

CONSTITUTION WHARF



EXCELLENT
ACCESSIBILITY

Walking distance of the MBTA North Station complex. Immediate access to Route 1 and Interstate 93, which swiftly bypasses Downtown Boston traffic; exclusive on-site shuttle service connecting to key transit and amenity hubs throughout the city.


RARE WATERFRONT
OFFERING

- Stunning views of downtown Boston/North End skyline
- Unparalleled waterfront location on Boston Harbor with adjacent Marina and Harborwalk
- Ideal private location for events on green space and Harborview deck

ADDITIONAL TRANSPORTATION

 **ZIPCAR LOCATIONS**
(Including four on-site spots)

 **HUBWAY LOCATIONS**

 **WATER TAXI**
Stop #43 (Marriot Residence Inn @ Tudor Wharf, Charlestown, MA)

Stop #45 (Charlestown Navy Yard @ USS Constitution, Charlestown, MA)

NOTE: This is an on-demand service and runs from 6:30am-10:00pm

 **MBTA BUS ROUTE**
Bus 89/93; Bus 92; Bus 93

 **DEDICATED NORTH STATION SHUTTLE SCHEDULE**

Shift: 6:45am - 9:45am (Leaves North Station every 20 min)

Shift: 3:25pm - 6:45pm (Leaves One and Two Constitution Wharf every 20 min)

Lunch time shuttle also provided leaving from Constitution Wharf, North Station, Fanueil Hall, and Post Office Square from 11:30am - 2:20pm

NOTE: The shuttle service is a free amenity provided to tenants

SWIFT & CONVENIENT ACCESSIBILITY

Constitution Wharf is situated in Charlestown, Boston's northernmost neighborhood, and benefits from an exceptional abundance of routes into the city while avoiding Downtown traffic congestion. The accessibility plus ample on-site parking, provides tenants a Boston address, but allows them to avoid the gridlock and hassle of getting into and out of the city every day.



EXTREMELY WALKABLE LOCATION

- 0.4 mile - 8 min

Bunker Hill Monument / Center of Charlestown
- 0.6 mile - 9.5 min

North Station (Provides service to the Green and Orange line and connections to Park Street and South Station which provides access to all MBTA lines. Also, provides service to the Commuter Rail.)
- 0.8 mile - 16 min

North End
- 1.0 mile - 21 min

West End
- 1.1 mile - 22 min

City Hall
- 1.5 miles - 30 min

East Cambridge

RESTAURANTS

- Legal Oysteria
- Papagayo
- Ironside Grill
- Thaiboo
- Todd English's Figs
- Harbor Walk Cafe
- Amici Restaurant
- Nico Ristorante
- Terramia Ristorante
- Giacomo's North End Restaurant
- Lucca Restaurant
- Strega Ristorante

COFFEE

- Sorelle Bakery Cafe
- Style Cafe
- Causeway Cafe
- Zumes Coffee House
- Osteria Rustico
- Caffe Lil Itlay
- Boston Common Cafe
- Cafe Vittoria
- Equal Exchange Cafe
- Cobblestone Cafe

PARKS

- Paul Revere Park
- USS Constitution
- Charlestown Nazy Park
- USS Cassin Park
- Shipyard Park
- City Square Park
- Winthrop Square
- Monument Square
- North End Park





