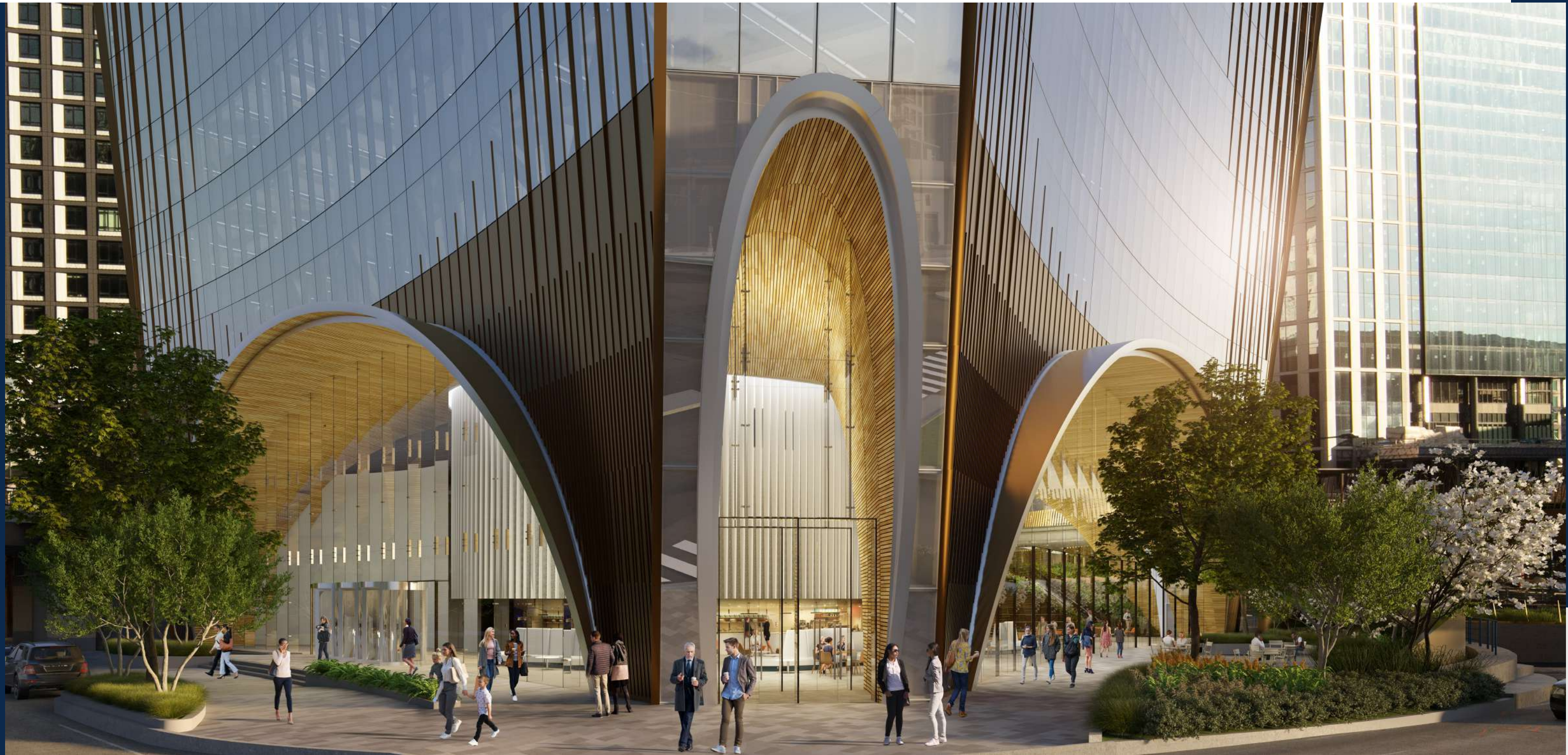




www.10worldtrade.com



DELIVERING Q4 2024



WORLD CLASS FROM THE GROUND UP

10 World Trade will empower, connect, and inspire those who are shaping the future by leading the way in health, wellness, and environmentally sustainable, human-centered design.

555,250 SF
CLASS A NEW CONSTRUCTION
GROUND LEVEL FOOD HALL & EVENT SPACE
SKY-LEVEL HEALTH CLUB



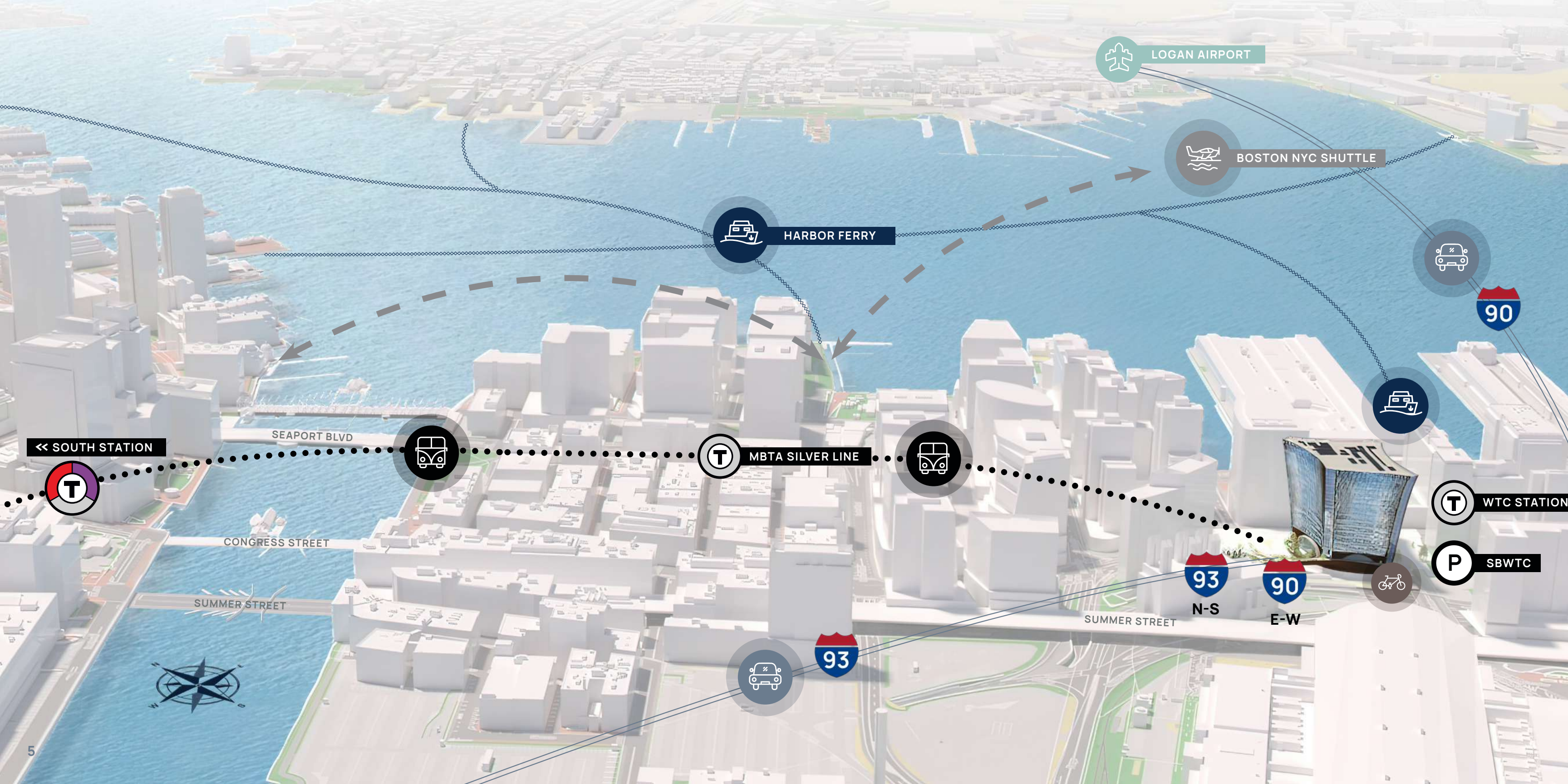
UNDER CONSTRUCTION SINCE MARCH 2022

SPONSORSHIP



DESIGN & CONSTRUCTION

SASAKI, THORNTON TOMASETTI, ARUP, SUFFOLK, HJ RUSSELL



WALK SCORE: 83
TRANSIT SCORE: 83
BIKE SCORE: 80

(Statistics taken from Walkscore.com as of October 2022)



BY CAR

Direct access from Summer Street, I-90 and I-93. Parking for 275 spaces in the adjacent SBWTC parking garage.



