ARSENAL Y/23 DS

BE PART OF MORE



Welcome to Arsenal Yards

Just west of Boston, along the Charles River, where Cambridge meets Boston, the next great neighborhood is underway.

A one million + square foot mixed-use redevelopment in Watertown, Arsenal Yards will be a unique place that offers a curated selection of retail and eclectic dining, exciting entertainment experiences, a hotel, contemporary residences, and creative office & lab space.

- 250,000 square feet of retail
- 425 residential units
- 200,000 square feet of office space
- 150 room hotel

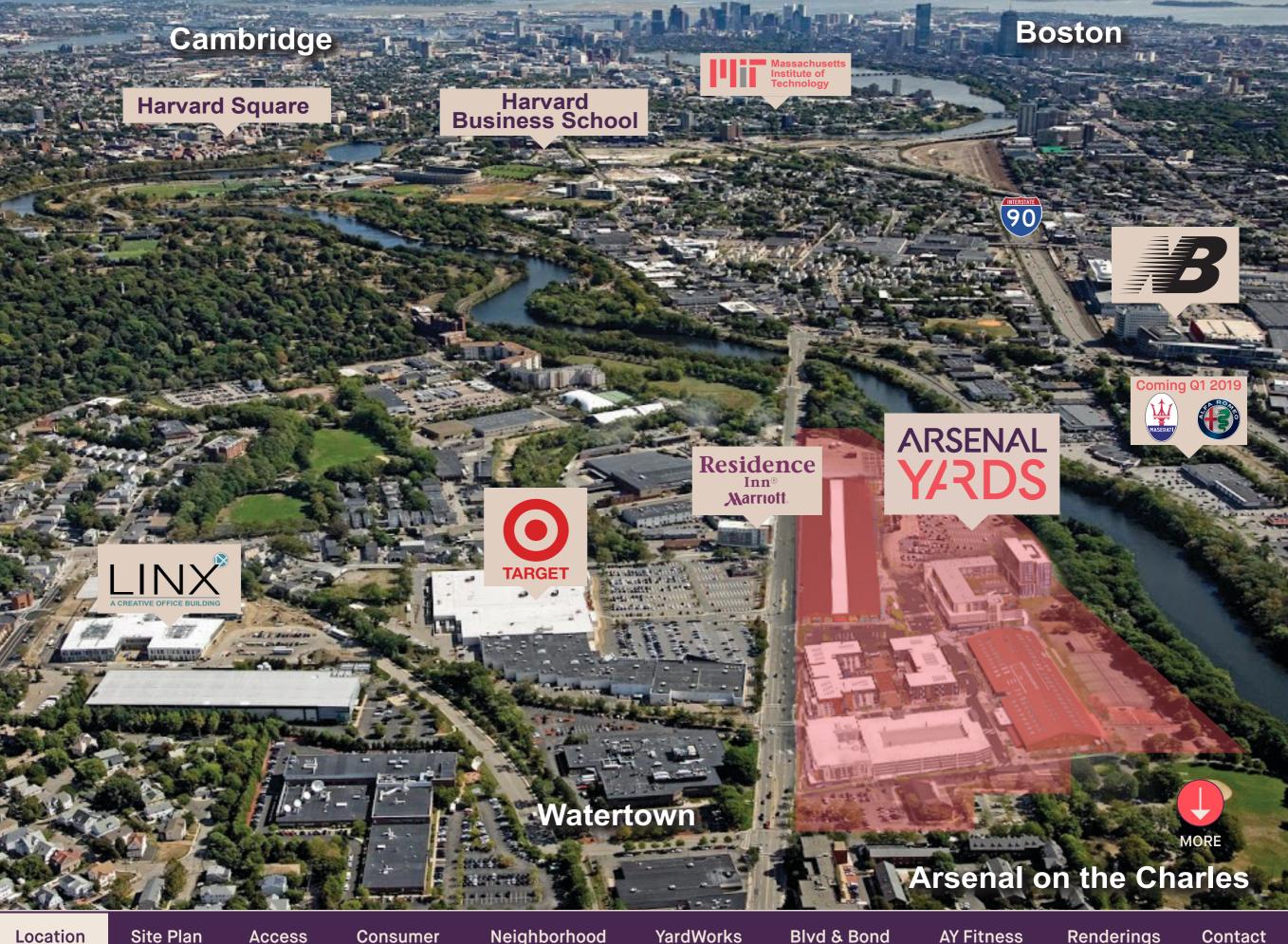
Summer 2019



Roche Bros. Market • Majestic Cinemas
City Works Eatery and Pour House • Ulta
Shake Shack • Blvd & Bond Apartments
YardWorks • Hampton by Hilton