BOOMING NORTH STATION

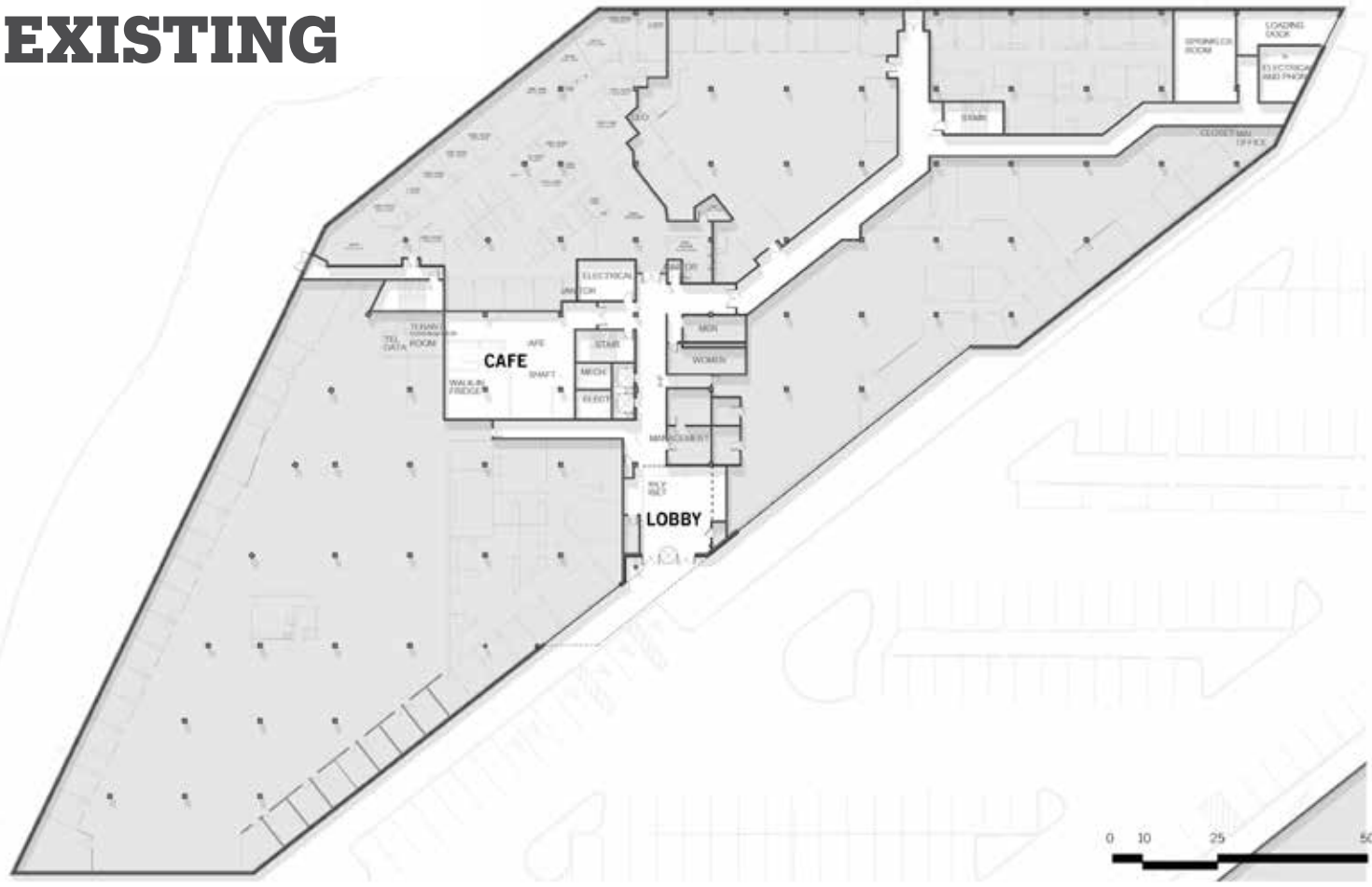
The North Station submarket is currently in the midst of a major real estate overhaul – more investment dollars are going into this revitalized area than any other submarket in the city. With more than \$1.4 billion invested since 2009, there are currently eight major projects taking place in the neighborhood. Once completed, these projects will introduce 2.3 million square feet of new office space, 460,000 square feet of new retail space, 700 new hotel rooms and approximately 3,000 new residential units.