PUBLIC TRANSIT

Immediate adjacency to the World Trade Center Silver Line Station, or less than a 10 minute walk to the South Station commuter hub.



SEA PLANE

Only 80 minutes from Boston Harbor to Manhattan's East River (East 23rd Street).



WATER TAXI

One block away from the new water shuttle stop at Commonwealth Pier.



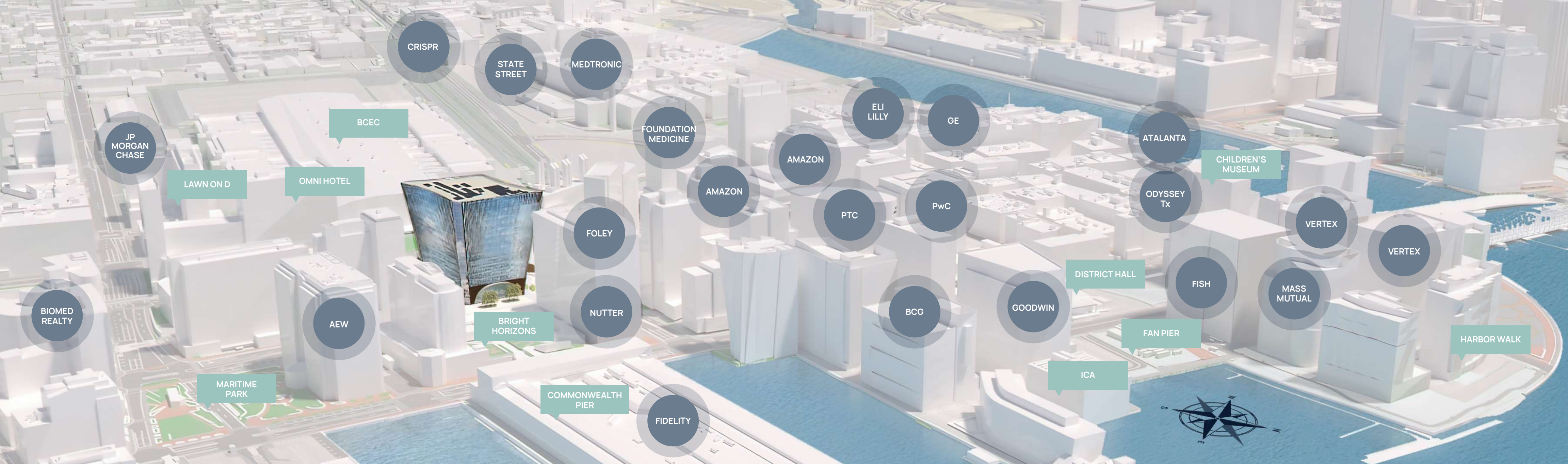
AIRPORT

Just 3 miles from Boston's Logan International Airport.



BICYCLE

Onsite, secure storage for 136 bicycles.



A FULLY-AMENITIZED 24/7 NEIGHBORHOOD, THE SEAPORT IS NOW HOME TO HUNDREDS OF THE WORLD'S MOST INNOVATIVE AND ESTABLISHED COMPANIES.

Additional Life Science tenants not shown:

Aktis • Akuous • Dana-Farber • Ensoma • Entrada Tx
Ginkgo Bioworks • hC Bioscience • Puretech Health • Roivant
Shape Tx • Shell TechWorks • Silicon Labs • Smart Labs

Additional Office tenants not shown:

AutoDesk • Cabot Corp • Chewy.com • Elkus Manfredi • Gilbane
MassChallenge • Motional • MullenLowe • Red Hat • Rue La La
Sabre • Seyfarth Shaw • WeWork • Zipcar

QUALITY OF LIFE QUALITY OF WORK

WITHIN 0.5 MILES

1M+ SF

New Dining, Retail
& Entertainment

3M+ SF

New Residential

16+ ACRES

Outdoor Public Realm
and Parks

3,200+

Hotel Rooms

6

Child Care
Centers



DISTRICT HALL



HARBORWALK / ICA



BOSTON CONVENTION & EXHIBITION CENTER



BRIGHT HORIZONS DAYCARE



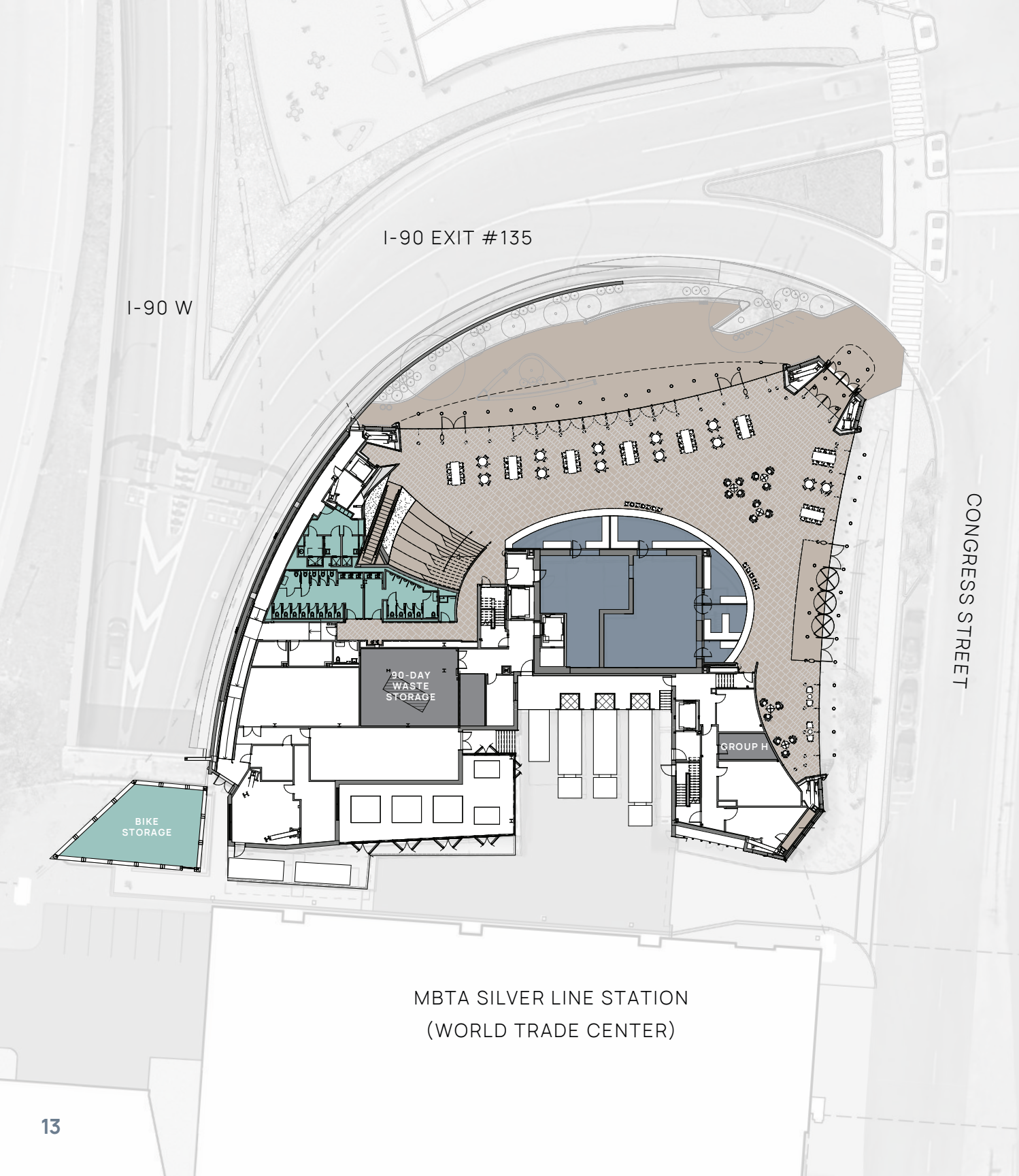
FORT POINT DISTRICT



COMMONWEALTH PIER (under construction)