Neighborhood Renderings Access Consumer



Renderings Access Consumer

Arsenal Yards Site Plan





Easy Access By Road, Public Transport, Bike And On Foot



Arsenal on the Charles Shuttle



Arsenal Yards Shuttle



Public Bus



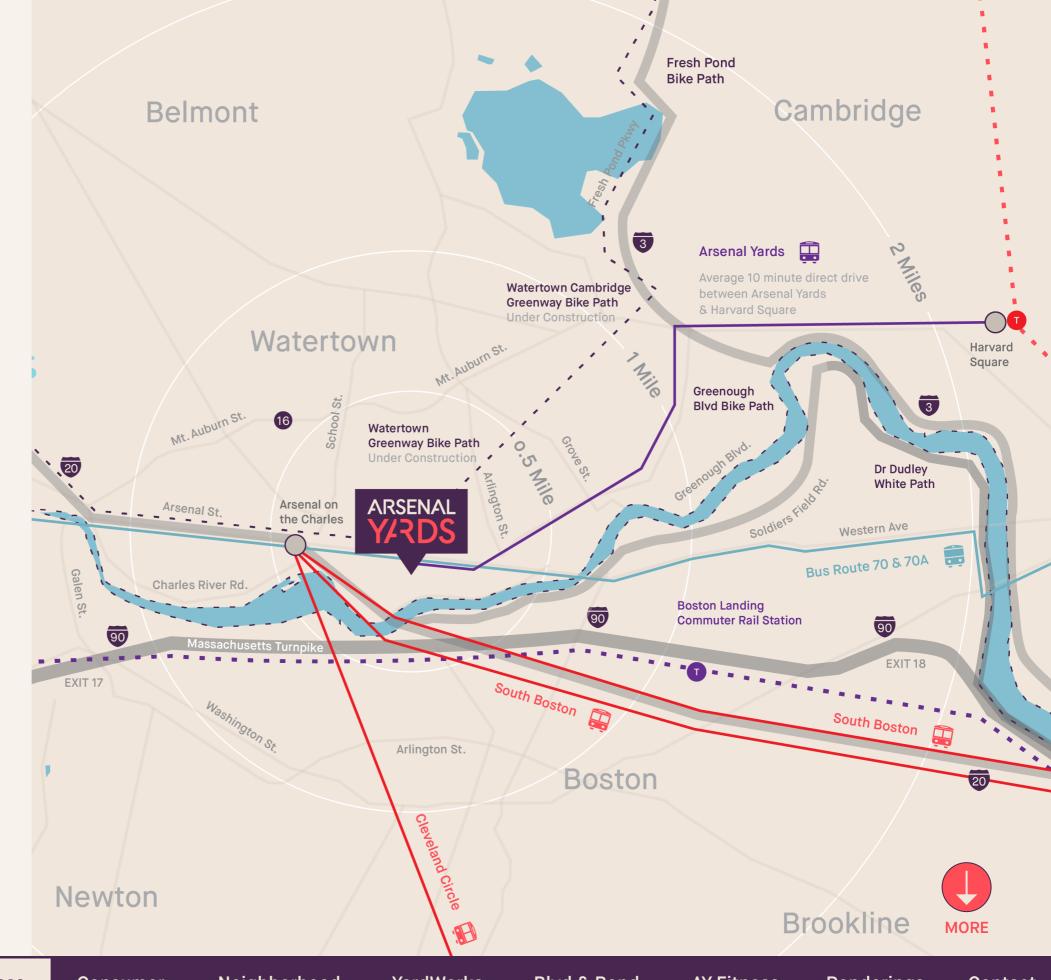
Bike Paths



Red Line



Framingham/Worcester Line



Location Site Plan

Access

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YardWorks

