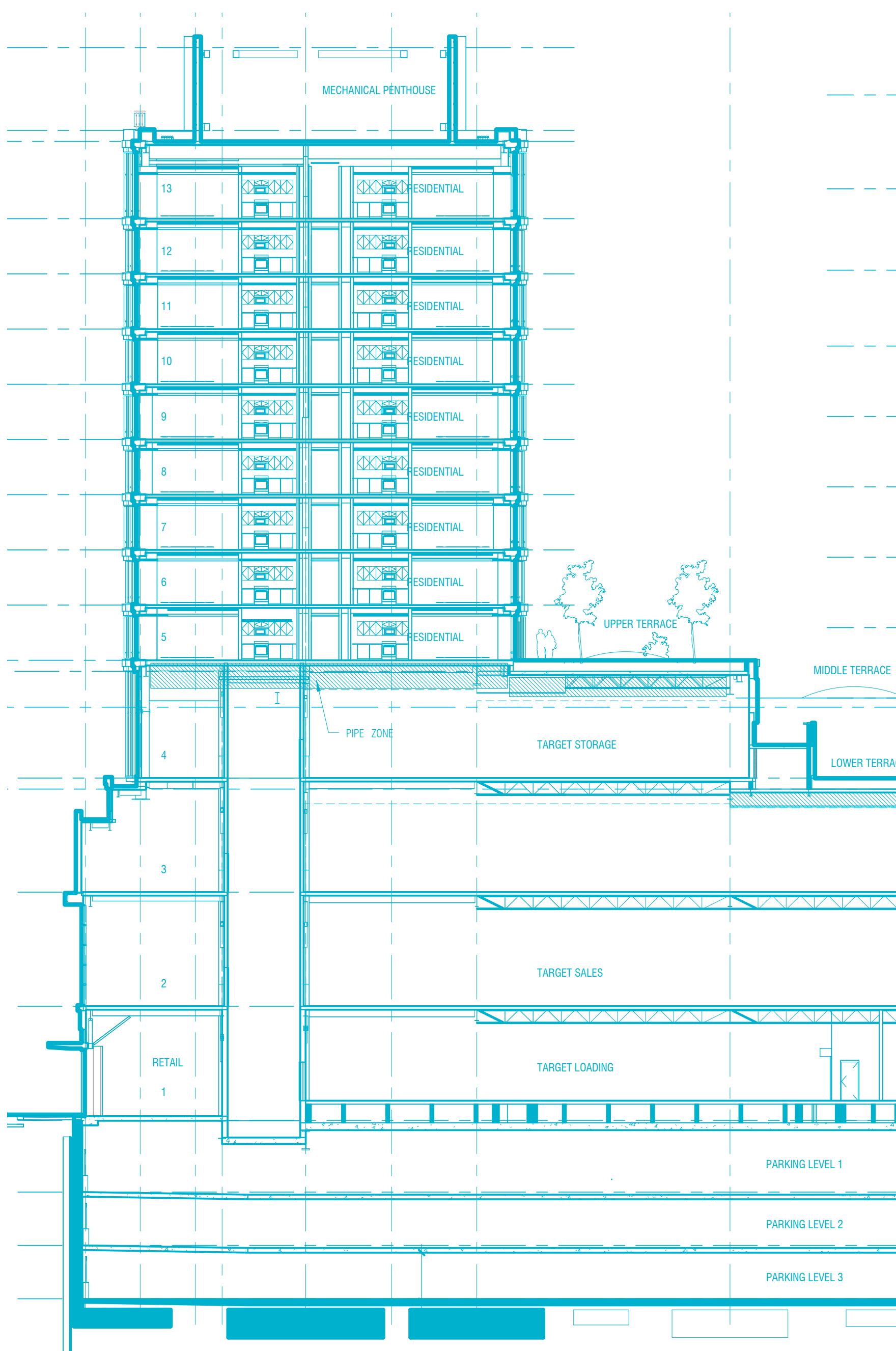
Naming rights to this high-profile, highly visible address will help bold companies capture the attention of millions of Red Sox fans, corporate sponsors, MFA patrons, the Longwood Medical community, and the college students who frequent The Fenway.