CONGRESS STREET ENTRANCE

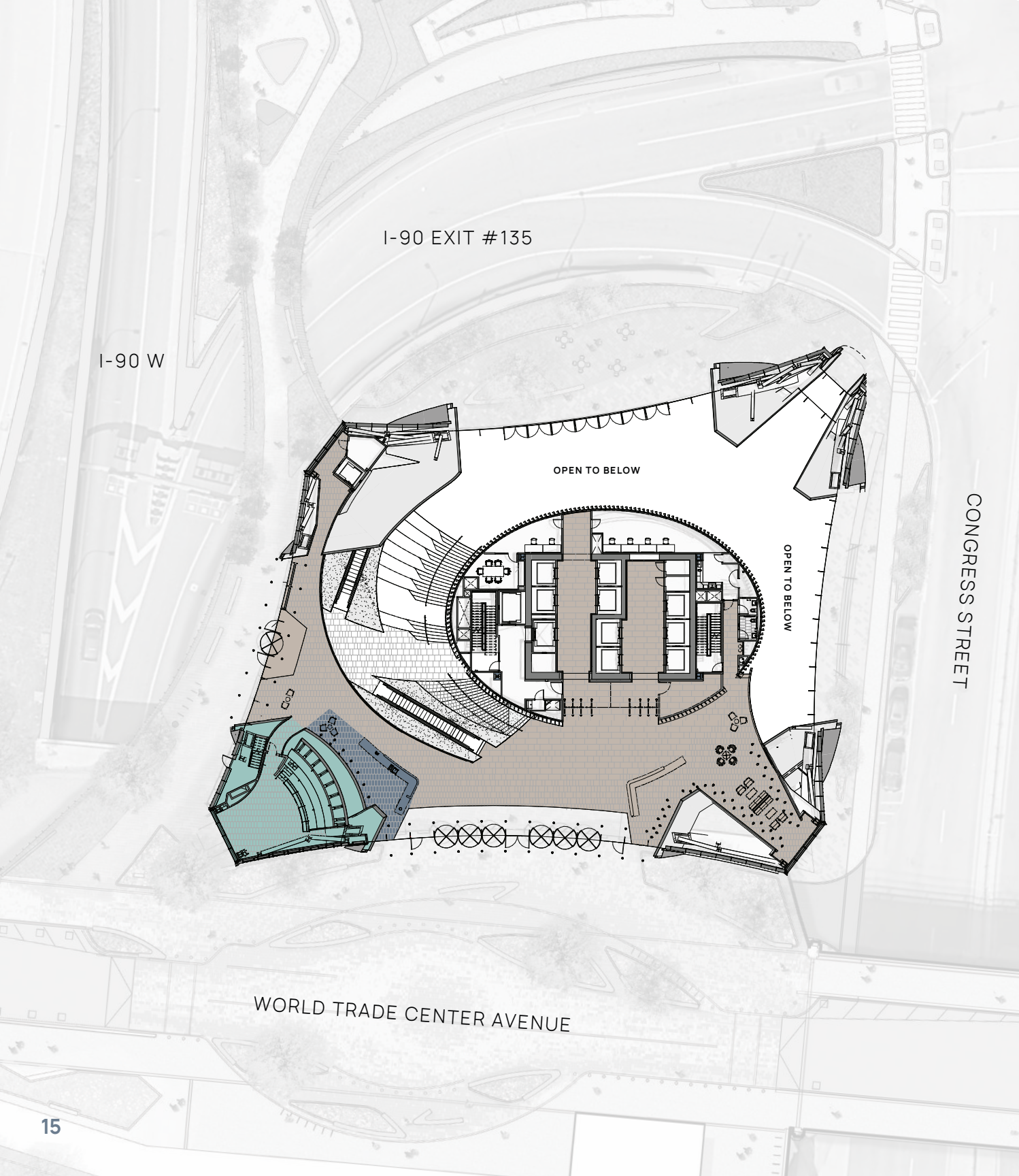


GROUND LEVEL

401 CONGRESS STREET

- BACK OF HOUSE & LOADING DOCK
- LAB SUPPORT
- 25,000+ SF AMENITIZED INDOOR/OUTDOOR SPACE
- SECURE BIKE STORAGE & LOCKER ROOMS
- FOOD HALL



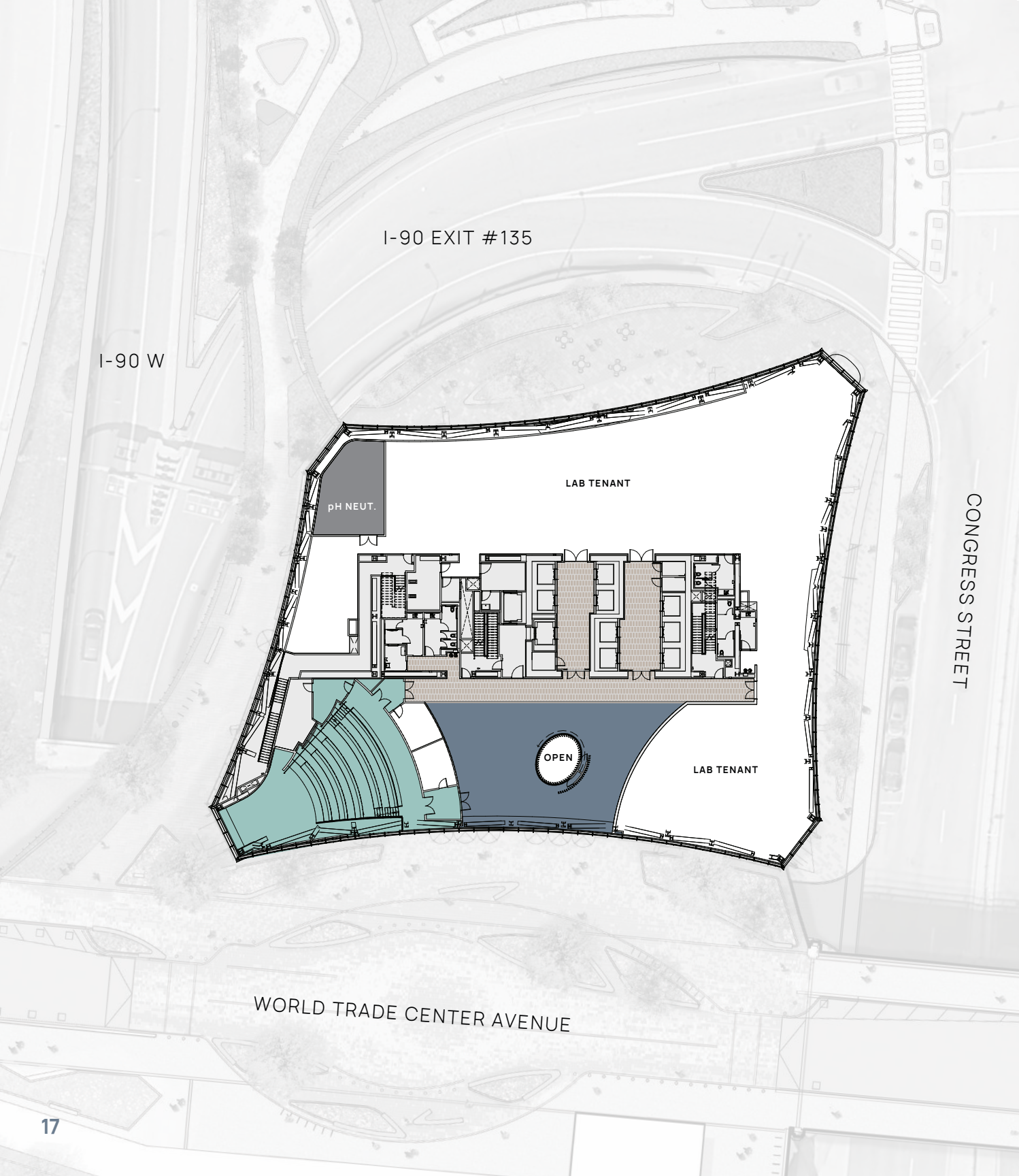


LOBBY LEVEL

10 WORLD TRADE ENTRANCE

- BACK OF HOUSE / (OPEN TO BELOW)
- WORLD TRADE CENTER AVENUE LOBBY/CIRCULATION SPACE
- 150-SEAT AUDITORIUM
- GRAB & GO CAFE