Blvd & Bond

AY Fitness

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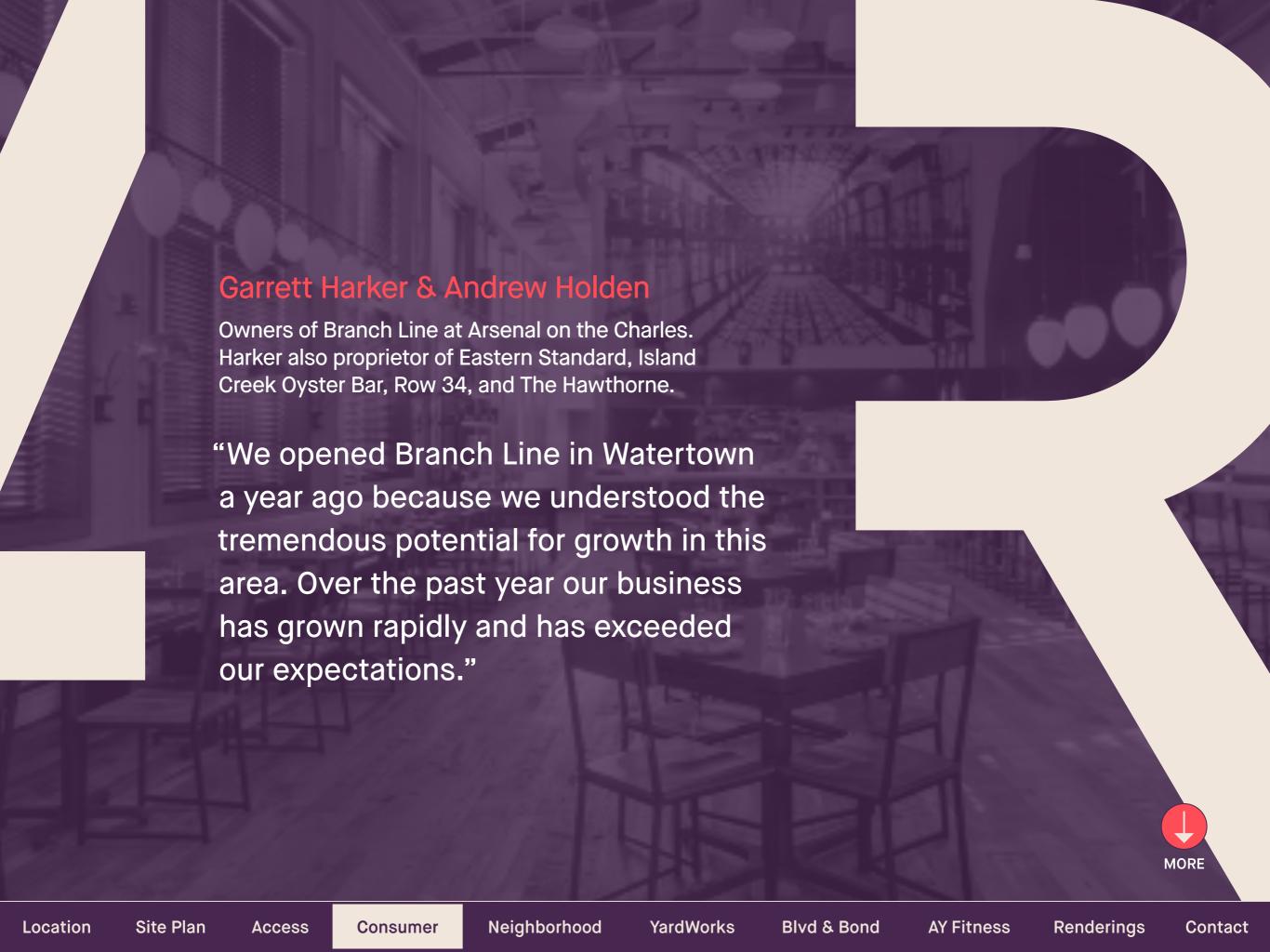
The Next Great Neighborhood Experience

Arsenal Yards is an all-in-one neighborhood destination for dynamic people looking for the perfect place to meet up with friends and neighbors, take in a movie, grab groceries for a dinner party or share a drink.









