



Arsenal Yards Tour – May 26, 2021



Along the Charles River, in the heart of the East End of Watertown, Greater Boston's next great neighborhood is emerging. By the end of this year, Arsenal Yards will boast over 50 curated shops, eateries, fitness, and entertainment venues including The Majestic 7 movie theater, Buttermilk & Bourbon, Ulta, Roche Bros, and much more. The more than one million square foot mixed-use development includes close to 400,000 sf of state-of-the-art life science lab space, Blvd & Bond's 302 contemporary apartments, and a 146-room Hampton Inn & Suites by Hilton. Merging the best of community, culture, and lifestyle into a uniquely ideal place to live, work, and play, Arsenal Yards blends an urban vibe with public art and enhanced outdoor and green spaces for social and community gatherings. Arsenal Yards is a co-development of Boylston Properties and Wilder. For more information visit www.arsenalyards.com.

About Boylston Properties

Boylston Properties is a Boston-based real estate developer of mixed-use places including retail, residential, hotel, corporate, and lab buildings. With four decades of experience and a contemporary vision, their distinctive projects have become part of Greater Boston's new urban landscape. For more information, please visit www.boylstonproperties.com.

About WILDER

Wilder is a Boston-based real estate development, management, and leasing firm specializing in the positioning of retail properties. Privately held and owner managed, Wilder's mission has been and continues to be to create vibrant shopping places that meet and exceed the expectations of customers, retailers, and investors. From lifestyle centers, urban properties, and community centers to mixed-use developments and super-regional malls, Wilder has developed, managed, and leased more than 2 million square feet of retail properties throughout the United States and Puerto Rico. The company continues to have a diverse portfolio of properties throughout the East Coast. For more information, please visit www.wilderco.com.



Stop 1 & Check-in: Hampton Inn & Suites by Hilton (<https://boylprop.egnyte.com/dl/Fuq44yAj2N>)

The [Hampton Inn & Suites by Hilton™ Watertown Boston](https://boylprop.egnyte.com/dl/Fuq44yAj2N) is now open and welcoming guests at the brand-new hotel in the heart of Arsenal Yards. The property is operating as a Hilton franchise, owned by a joint venture of Boylston Properties and the Stonebridge Companies, and managed by Stonebridge Companies. The Hampton Inn & Suites by Hilton Watertown Boston boasts spacious hotel rooms and prime amenity spaces on the second floor, including 1,700 square feet of function space, an outdoor terrace with indoor/outdoor fireplace, and a one-of-a-kind art program throughout the property.

Stop 2: Bond Square (<https://boylprop.egnyte.com/dl/FjFBF7Q3oQ>)

Currently under construction, Bond Square will be a 10,000 sf pedestrian-first courtyard between two of the residential buildings with patios and plantings at the ground-level retail storefronts. This will be the future home of outdoor dining, block parties, concerts, open air markets, and more.

Stop 3: 200 Arsenal Yards Blvd Life Science Space (<https://boylprop.egnyte.com/dl/QxavqTgDEZ>)

On the second floor of the former Arsenal Mall and in the historic Arsenal building, Boylston Properties completely redeveloped the historic Arsenal building into 108,000 sf of state-of-the-art life science space with high ceilings, an additional mezzanine level, and dozens of skylights. The building is fully leased and occupied by SQZ Biotechnologies, Arkuda Therapeutics, and Kymera Therapeutics.

Stop 4: 100 Forge (footprint) (<https://boylprop.egnyte.com/dl/qTObTlqJGK>)

100 Forge will be a nine-story 165,600-square-foot all-glass life science tower. Erland began construction in January 2021, will deliver in Fall 2022, and leasing is underway, brokered by Cushman & Wakefield. 100 Forge will be the first purpose-built lab building in Watertown. With a focus on signature design, the 130-foot-tall landmark building will afford tenants with great views of the Charles River to the south and the Boston skyline to the east.

Stop 5: Roche Bros. (<https://boylprop.egnyte.com/dl/F6pZ6t6tGW>)

Roche Bros., the locally-owned and family-operated grocer opened its new 24,000 sf store, located at 96 Arsenal Yards Blvd., on April 9, and marks the first Roche Bros. location in Watertown. The premium, full-service marketplace offers high-quality meat, seafood and produce, ready-to-eat prepared foods, locally sourced grocery items, national grocery favorites, catering, and home delivery.

Stop 6: Blvd & Bond Leasing Office and Model Unit Room (<https://boylprop.egnyte.com/dl/wZ6sTIWTmW>)

Blvd & Bond is a vibrant new apartment community that's as entertaining on the outside as it is inviting on the inside. Located within Arsenal Yards, Blvd & Bond offers all the buzz of the city with the comfort and convenience of the suburbs. Comprised of three unique buildings, this brand-new residential offering features a wide variety of finishes and layouts, and all with an industrial vibe that honors the heritage of Arsenal Yards. In addition to living space, Blvd & Bond boasts an amenity suite like no other, with everything from an exuberant arcade to a luxurious entertainment



kitchen, fitness center, dog spa, coworking space, and more. Outdoors, residents will have access to the Bond Square courtyard, along with two separate rooftop terraces and sundeck offering expansive views of Watertown and the Charles River.

Stop 7: Majestic 7 movie theater (<https://boylprop.egnyte.com/dl/Gd3j5x5hri>)

A brand-new movie theater with an original grand opening date of March 13, 2020, soldiered through a difficult year and has officially reopened, gearing up for a spring and summer of blockbusters. The new Majestic 7 theater experience features cutting-edge technology including DLP digital sight, sound powered by Klipsch speakers, and laser projectors offering vibrant, bright and high-definition colors in an overall feast for the senses. The CWX Auditorium is a rich, immersive theater experience with a floor-to-ceiling, wall-to-wall giant screen and a nimble Dolby Atmos® sound. All seven screens feature stadium seating with a total of 700 seats in the theater.

Stop 8: 500 & 100 Forge marketing center (500 Forge rendering <https://boylprop.egnyte.com/dl/FARlwwVOaK>)

The home for leasing efforts for 100 and 500 Forge, a combined more than 285,000 sf of life science space, the Boylston team can show renderings, a marketing video, and/or drone footage to attendees in this leasing space.

Stop 9: City Works (<https://boylprop.egnyte.com/dl/31wzLbOfLj>)

Peek inside City Works in Arsenal Yards, a vibrant and energetic restaurant with a focus on classic American food and an expansive beer and beverage list. With a spacious interior (8,429 square feet), three 110" HDTVs and 12 65" HDTVs, and outdoor patio (1,172 square feet) with socially distanced tables, semi-private dining areas, and over 90 craft beer handles and eight wines on draft.

Stop 10 and closing reception: The River Green (<https://boylprop.egnyte.com/dl/smmGYqw6Pi>)

Join us for an outdoor cocktail on our River Green area where we've held many outdoor activities for the community: yoga classes, outdoor concerts, fire pit series, etc. The River Green is approximately 14,000 sq feet and provides a direct connection from Arsenal Yards to Arsenal Park, a 14 acre park that is currently undergoing a \$2M renovation by the town of Watertown.