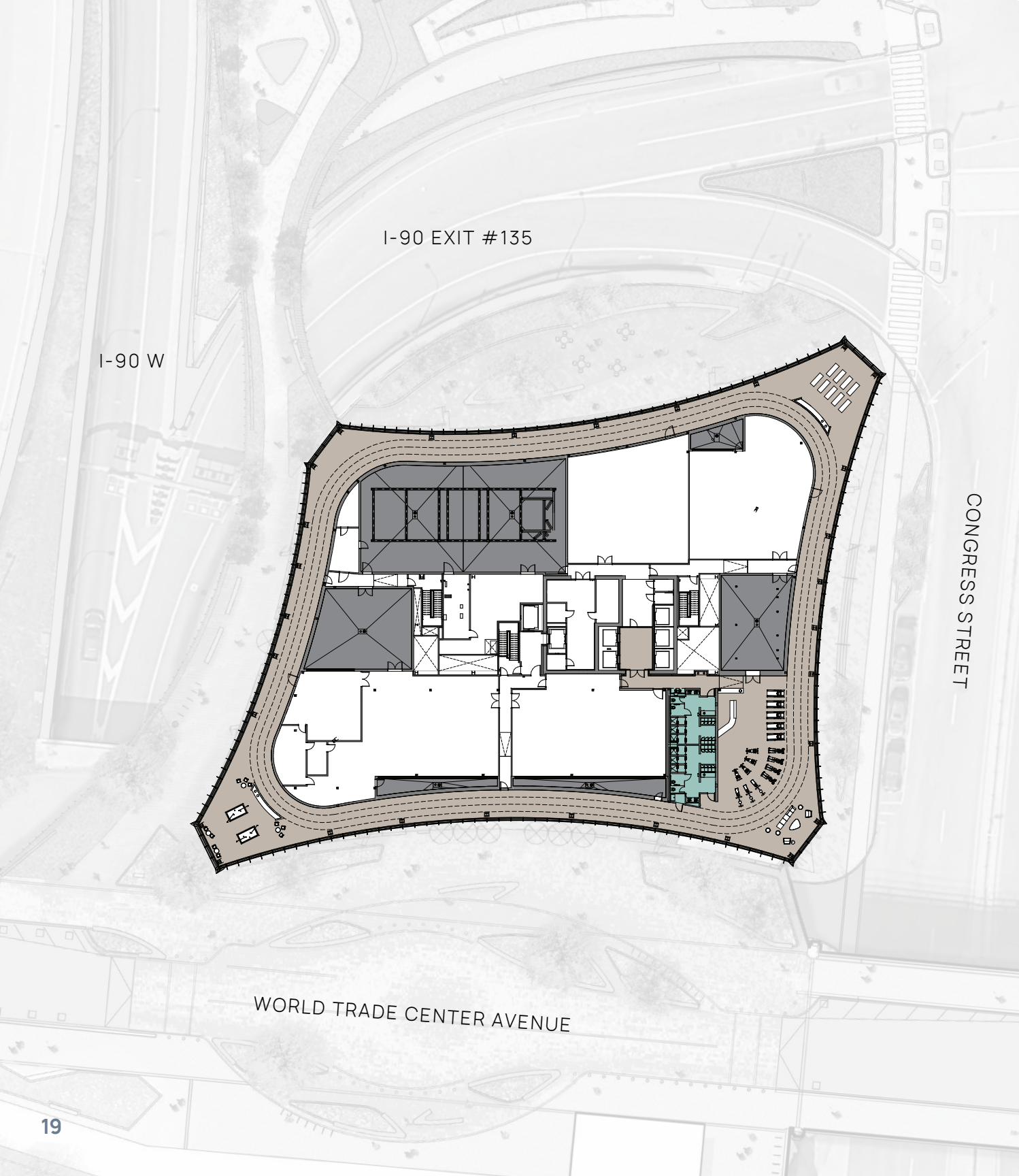


LEVEL 3

EVENT SPACE LEVEL

- BACK OF HOUSE/LAB SPACE
- LAB SUPPORT
- CIRCULATION SPACE
- 150-SEAT AUDITORIUM
- 4,000 SF LOUNGE/EVENT SPACE





LEVEL 17

SKY-LEVEL HEALTH CLUB

-  MECHANICAL PENTHOUSE (ENCLOSED)
-  OPEN TO ABOVE
-  300-METER TRACK & FITNESS SPACE
-  LOCKER ROOMS & SHOWERS



SMART & SUSTAINABLE DESIGN, INSIDE AND OUT

From the eco-friendly redesign of World Trade Center Avenue to smart, energy-saving building features, 10 World Trade is unparalleled in its dedication to sustainability and wellness in a future-proof setting.