CONNECT HISTORIC BOSTON

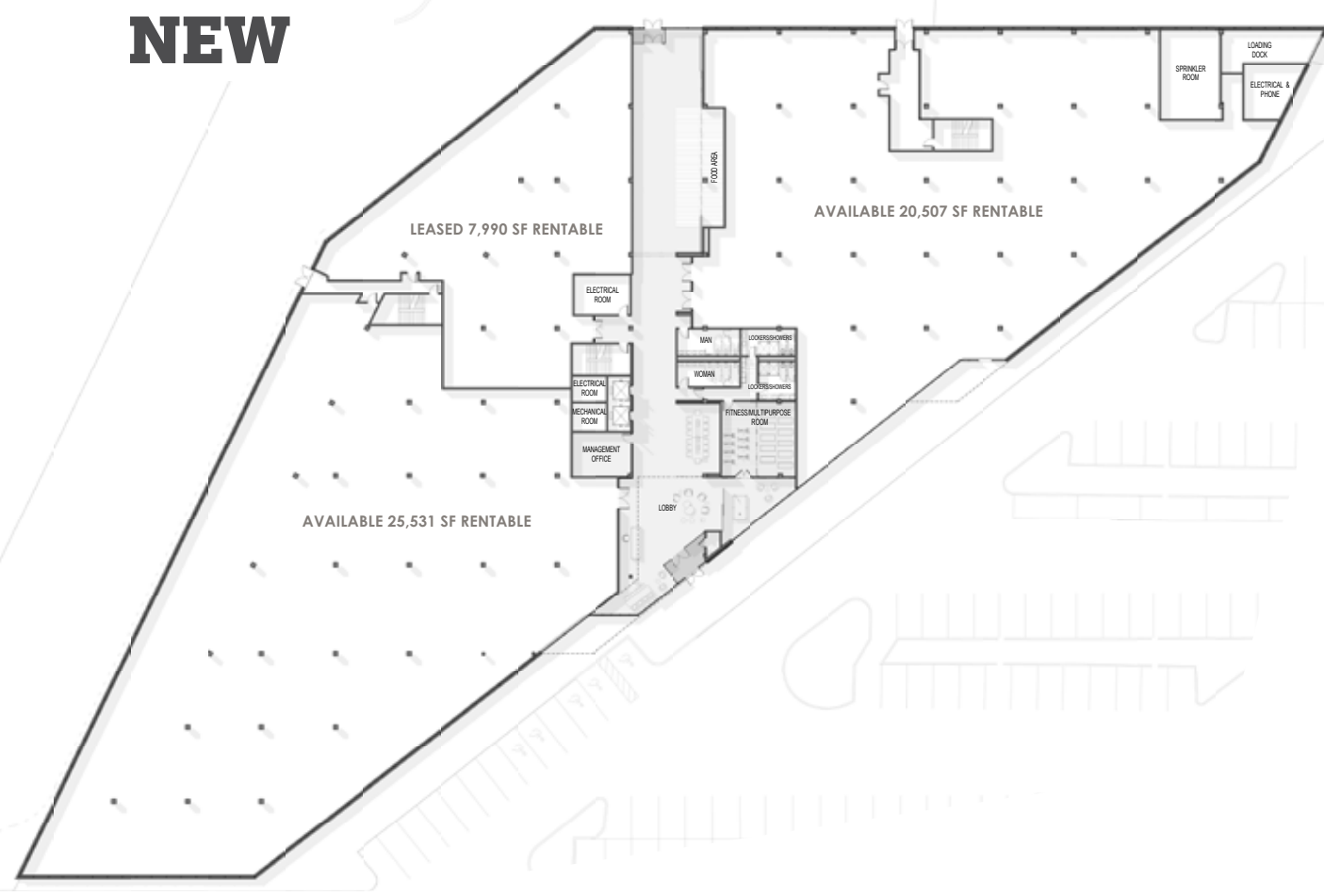
An initiative between the National Park Service and Boston Transportation Department to enhance the accessibility of and connectivity between historic sites in the city, Connect Historic Boston will widen sidewalks, add a bike lane and replace all street lighting, signage and plantings along Constitution Road – improvements will begin in spring 2016.