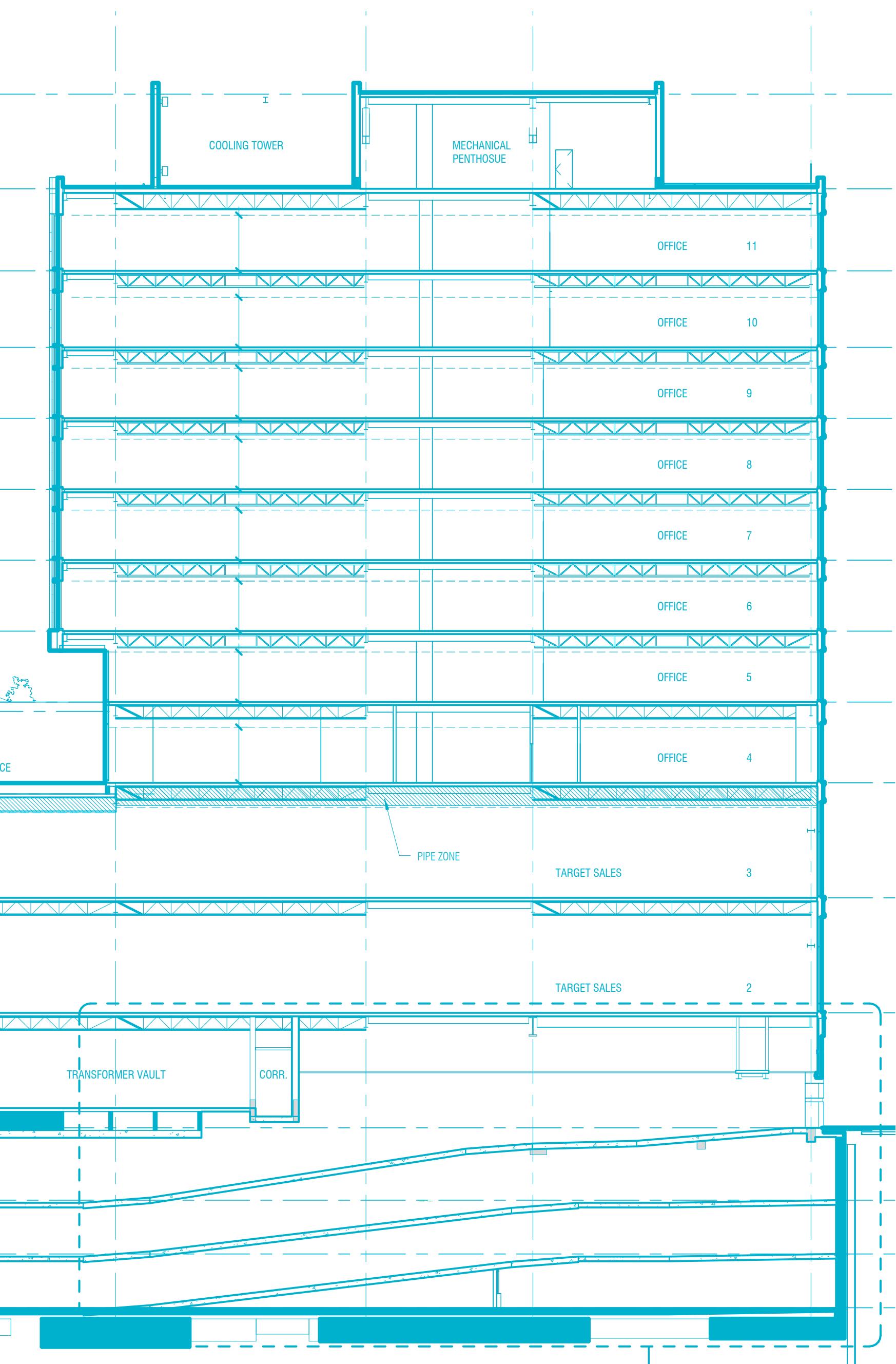
CULTIVATING CONNECTIONS

Because common spaces are as important as those we call our own, an abundant rooftop garden, communal spaces and sweeping terraces provide lots of opportunity to "bump and connect." Fresh air, fresh perspective—and fresh encounters.