Access the Right Consumer

10 Minute Drive Time

1,102,899
Estimated Population



60.3% College Degree (BA+)

0°0 0°0 469,639 Estimated Number



of Households

34.8 Median Age





1,060,252Total Employees

SitesUSA 2018



Access the Right Consumer

10 Minute Drive Time

00 270,087 1,180,910
20 103,515 497,409
596 \$151,023 \$104,072
42.0 34.0
56.0% 50.7%
06 226,049 990,835
5

Source: SitesUSA 2016

Location Site Plan Access Consumer Neighborhood YardWorks Blvd & Bond AY Fitness Renderings Contact

MORE

An Affluent and **Educated Population**

10 Minute Drive Time

42.768

One Percenters Best of

Representing approximately one percent of households, they tend to be middle-aged, white married couples with grown children. With incomes nearly three times the national average and very high net worth, these highly educated professionals are consumers of everything, including luxury goods, high end apparel and jewelry, and seasoned global travelers.

69.803

Both Worlds

Working in power occupations in the big city while living in affluent and exclusive suburbs, these affluent and highly educated households, married couple families tend to be on the older side. Commutes to financial jobs are offset by the beautiful neighborhoods they call home, where most own older, very expensive houses.

Emerging Leaders

103.343

Located in affluent newcomers neighborhoods these are among the most diverse of the upscale segments. These are primarily married couples, many of whom have children, have high incomes and live in owned single family dwellings.

Hipsters and Geeks

Young, highly educated, single, and living in the big city. With great jobs in information technology, personal services, and the legal profession, this group is highly geographically concentrated within major technology centers. While they enjoy high incomes, most rent townhomes or apartments in very expensive and the most densely populated housing markets.

Income Range



\$\$\$\$\$



\$\$\$\$



122,820 126,539

High Density

Diversity

and fashion.

These very diverse neighborhoods mix cultures and languages, singles, couples, and families across the spectrum of ages. These neighborhoods enjoy above average incomes. Housing is generally old and mixed with multi-unit dwellings more common than single family. Their interests lie in the future - babies, bridal, parenting,

MORE

Young Coastal **Technocrats**

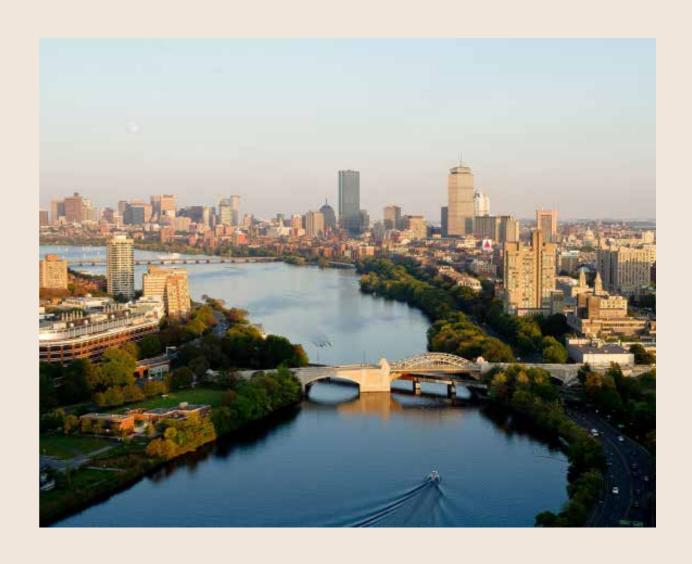
These generally young and highly educated professionals in information technology and professional services are prevalent in the growing hightech centers found in relatively high density urban areas. Most are renters in medium sized apartment complexes.