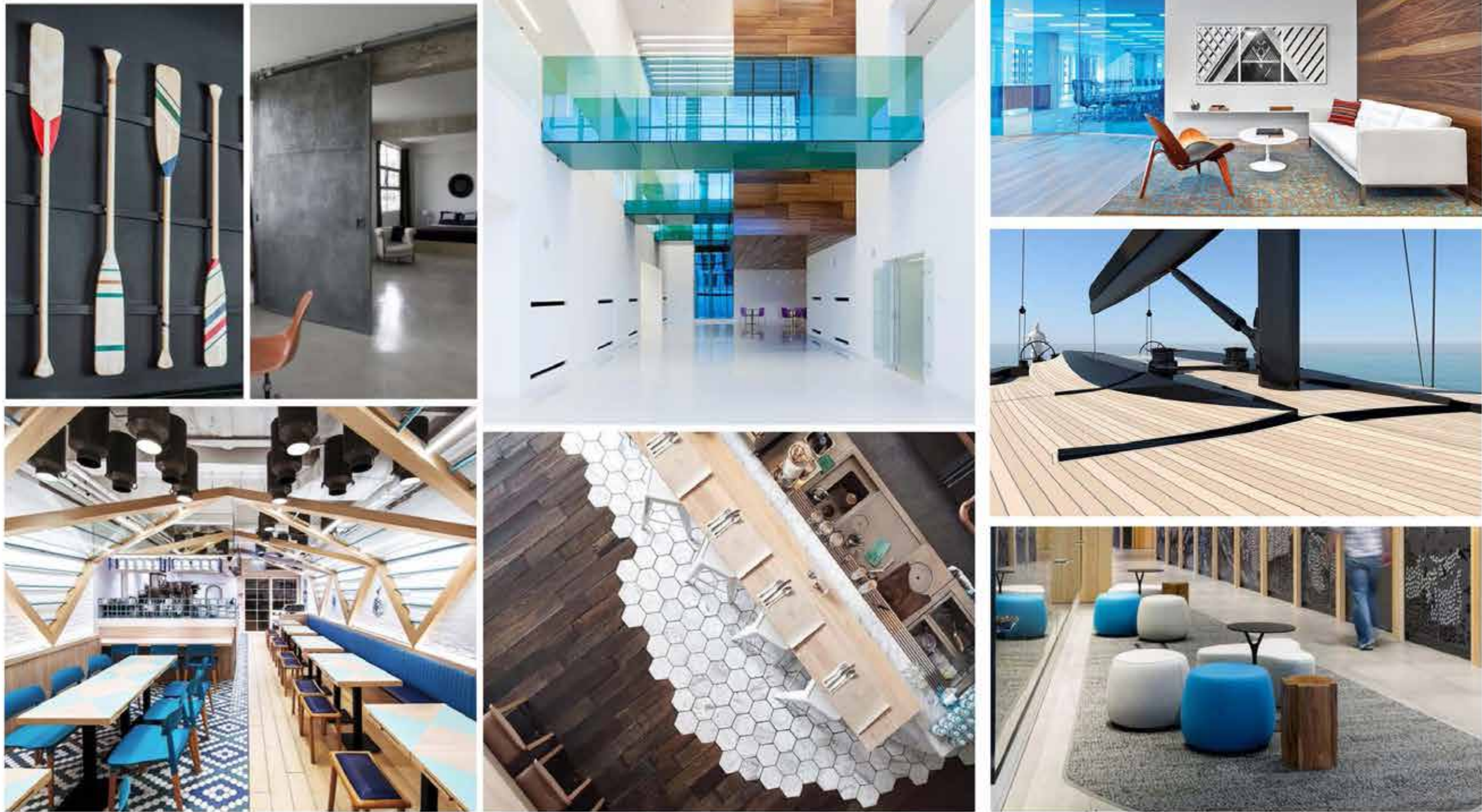


EXISTING



NEW





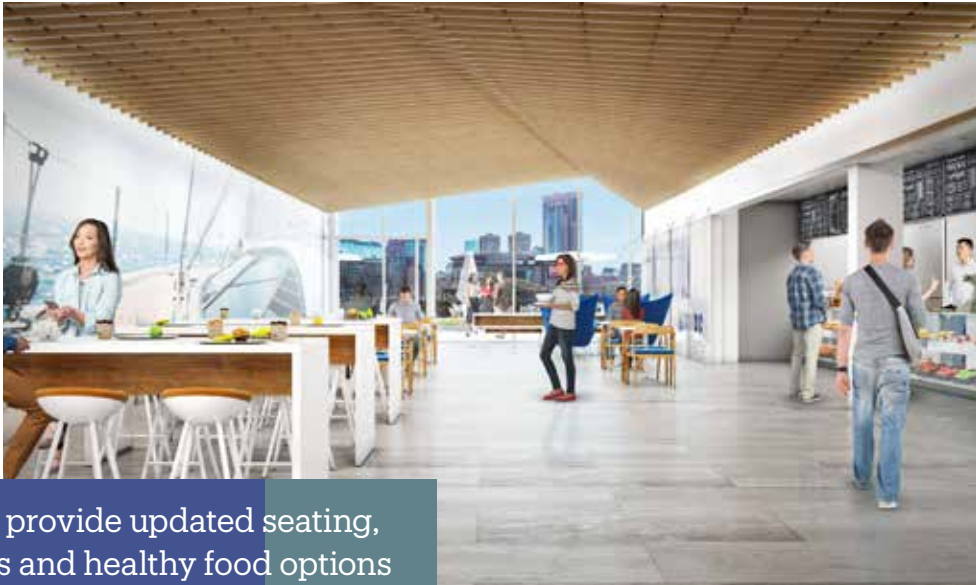
National Development is planning major site and building improvements including new entry experience, landscaping around the property, new fitness center, the addition of a seating/meeting area on the waterfront, and a renovated lobby and café area both with water views.