LEED
GOLD



WELL
GOLD



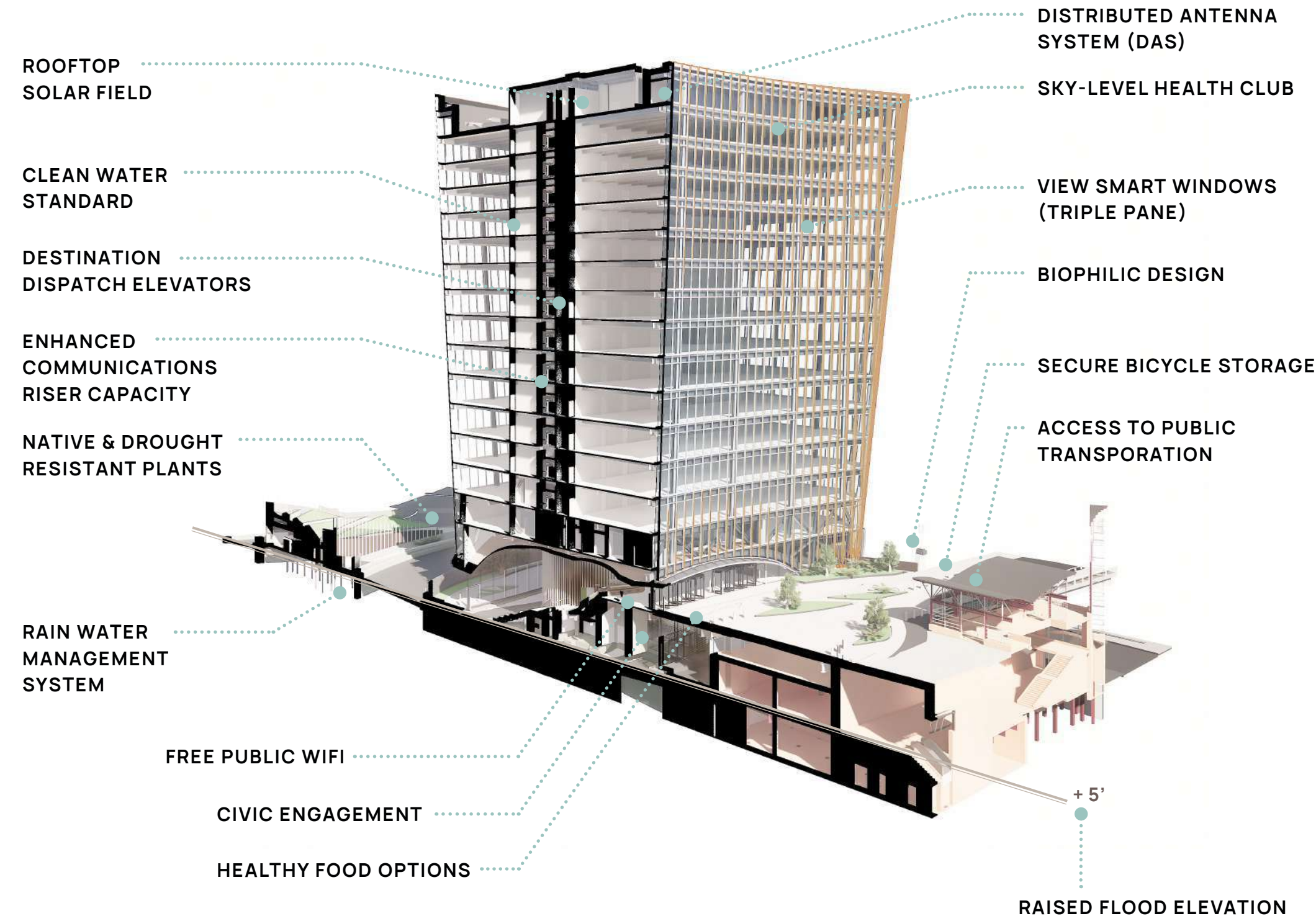
SITES
GOLD



WiredScore
Under Certification
WIREDSCORE
PLATINUM



SMARTSCORE
CERTIFIED



TRADITIONAL WINDOWS

Fight glare through the use of shades, which obstruct views and collect airborne particles without solving for thermal comfort or energy efficiency.

view SMART WINDOWS

Use predictive Artificial Intelligence to tint / untint automatically or by command, eliminating glare and reducing airborne particles while maximizing views and thermal comfort, and energy savings.

TINT LEVEL 1

TINT LEVEL 2

TINT LEVEL 3



SPECIFICATIONS

GENERAL

- Total: 555,250 SF
- Office: 258,000 SF
- Life-Science: 287,000 SF
- Retail/Cultural: 10,250 SF
- 17 Stories/265 ft

LOADING DOCK

- 3 tailgate-height enclosed loading bays with dock levelers
- 1 trash compactor bay

ELEVATORS

- Destination Dispatch
- Five (5) dedicated to Levels 3 - 10
- Five (5) dedicated to Levels 11 - 16
- Two (2) 5,000 lb freight elevators
- One (1) 5,000 lb freight elevator between Basement and Level 1
- One (1) 24/7 public elevator between Levels 1 - 2

FLOOR TO FLOOR HEIGHTS

- 14'-6" Levels 3 - 9
- 12'-6" Levels 10 - 15
- 13'-2" Level 16

SUPERSTRUCTURE

- Structural Steel frame with poured concrete slabs
- 100lbs/SF live load for lab floors and 65lbs/SF (including partitions) for office floors
- Floor Vibration: 4,000 mips (Levels 3 - 10)
- Structural Bay Size: N/A (column-free floor plates)

LAB SUPPORT

- Dedicated Lab Storage space (Basement, Level 1, Level 3)
- Base building Group H room (Level 1)
- Shared laboratory waste pH neutralization system (Level 3)
- Variance obtained from Mass. Building Code Appeals Board allowing for the classification of WTC Avenue as "grade" with respect to Maximum Allowable Quantities (MAQs) of hazardous materials (may be exercised at tenant's option)

POWER

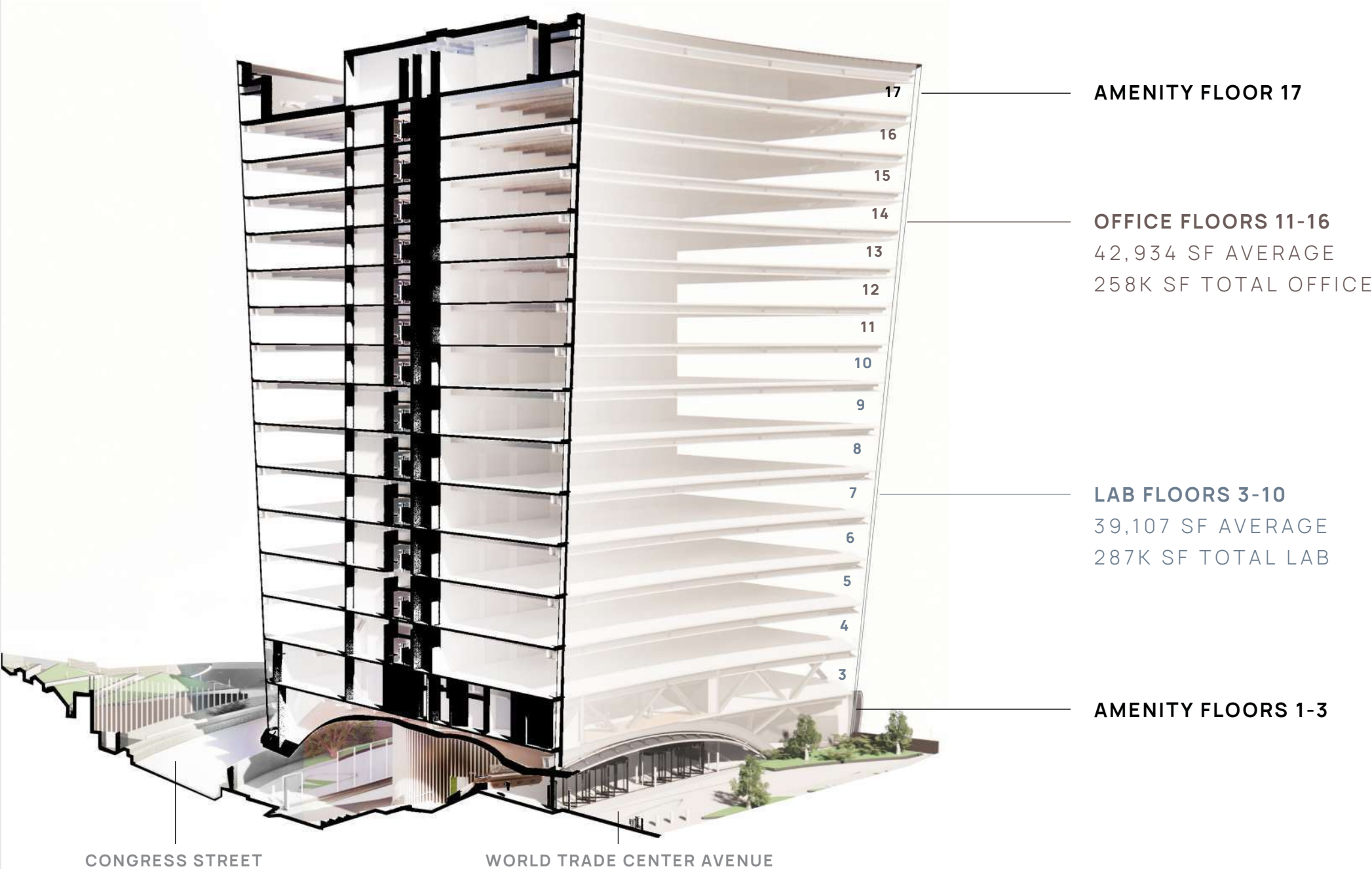
- 24 Watts/SF for lab floors
- 10 Watts/SF for office floors
- (2) 750 KW emergency generators for base building
- Space provided for tenant generators (ground level and mechanical penthouse)

HVAC

- Chilled beam system with subduct exhaust
- 1.75 cfm/SF for lab floors (10 ACH)
- 0.25 cfm/SF for office floors (1.7 ACH)
- MERV-15 final filters
- Dedicated lab exhaust shaft space provided in core with roof space allocated for tenant's specialty systems requiring dedicated exhaust

ADDITIONAL FEATURES

- 275 parking spaces within adjacent SBWTC (.5 spaces per 1,000 SF)
- 2 acres of new landscaped outdoor space
- Distributed Antenna System (DAS)
- View Smart Windows (triple pane curtainwall)
- 15,000 SF tenant fitness center
- 150-seat auditorium
- Ground Level food hall
- Onsite cultural tenant
- Seasonal programming activations