Source: SitesUSA Panorama 2017: Population within 10 minute drive

Site Plan Neighborhood **YardWorks** Blvd & Bond **AY Fitness** Renderings Location Access Consumer Contact

Access the Smartest Metro in America

#1	Life Science cluster in the U.S.
18	Fortune 500 Companies
50+	Higher Education Institutions in Boston Metro Area
62,300	Boston Generated New Employment Positions in 2017
275,000	Students in Boston Metro Area
6.9 Million	Record Number of International Travelers/Logan Arrivals & Departures 2017





















A Vibrant and Successful Neighborhood

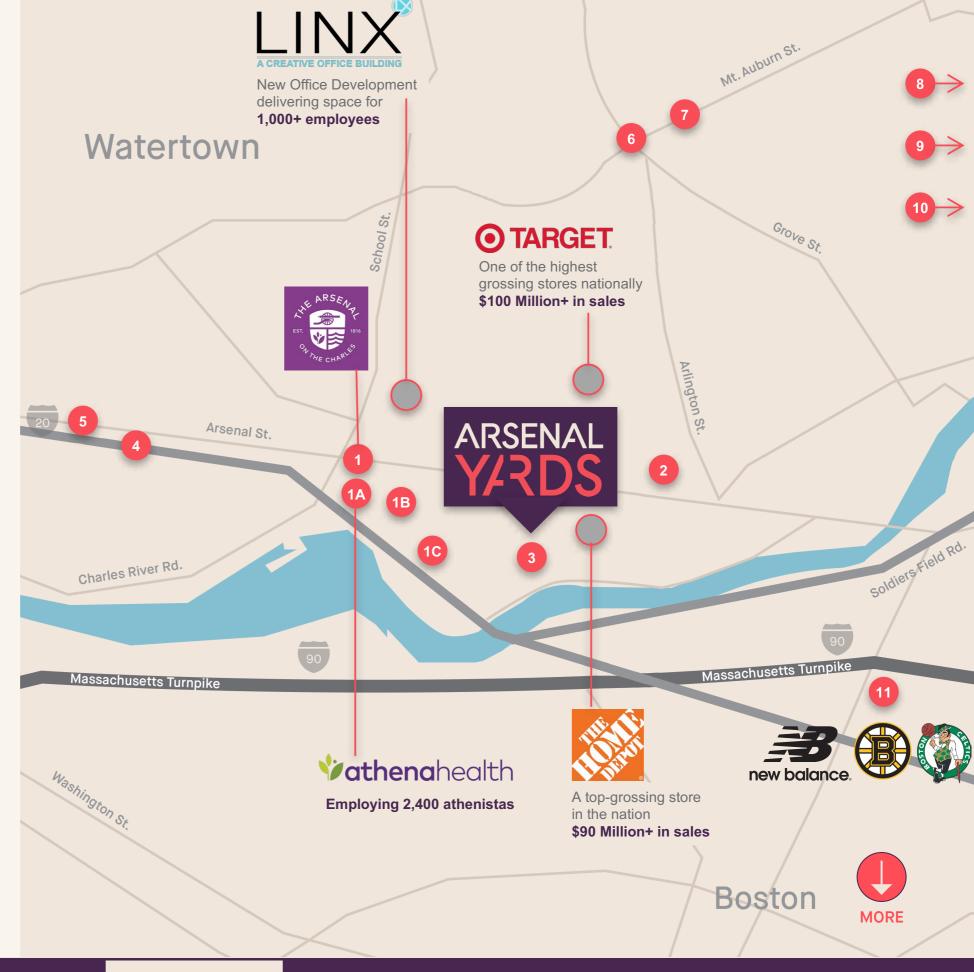
Arsenal on the Charles
Large office and retail campus in the

Large office and retail campus in the renovated historic Arsenal buildings. Encapsulating athenahealth, Branch Line and Bright Horizons Global Headquarters.

1A Athenahealth

Publicly traded healthcare technology company

- Branch Line
 Award-winning restaurant by Boston proprietors
 Garrett Harket & Andrew Holden
- 1C Bright Horizons Global Headquarters
 500 employees within walking distance to
 Arsenal Yards
- 2 Marriott Residence Inn 150 room hotel, opened in 2016
- Arsenal Park Local community park including sports fields, BBQ grills, and skate park
- 4 Gables Arsenal Street
 New residential construction delivering
 300 luxury apartments
- 5 Greystar Arsenal Street
 280 Units in this new residential construction
- 6 Coolidge Square
 Bustling neighborhood with street retail & restaurants
- 7 Tufts Health Plan
 Headquarters with 2,400 employees
- 8 Harvard Square
 Highly-trafficked retail & transit hub
- 9 Harvard
- 10 MIT
- Dynamic new neighborhood and home to New Balance corporate headquarters, Bruins & Celtic practice facilities