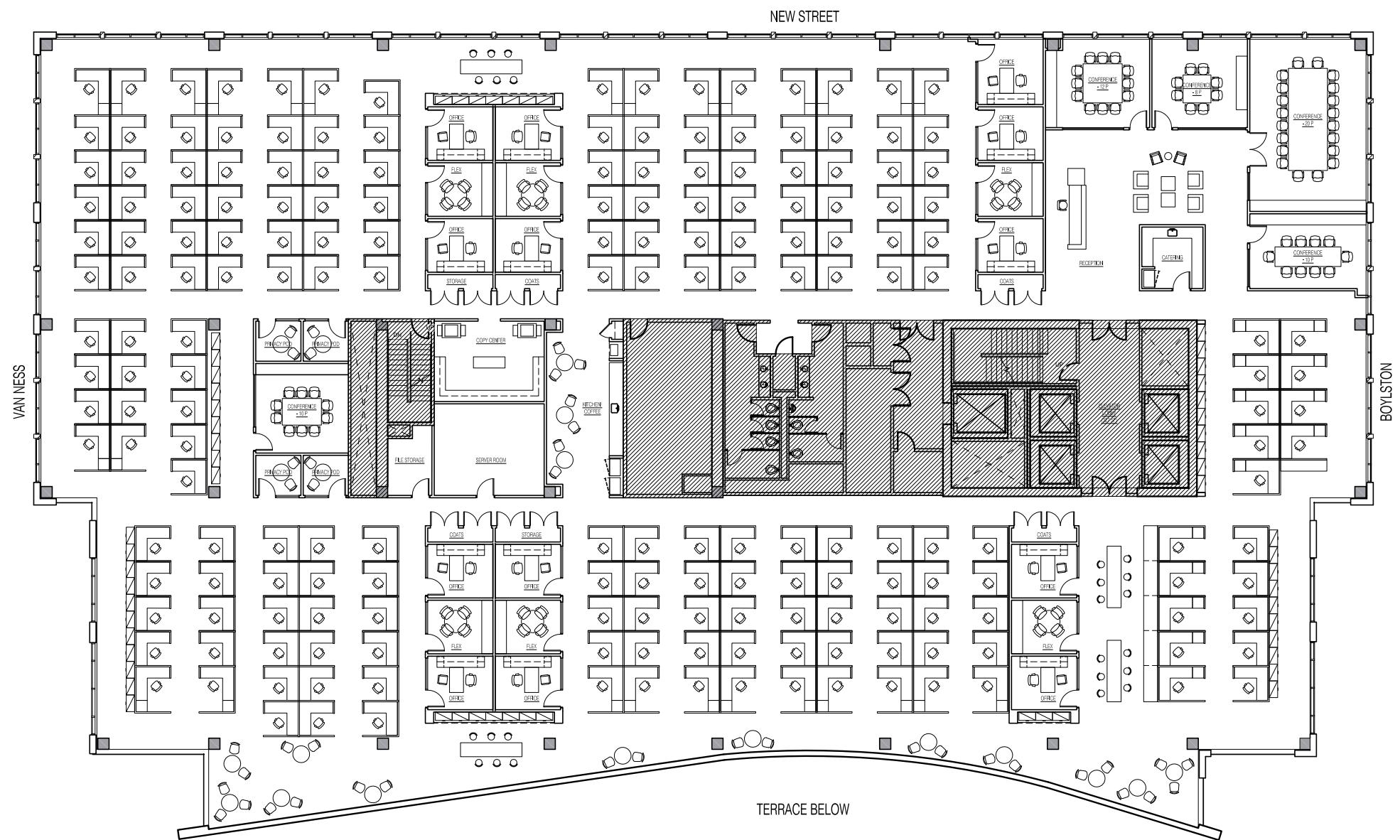


STACKING CHART





TYPICAL FLOOR PLAN



One Receptionist
13 Offices
195 Workstations
209 Total Staff

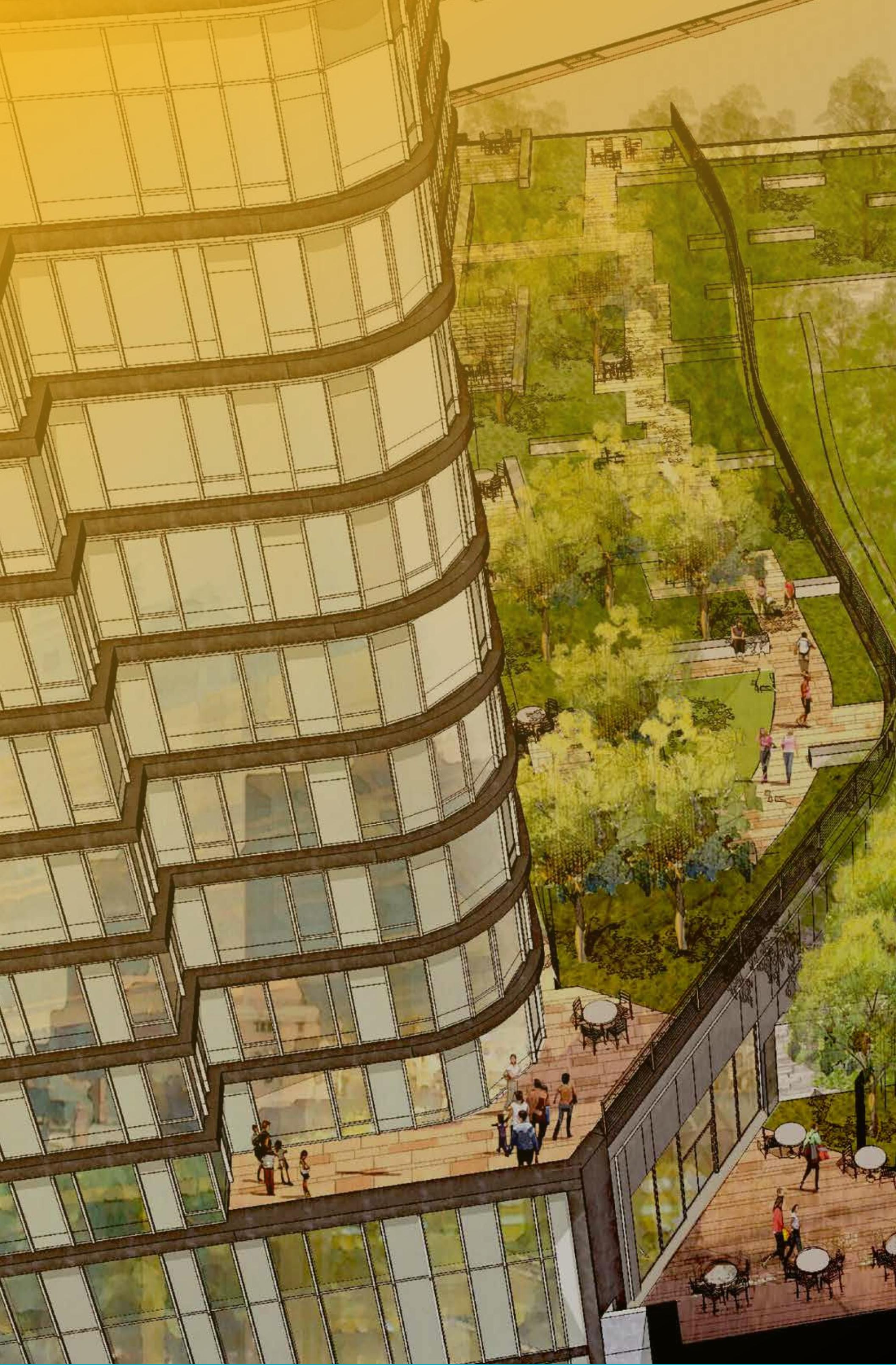
Office to workstation ratio = 6%–94%
27,040 USF
129 SF per person

