



BOSTON PORTFOLIO

THE FUTURE OF OFFICE



1320 BURLINGTON MALL ROAD
BURLINGTON, MA

REIMAGINED OFFICE OPPORTUNITIES

SUMMARY

ONE DISTINCT LOCATION



1320 BURLINGTON MALL RD
BURLINGTON, MA



1

BUILDING

120K

TOTAL RSF

2

STORIES

17-23FT

SLAB TO SLAB

30FT

COLUMN SPACING

LOCATED WITHIN A DYNAMIC MARKET

1320 BURLINGTON MALL RD — BURLINGTON, MA

1 ORACLE

2 Beth Israel Lahey Health

3 CharlesRiver
A State Street Company

4 SYNOPSYS®

5 BAE SYSTEMS



7 citrix™

8 syncsort

9 SOPHOS

10 NUANCE

11 Signify

12 Microsoft

13 salesforce

14 NetBrain

15 Keurig
DrPepper

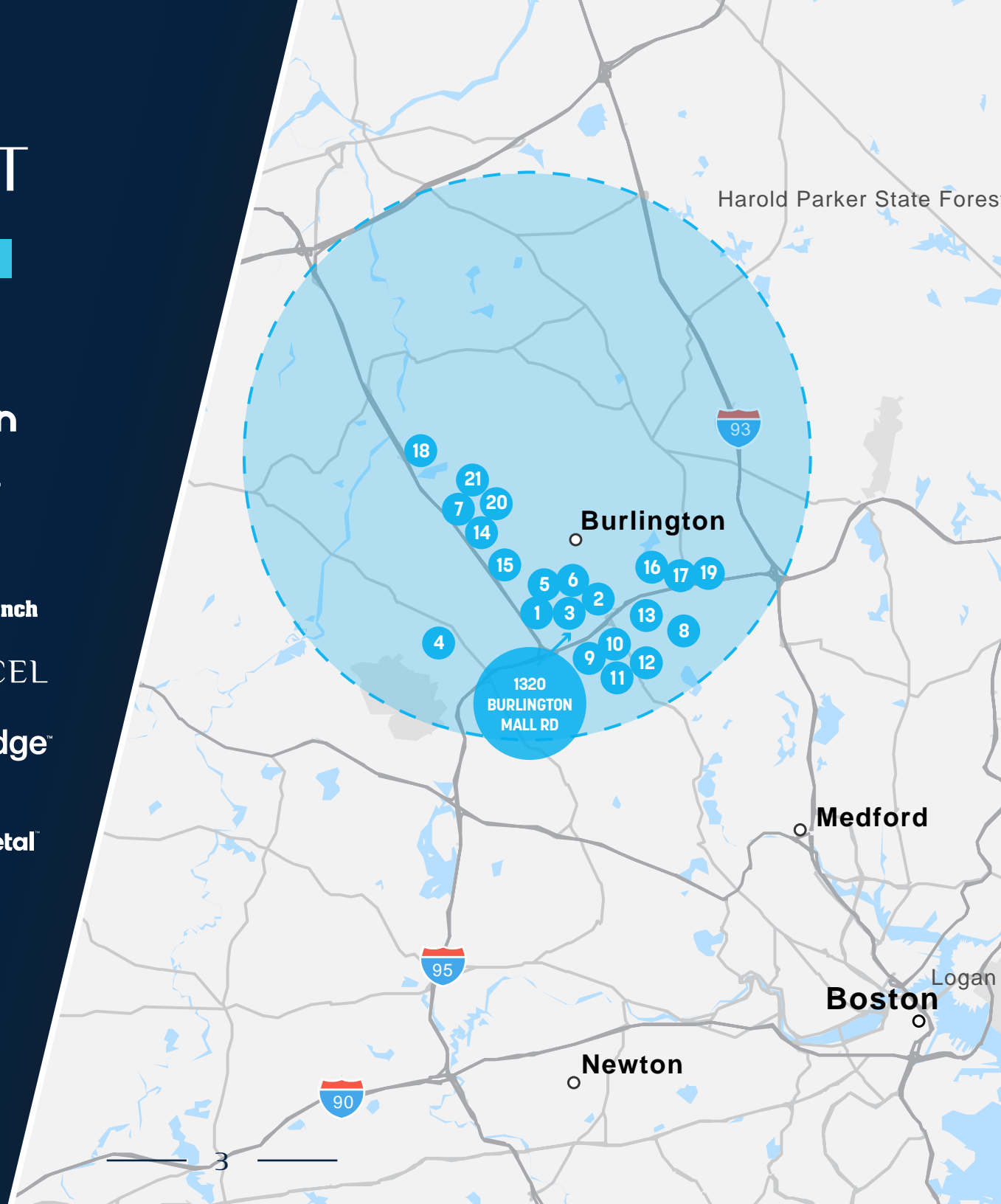
16 ascend
LEARNING

17 Merrill Lynch

18 VERICEL

19 everbridge™

20 Desktop Metal



SURROUNDED BY SHOPPING, DINING & ENTERTAINMENT

Run errands, window shop or grab lunch or drinks after work. Participate in community events. Clear your head with an afternoon walk (indoors or outdoors) any time of year.




WALKABLE INDOOR ACCESS TO:

- top-name retailers, restaurants and suburban nightlife
- indoor spaces for cold-weather escapes
- community hub for social activities



1320 BURLINGTON MALL ROAD BURLINGTON, MA



- 120,000 SF of reimagined office space
- Unique build-to-spec opportunity
- Prominent signage opportunity with excellent  visibility

convene