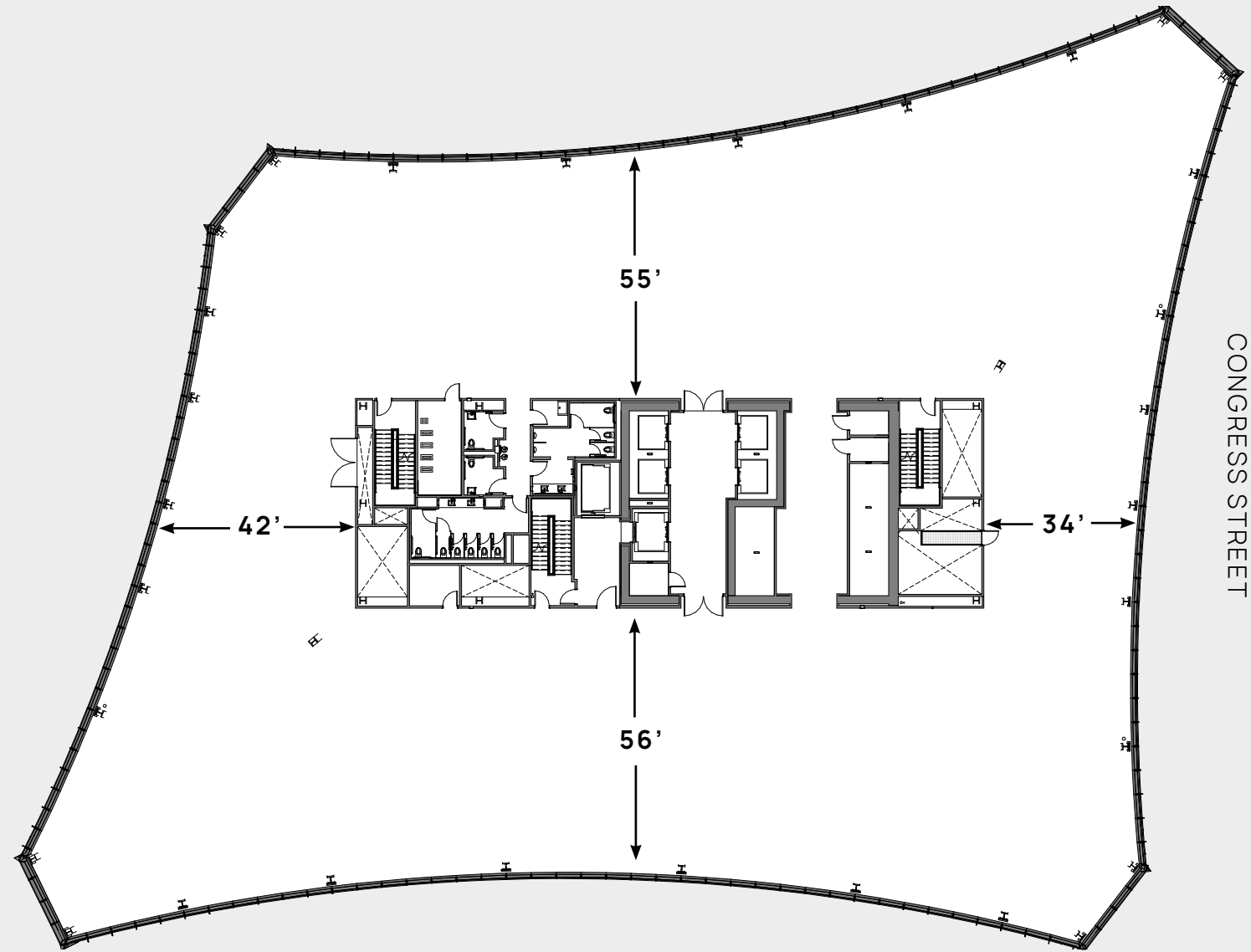


LIFE SCIENCE: CORE & SHELL PLAN

COLUMN-FREE FLOOR PLANS

14'-6" FLOOR TO FLOOR HEIGHTS

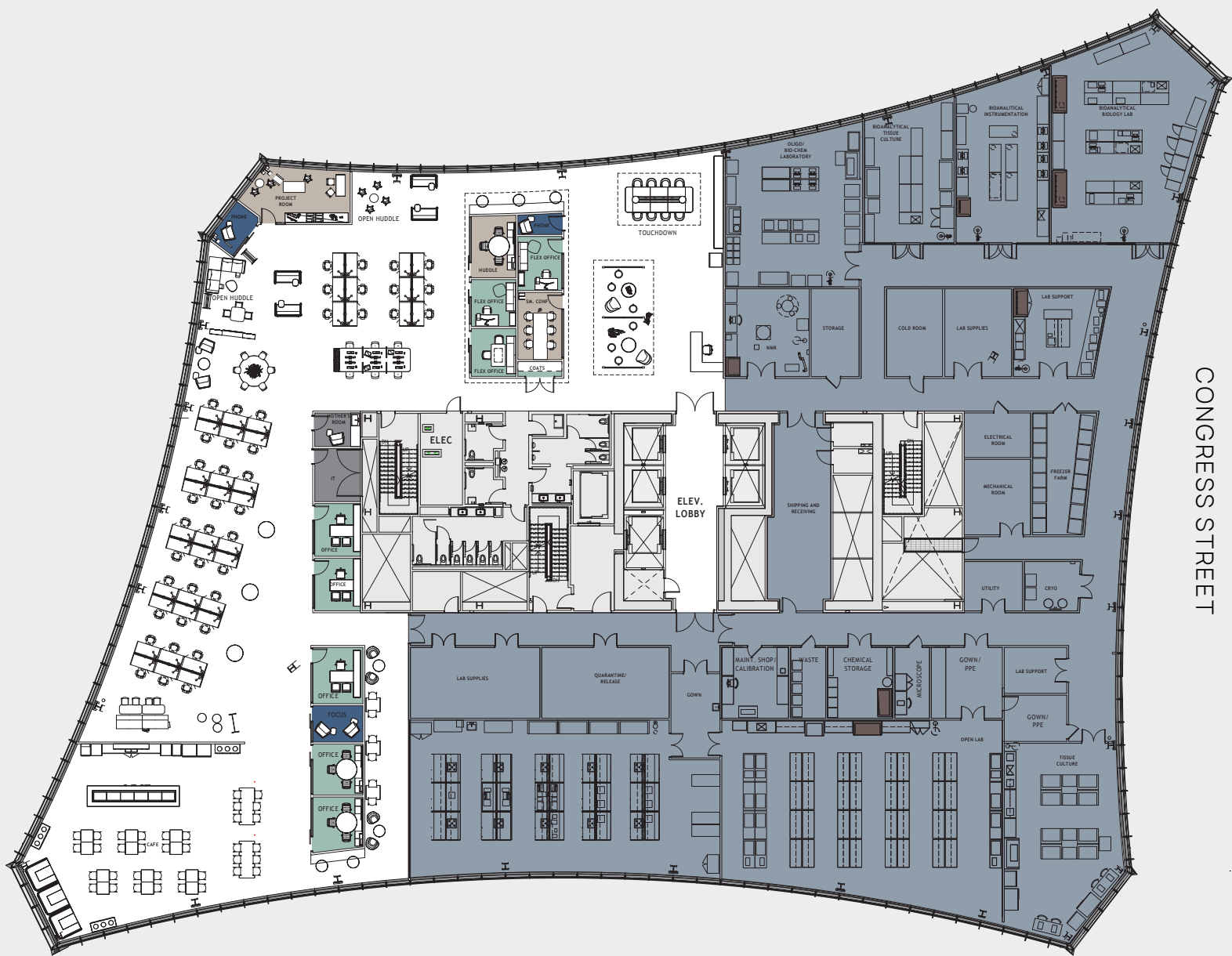
4,000 MIPS



WORLD TRADE CENTER AVENUE

LIFE SCIENCE: TEST FIT

60% LAB 40% OFFICE



WORLD TRADE CENTER AVENUE

- CONFERENCE
- OFFICE
- FOCUS
- SUPPORT
- LAB
- HOODS

42 WORKSTATIONS
8 OFFICES (10' x 12')
16 HOTELING/ALT. WORKPOINT
66 TOTAL WORKPOINTS

136 LAB BENCH SEATS

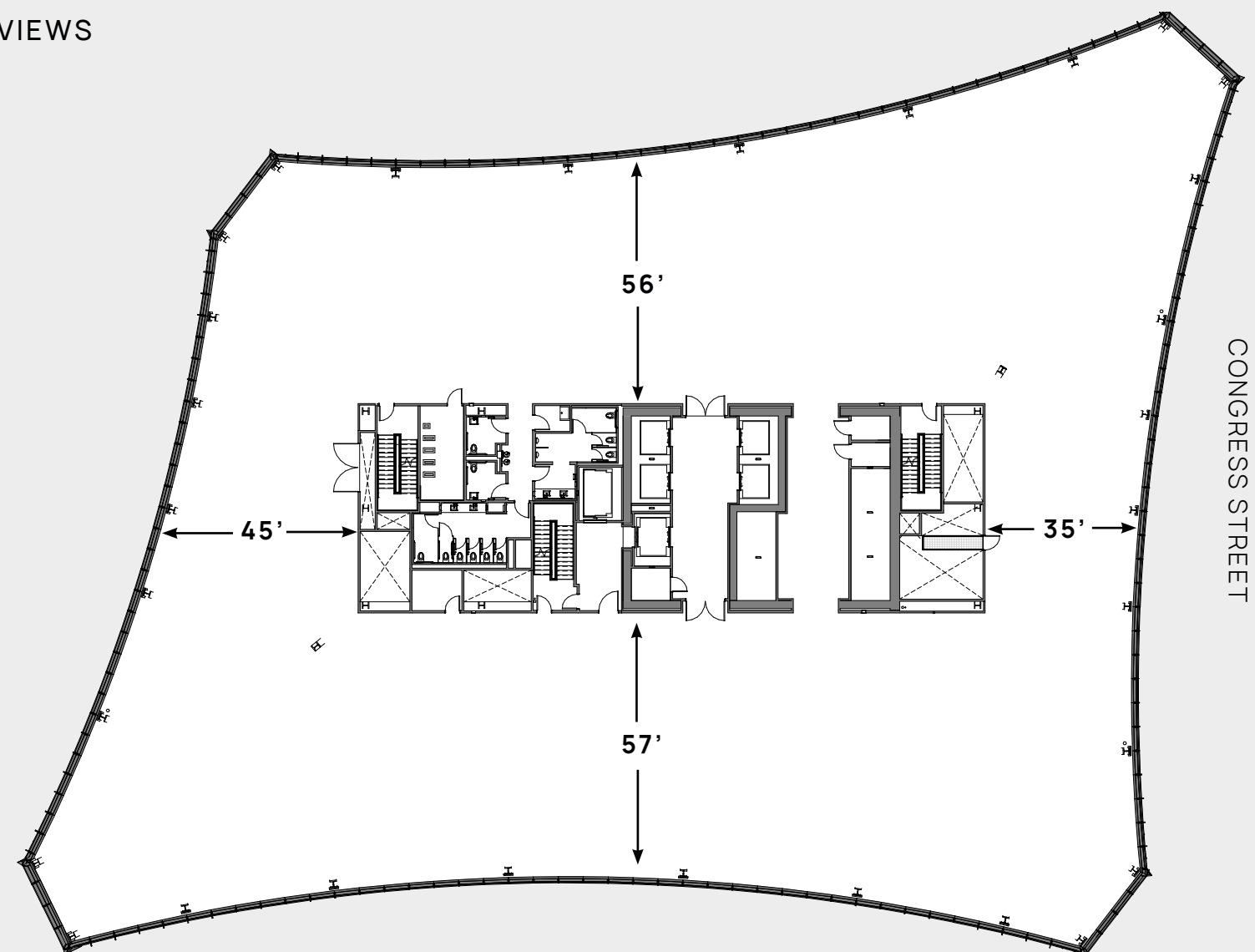
17,685 SF LAB SPACE
7 HOODS SHOWN
11,571 OFFICE SPACE
43,685 TOTAL SF

OFFICE: CORE & SHELL PLAN

COLUMN-FREE FLOOR PLANS

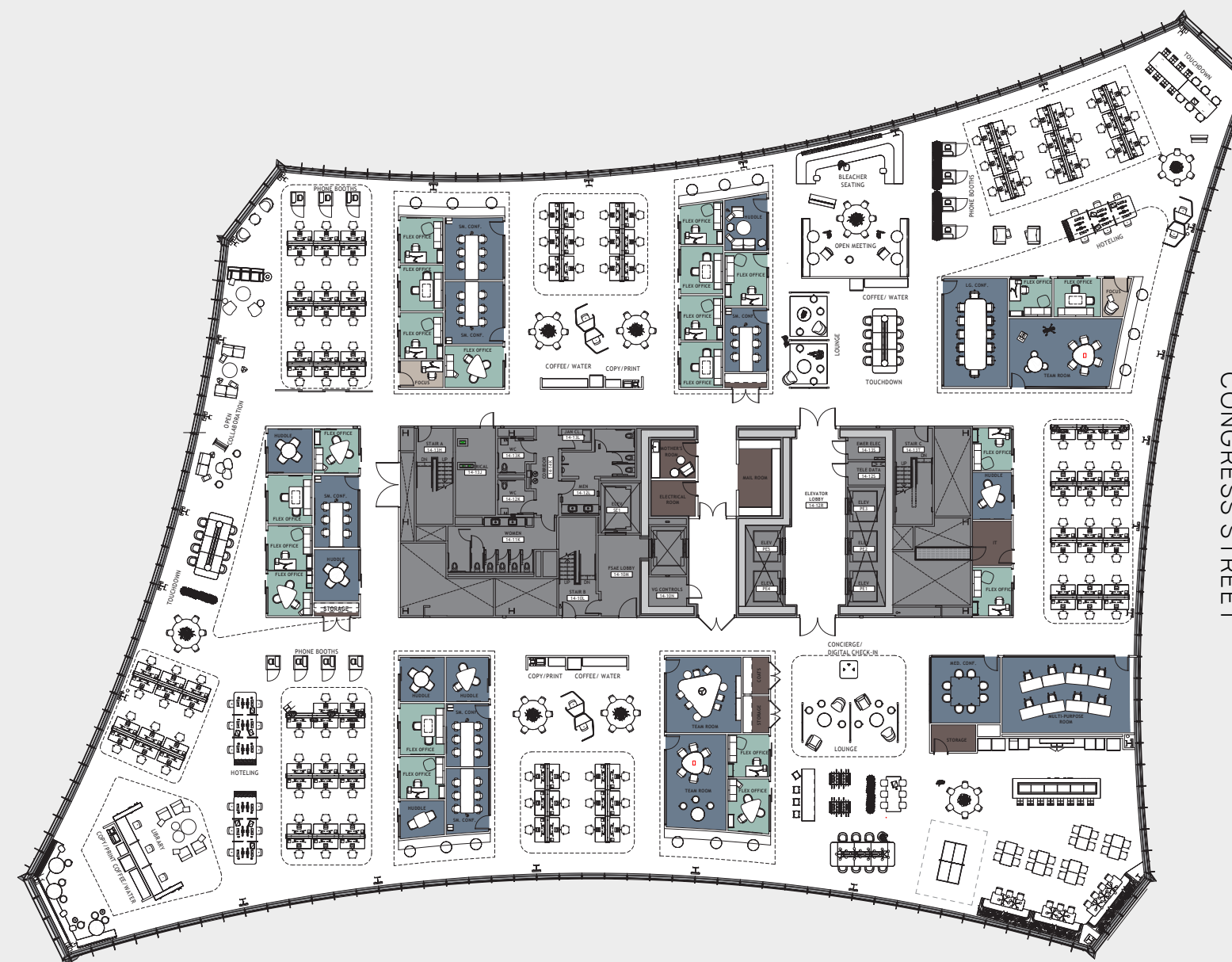
12'-6" FLOOR TO FLOOR HEIGHTS

360 DEGREE VIEWS



WORLD TRADE CENTER AVENUE

OFFICE: TEST FIT



WORLD TRADE CENTER AVENUE

- CONFERENCE
- OFFICE
- FOCUS
- SUPPORT

110 WORK STATIONS

21 FLEX OFFICES

18 HOTELING

149 TOTAL WORKPOINTS

59 TOUCHDOWN (ALT. POSTURE)

208 TOTAL WORKPOINTS

114 TOTAL ENCLOSED CONF. SEATS

14 FOCUS ROOMS/PHONE BOOTHS

.62/1 CONF. / SEAT RATIO

160 SF PER PERSON

43,624 TOTAL SF





MAXIMIZING DIVERSITY IN ALL PHASES OF DEVELOPMENT

From conception and design, through financing and construction, 10 World Trade continues to achieve more minority and female participation than any other project in Boston, including:

- 13% minority investor ownership
- 15% of construction subcontracts to M/WBEs
- \$4 million in non-profit contributions



THE EMBRACE (MLK TRIBUTE) BY HANK WILLIS THOMAS



NO BOOKS NO BALL BASKETBALL PROGRAM



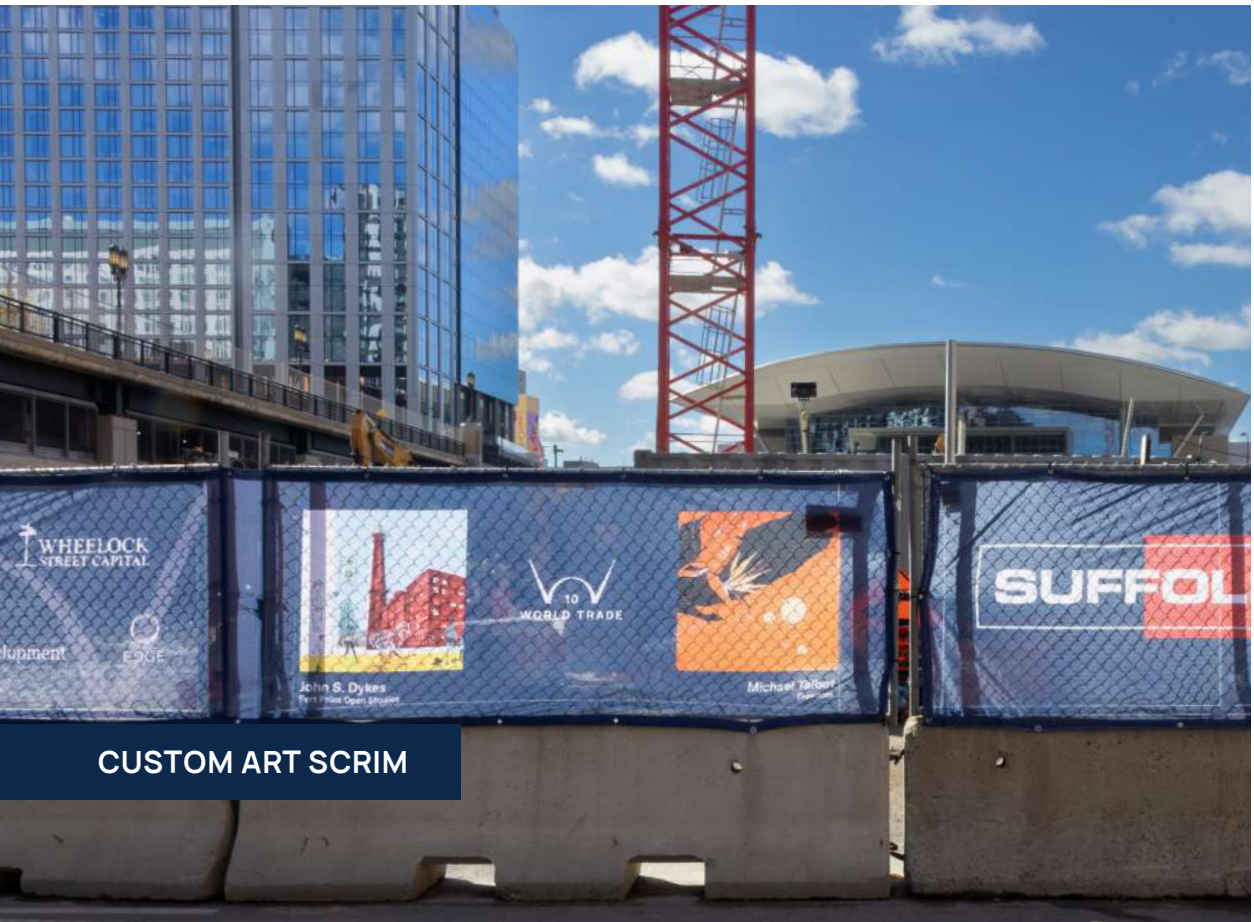
CONSTRUCTION JOBSITE DIVERSITY



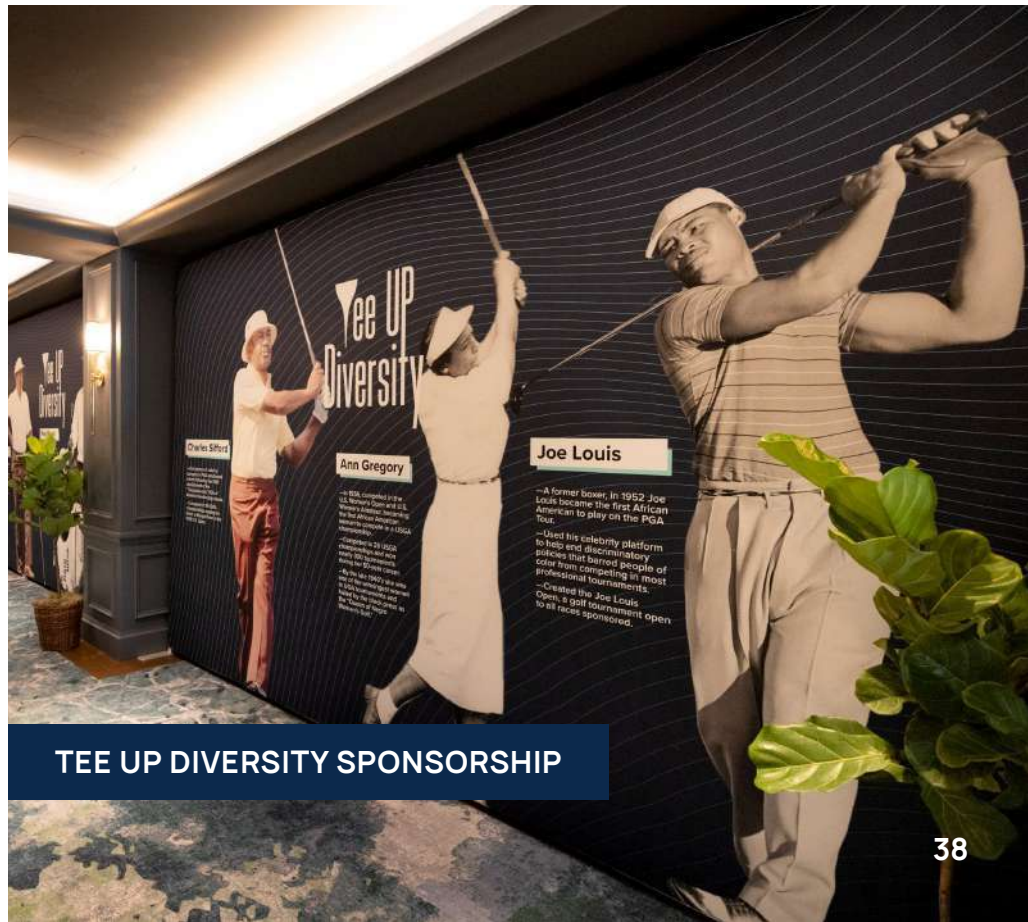
YOUTHBUILD BOSTON EVENT



UNCF LIGHTED PATHWAYS



CUSTOM ART SCRIM



TEE UP DIVERSITY SPONSORSHIP



CONGRESS STREET OASIS



WORLD TRADE CENTER AVENUE ENTRANCE



LEVEL 03 LOUNGE



10
WORLD TRADE

SKY-LEVEL HEALTH CLUB



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