RENDERING



SITE PLAN









BERRYLINE
CHIPOTLE
CITIBANK
EMACK & BOLIO'S
FEDEX
GIANT BICYCLE
BARrio CANTINA
LAPELS DRY CLEANING
PHILLIPOSTYLE HAIR
STUDIO
P.S. NAILS
STARBUCKS COFFEE
SWEET CHEEKS BBQ
WEST ELM

1325 BOYLSTON
VAN NESS

TARGET

SHAW'S SUPERMARKET

EXXON/TEGERMART

LONGWOOD MEDICAL AREA

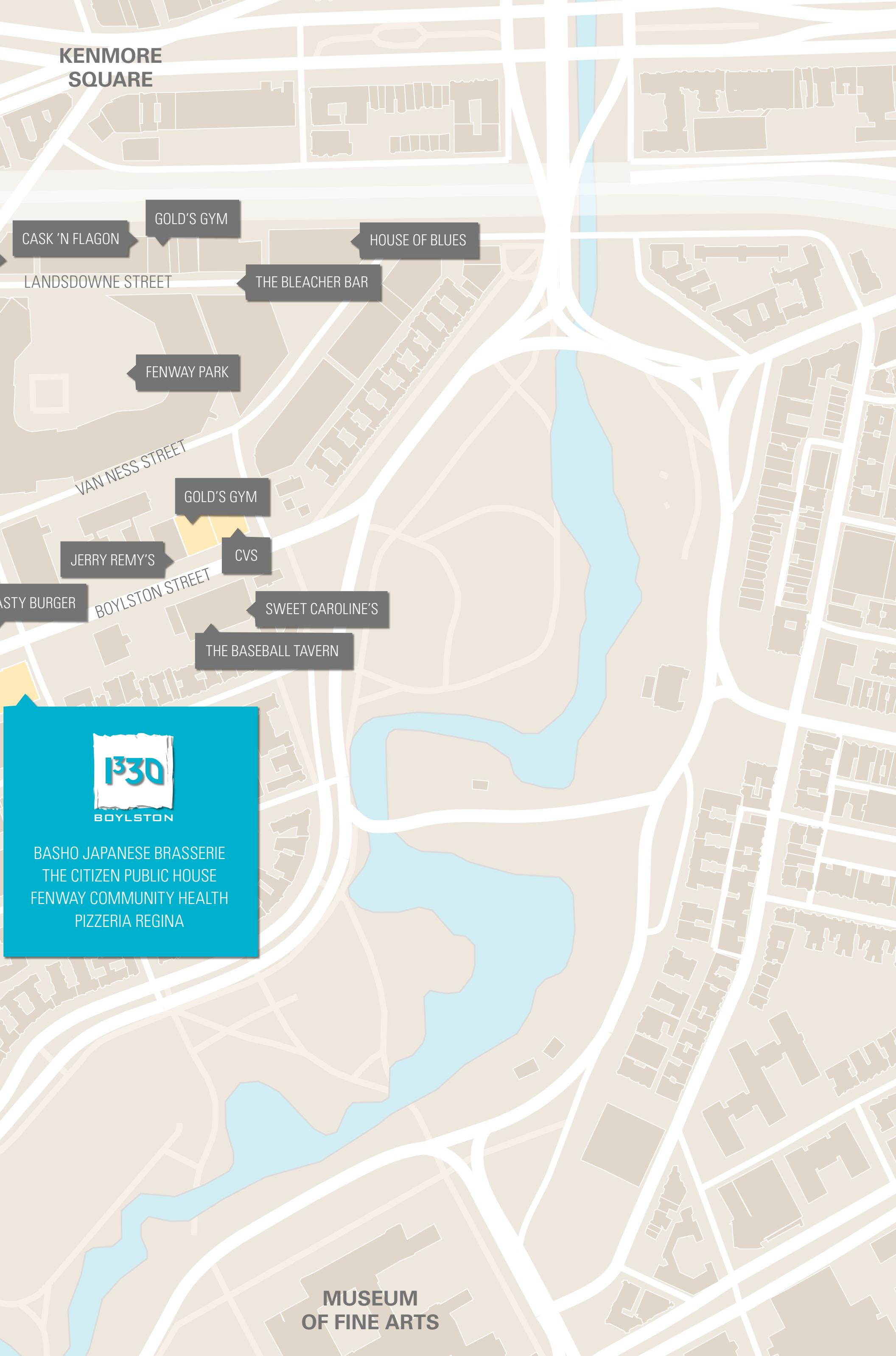
GAME ON

Residential
Office
Retail

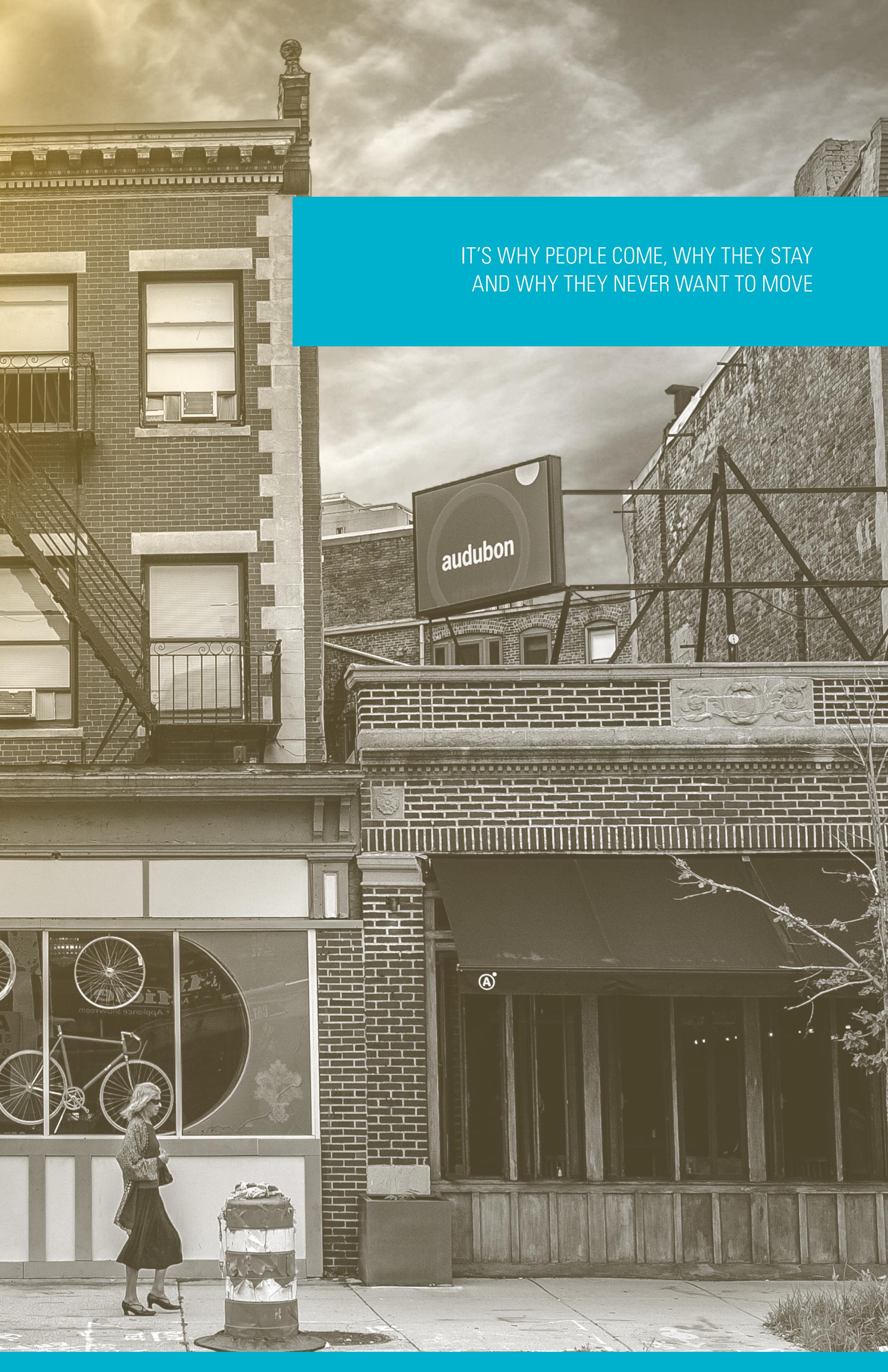
LANDMARK

571 Apartments
Retail
Outdoor Dining

KENMORE SQUARE



NECESSITIES,
AMENITIES,
YOU SPOIL ME



IT'S WHY PEOPLE COME, WHY THEY STAY
AND WHY THEY NEVER WANT TO MOVE

A unique retail mix is the foundation of The Van Ness, with offices and residences rising above a strong and active retail base. Bordered by four vital urban thoroughfares, The Van Ness offers more than 1,000 feet of high-profile, street-level retail footage.

With Boston's first City Target anchoring the retail on Boylston Street, 1325 Boylston Street at The Van Ness is designed to attract and support a

A STRONG ECONOMIC ENGINE

Red Sox Nation, the Longwood Medical Area, and the academic and cultural institutions that call The Fenway home combine to form a strong and steady economic engine for the neighborhood.

AN ACTIVE EXCHANGE

An active exchange of goods, ideas, currency and humor. The Fenway is an urban hub where artists, entrepreneurs, neighbors and community leaders come together to enjoy life, discover new things, and support each other.



thoughtful cluster of fiercely independent retailers along the shorter, more intimate blocks and wide, pedestrian-friendly walkways of Van Ness and Kilmarnock Streets. At The Van Ness, there's a curation of commerce that feeds your soul. Must-haves, one-of-a-kinds, curiosities and things that make you smile. The lines between commerce, culture, art, work and play blur as residents, visitors, customers and owners come together to enjoy the best of city life. It's a place where the creative spirit gathers momentum.

A SCENE WHERE YOU CAN BE HEARD

Happening enough to draw people in droves throughout the day (and year), yet intimate and community-oriented enough that you can make your presence known and your voice heard.