A Connected Neighborhood

- Ample onsite parking
- Electric car charging stations
- Wide bike lanes
- Connection to Boston bike path system
- Easy pedestrian access

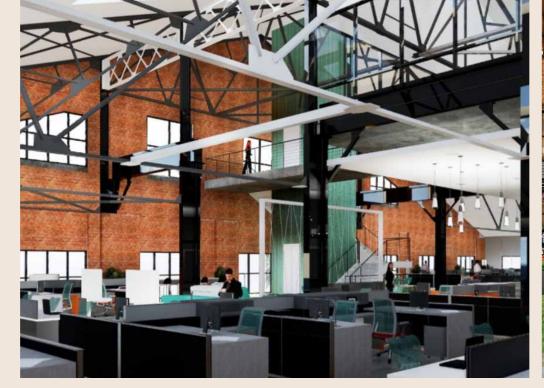






Perfect work life balance

With 100,000 square feet of creative office and lab space, YardWorks will be the place where hundreds of professionals find that at the end of the day getting in a workout, doing some shopping, taking in dinner and a movie, or simply having a drink with friends is just steps away.





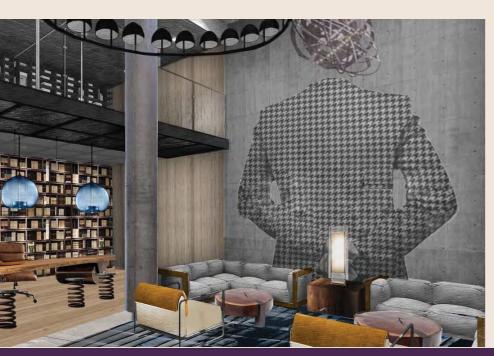
YZZDWORKS





Three stylish apartment buildings, countless ways to live it up.

At Blvd & Bond, every one of our 425 apartments will be full of style, full of space and full of life. Offering modern technology, beautiful finishes and views of the Charles River, Blvd & Bond will be home to trendsetting renters who are drawn to Arsenal Yards' inclusive community, unique retailers, and abundant natural resources.



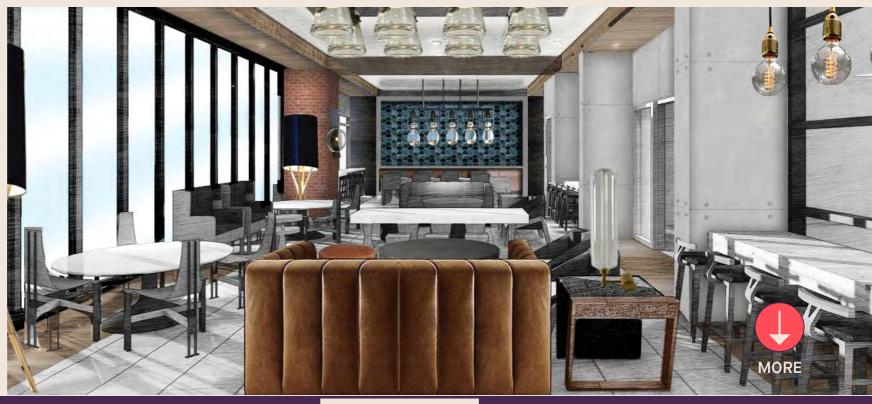








blvd & bond



Location Site Plan Access

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AYFITNESS

An Integrated Fitness Experience

Over two million residents and workers are within a 10 minute drive of Arsenal Yards. And they all want to stay active.