New entry at 1 Constitution Wharf



Two-story lobby with feature wall, media room and fitness center



Constitution Café will provide updated seating, contemporary finishes and healthy food options right on the harbor











ONE CONSTITUTION WHARF DETAILS

SITE DESCRIPTION

Property Address	One Constitution Wharf, Charlestown, Boston, MA
Land Area	8.41 acres (including Two and Three Constitution Wharf)
Owner	National Development/Charles River Realty Investors
Original Architect	G.E. Ross Associates
2017 Renovations	Perkins+Will

IMPROVEMENTS

Building Profile	A three-story, 134,757 square foot office building located along the waterfront in the historic Charlestown neighborhood of Boston, MA
Year Built	1985
Number of Floors	Three
Building Rentable Area	134,757 square feet
Average Floor Size	44,919 square feet

CONSTRUCTION

Structure	Structural steel wide flange columns supporting steel girders and beams of 50 ksi yield strength and sheet metal decking; column spans are 25’ on center; typical floor slabs are 2.5” concrete topping with welded wire fabric placed on 2” 20-gage composite acting galvanized metal decking
Foundation	Piles, reinforced concrete pile caps and reinforced concrete grade beams
Façade	4” brick masonry exterior with an air space cavity and a 6” deep steel stud framing back-up with exterior-grade gypsum sheathing; brick is in a running bond pattern with rowlock sills canted slightly for drainage.
Roof	Ballasted EPDM systems over closed-cell, rigid insulation; parapets are 3.5’ high masonry with flashed metal coping; roof drains flow to interior rain leaders; sitting areas on roof deck are covered with concrete pavers that rest on an additional layer of membrane. Replaced August 2015
Windows	Continuous strip, tinted, insulated glass set in aluminum frames; headers of windows are stepped back; glass panels are set in rubber gaskets; aluminum frames and masonry openings have elastomeric sealant
Floor Coverings	Carpet
Floor-to-Floor Height / Finished Ceiling Height	13’ 4” / 9’

Parking	430 surface spaces; ratio of 2.4 spaces per 1,000 square feet (combined with Two and Three Constitution Wharf)
Loading	Drive-in loading door at grade level on the west end of the building

BUILDING SYSTEMS

Elevators	Two oil-hydraulic passenger elevators; 2,800 pound and 2,500 pound capacity; speed of 125 FPM
HVAC System	Heat: Provided by two (2) 654,000 btu Lochinvar KBV800 high efficiency condensing boilers that were installed in 2008 Hot Water: Two pumps through a closed loop system which includes a 10,000 gallon hot water storage tank and flows out to approximately 150 water source heat pumps located above the ceiling in each space Fresh Air: Roof-mounted intake fans Cooling: Water source heat pumps via a BAC shell in tube heat exchanger to a 325 ton Evapco two-cell cooling tower located at the southeast side of the building; two 40 hp chilled water pumps serve the heat pump loop; two 15 hp condenser water pumps serve the cooling tower loop
Electric Service	Pad-mounted, utility company-owned transformers provide 277/480 volt service; 4,000 amps; power is distributed through wiring in conduits to step-down transformers and panel boards of circuit breakers for power and lighting located in secondary electric rooms; tenants are separately sub-metered
Energy Management	Delta Controls
Life Safety	AFP-200 Notifier fully addressable digital fire alarm control panel; fully sprinklered; diesel generator for emergency lights, alarm system, exit signs and one elevator
Security	Win DSC Proximity Card Access System
Utilities	Electricity: Nstar (Constellation Energy) Gas: KeySpan Water & Sewer: Massachusetts Water Resource Authority (MWRA) Telecom: Verizon
Available ISPs	Lighttower - Fiber - Network Type 1 - Full Coverage Towerstream - Fixed Wireless - Network Type Rooftop Wireless - Direct to Tenant Verizon - Copper - Network Type Phone or Cable - Full Coverage Verizon Enterprise - Fiber - Network Type 1 - Full Coverage

ABOUT THE OWNER



Based in Newton, the firm is currently ranked as one of the largest development companies in Massachusetts. The firm develops and acquires major projects in the office, research, industrial, medical office, retail, senior housing, multi-family and mixed-use sectors. Since its formation in 1983, National Development has developed over 28 million square feet in over 45 communities throughout the region.

National Development provides development, construction, asset management and investment acquisition services across a broad range of property types. The firm currently manages 9 million square feet of commercial/retail space and 2,000 apartment units.

National Development has a reputation in the market for developing, building and managing innovative, cost effective and high-quality projects. The company is also dedicated to sustainability and works in all stages of development and property management to keep its buildings as energy efficient as possible. As an entrepreneurial company, National Development’s focus has been on both creative property acquisition and the redevelopment of existing assets in strategic locations. In developing or redeveloping these properties, National Development never loses sight of its commitment to both the client and local communities. National Development was recently honored for industry leadership by receiving the NAIOP Massachusetts’ Distinguished Real Estate Award for the second time.



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