LUXURIOUS NECESSITIES

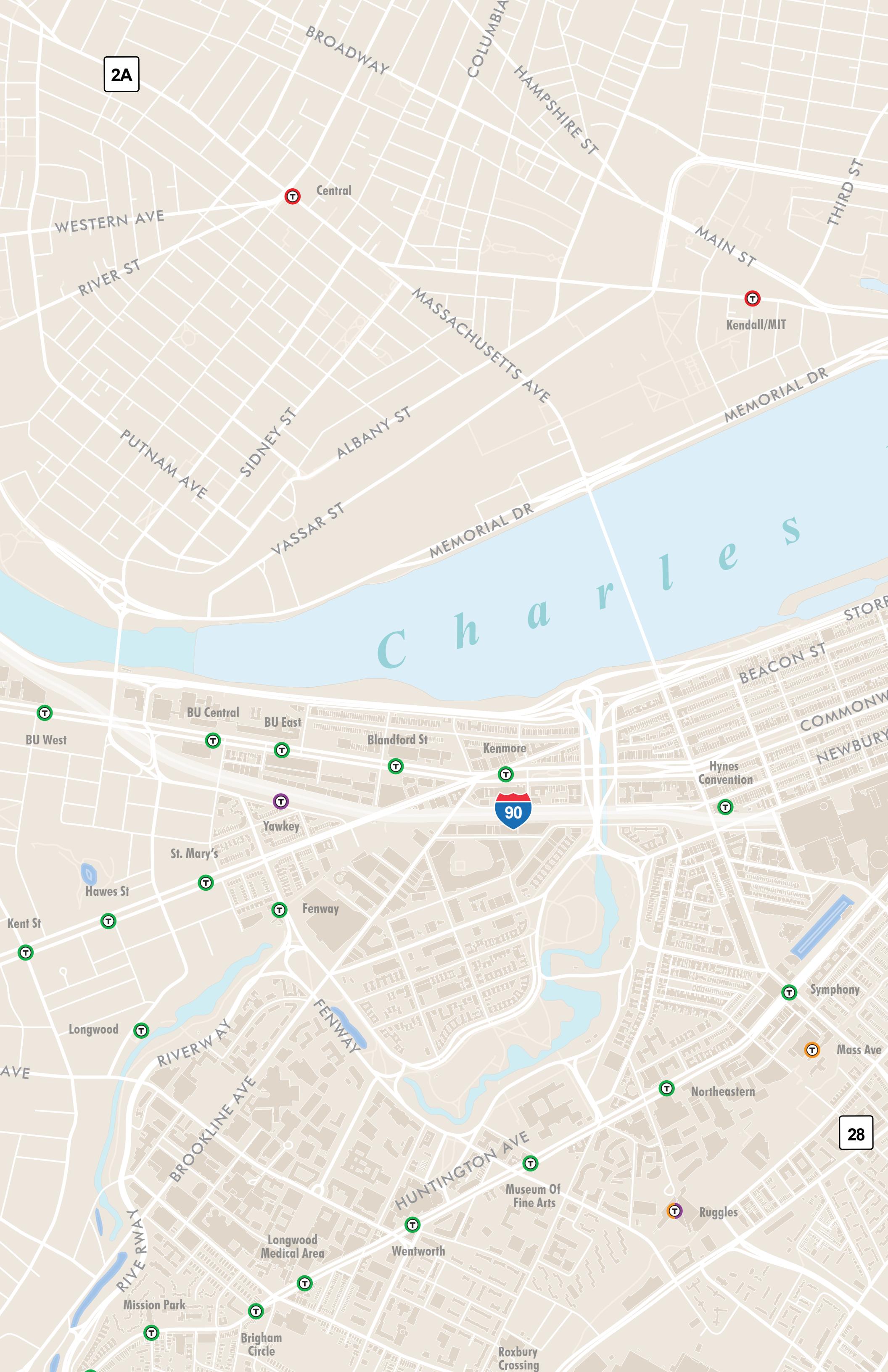
Cappuccino, charcuterie, a cold beer...yes, please...gadgets, galleries...now you're talking... fitness center, community garden, rooftop pool, underground parking...you spoil me.