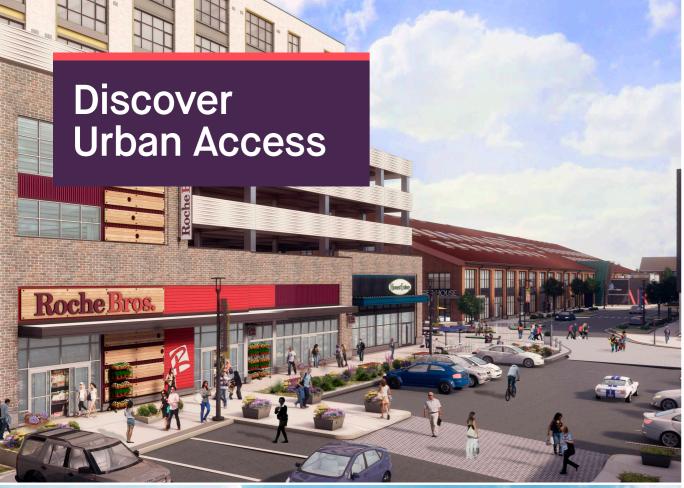
AY Fitness is an all-in-one destination for our growing market of well-paid, educated, active and socially mindful

- residents
- employees
- hotel guests

looking for a nearby spot to workout with shopping and meeting up with friends just steps away.













Location

Site Plan

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Creating

ARSENAL Y/3 D/3

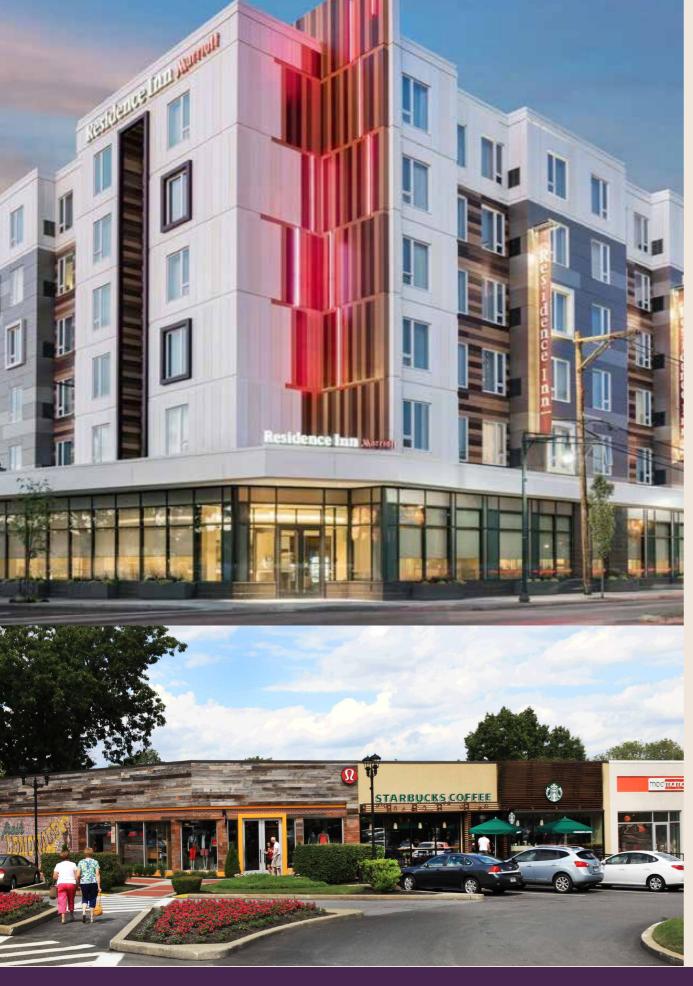
Project Underway

Opens Summer 2019

- 250,000 square feet of retail
- 425 residential units
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Roche Bros. Market • Majestic Cinemas City Works Eatery and Pour House • Ulta Shake Shack • Blvd & Bond Apartments Yard Works • Hampton by Hilton





Industry Leaders behind Arsenal Yards

Arsenal Yards brings together two companies with proven expertise in East Coast real estate development.

Boylston Properties is a Boston-based real estate developer of urban mixed-use product including retail, residential, hotel, corporate, and research buildings. With 30 years of experience and a contemporary vision, many of Boylston's high visibility projects have become part of the new urban landscape in metropolitan Boston.

The Wilder Companies is a Boston-based real estate development, management and leasing firm specializing in the positioning of retail properties. Wilder's mission has been to create vibrant lifestyle shopping centers, urban properties and mixed-use that exceed the expectations of our customers, retailers, and investors. The Wilder Companies, in its 40 year history, has developed, managed, and leased over 20 million square feet of retail properties throughout the United States and Puerto Rico.



Contact

ARSENAL







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LEASING

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May 2018

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