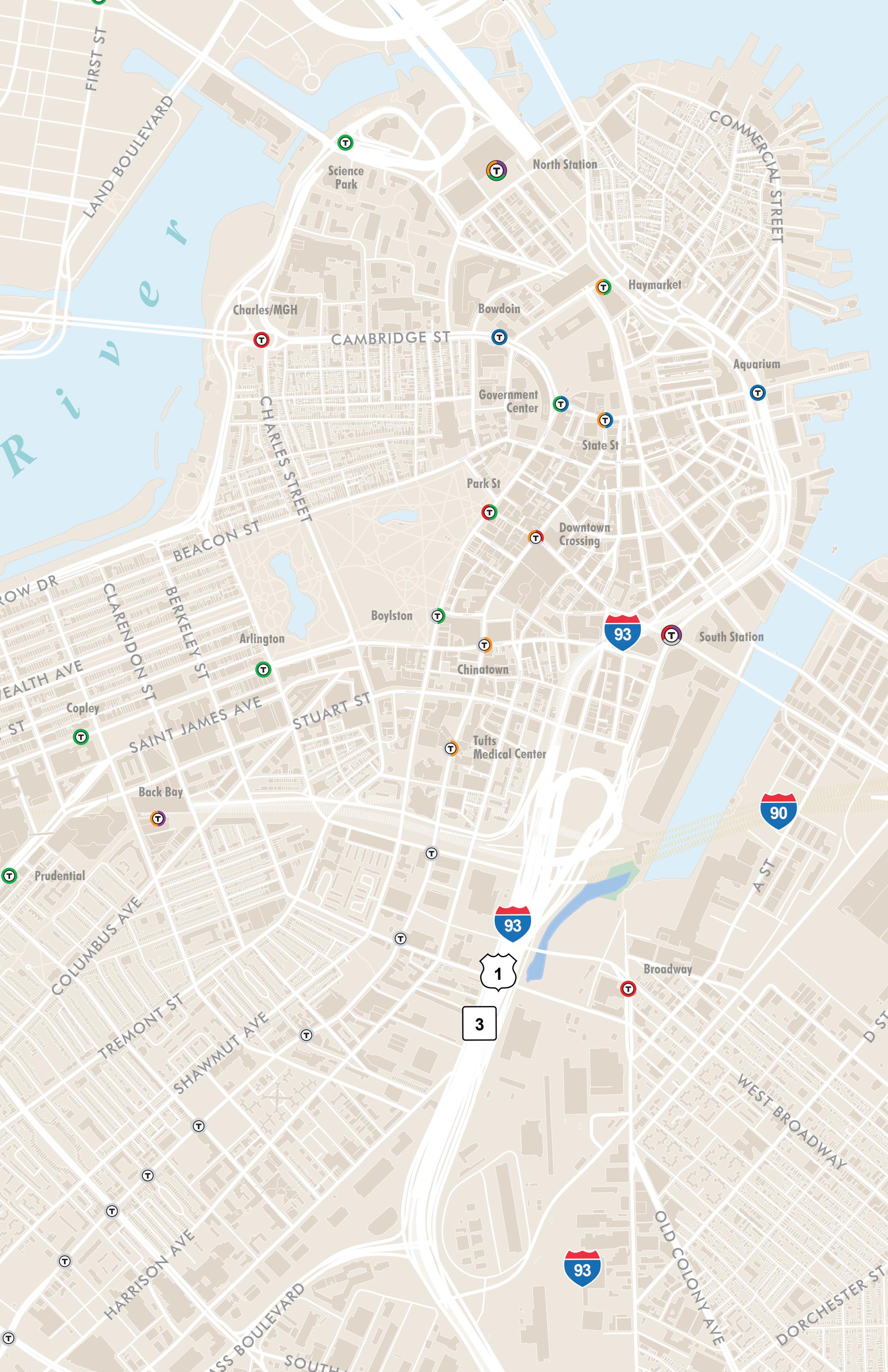


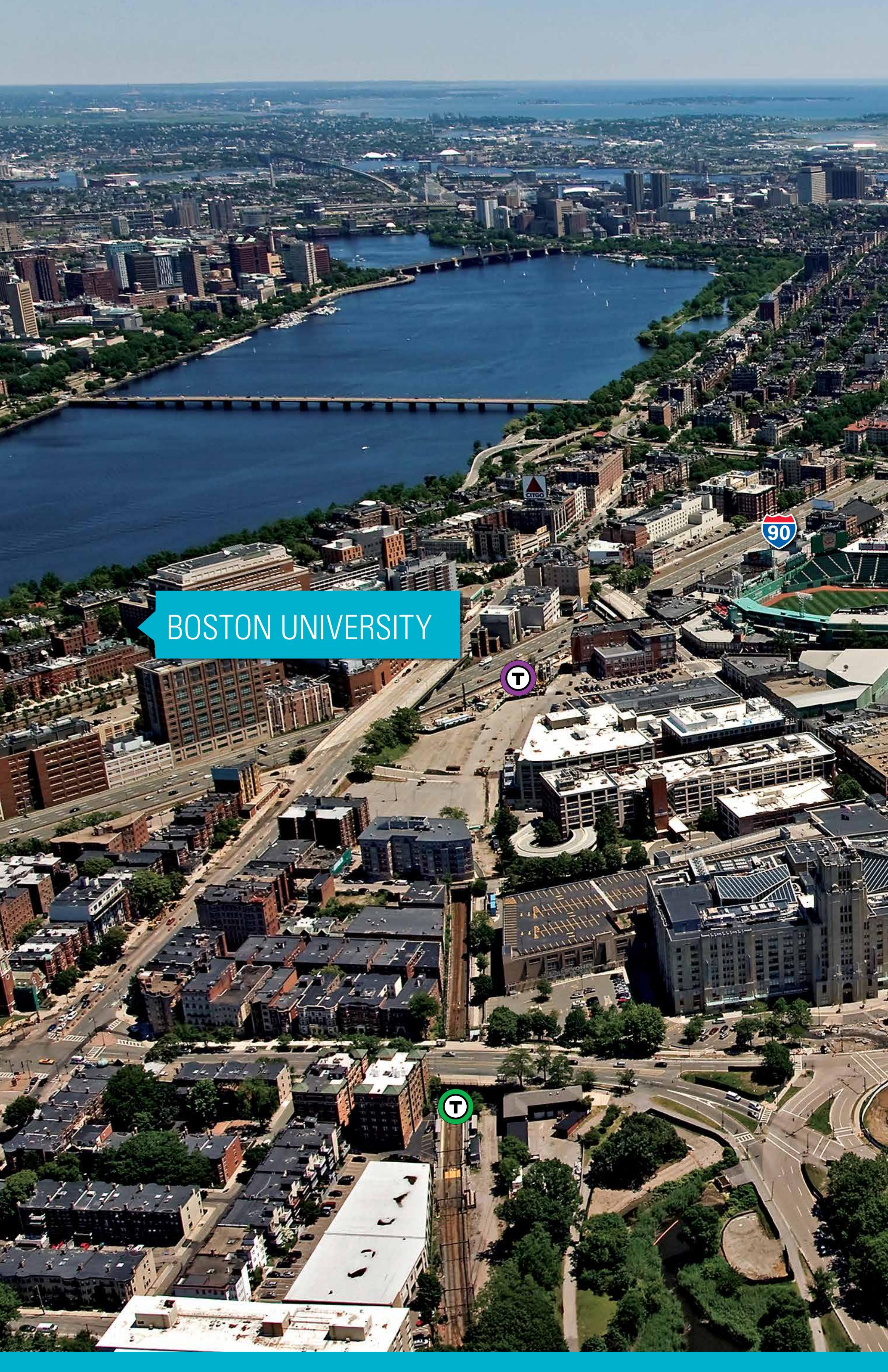


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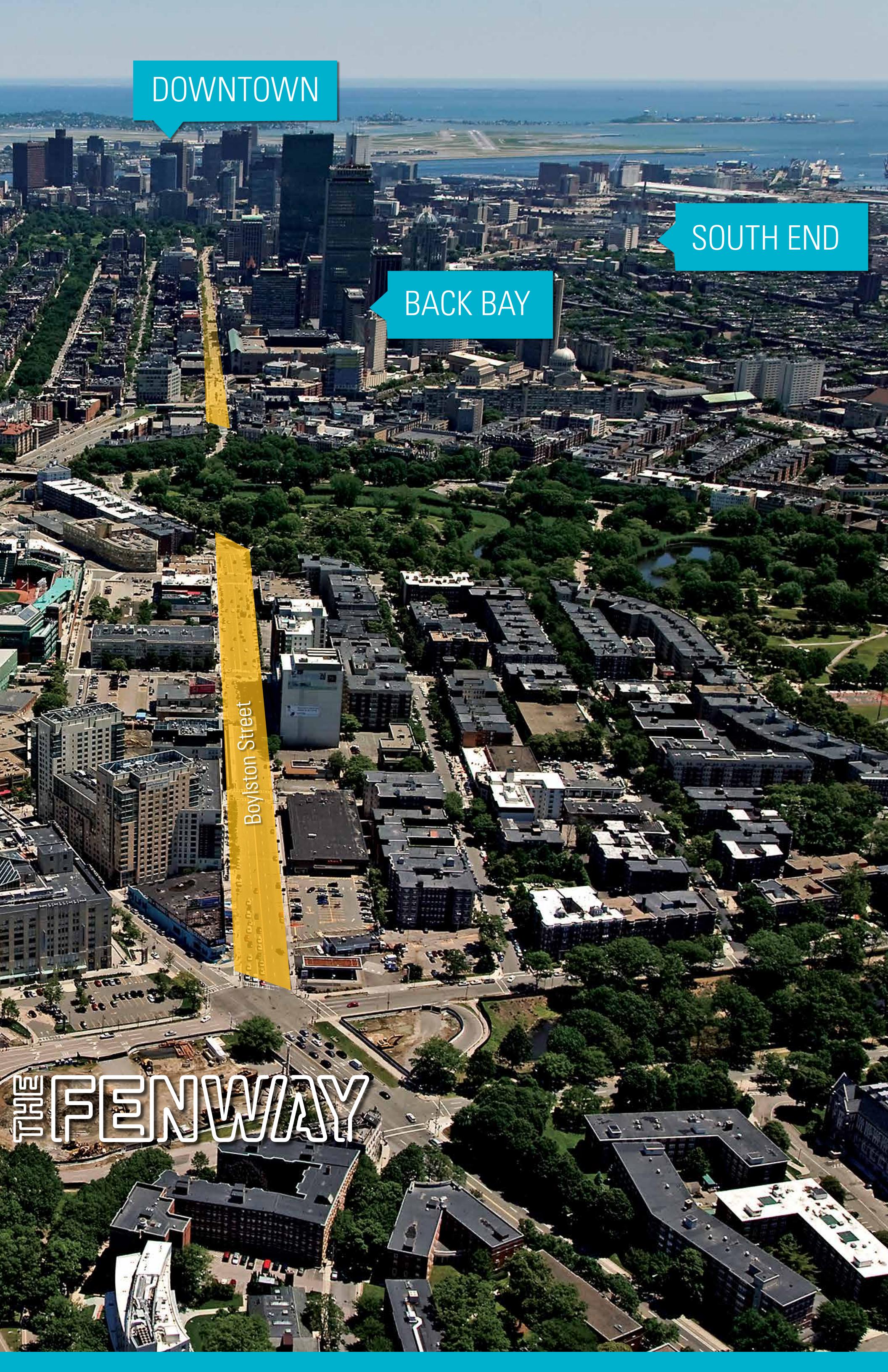
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BOSTON UNIVERSITY





DOWNTOWN

SOUTH END

BACK BAY

Boylston Street

THE FENWAY



LEASING TEAM

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