Convene is a hospitality company that designs and manages premium meeting, event, and flexible office spaces. A sought-after hospitality provider, Convene offers a turnkey workday experience including thoughtfully-designed spaces to maximize collaboration and productivity. Additional offerings include full-service event production capabilities, catering, and a dedicated A/V team for in-room and hybrid tech support.



BASE BUILDING INFRASTRUCTURE

120,000 SF

TOTAL RSF

60K

FLOOR PLATE RSF

1

LOADING DOCK

Level 1: 17' / Level 2: 23'
Slab to Slab

30' Square Typical Column Bays
Column Grid

Level 1: 100 PSF / Level 2: 75 PSF
Live Load

Outside air and exhaust rates of 0.20 cfm per sf
Ventilation - Office & Support Areas

6.5 watts per sf
Power Allocation - Office Areas



BURLINGTON MARKET

DEMOS



Undergrad /
Professional
Degree %:
Age 25+



Median
Age



2022 Millennial
Pop %



Average
Household
Income



% Commute
<30 Mins



% Commute
>30 Mins

1320 BURLINGTON MALL RD

71%

40

22

\$199,500

51

50

Source: Esri, 5-mile radius

PREMIER LOCATION

- Multiple site access points with direct proximity to Route 128
- Accessibility to shops and restaurants via direct mall entrance
- Unmatched branding opportunity with excellent visibility to I-95



BURLINGTON HIGHLY AMENITIZED NEIGHBORHOOD

- HEALTH CLUB / GYMS
- HOTELS
- RESTAURANTS



- BURLINGTON MALL**
- NORDSTROM
 - ★ macy's
 - Apple
 - SEPHORA
 - lululemon
 - athletica
 - Chick-fil-A
 - sweetgreen
 - TAVERN in the SQUARE
 - The Cheesecake Factory
 - PRESSED CAFE
 - TUSCAN KITCHEN



WALKABLE: Within 5 Minutes

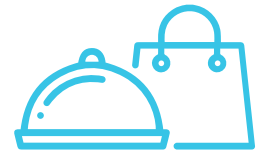
 **190**
RESTAURANTS / RETAILERS

 **155**
BARSTOOLS

 **170**
HOTEL KEYS

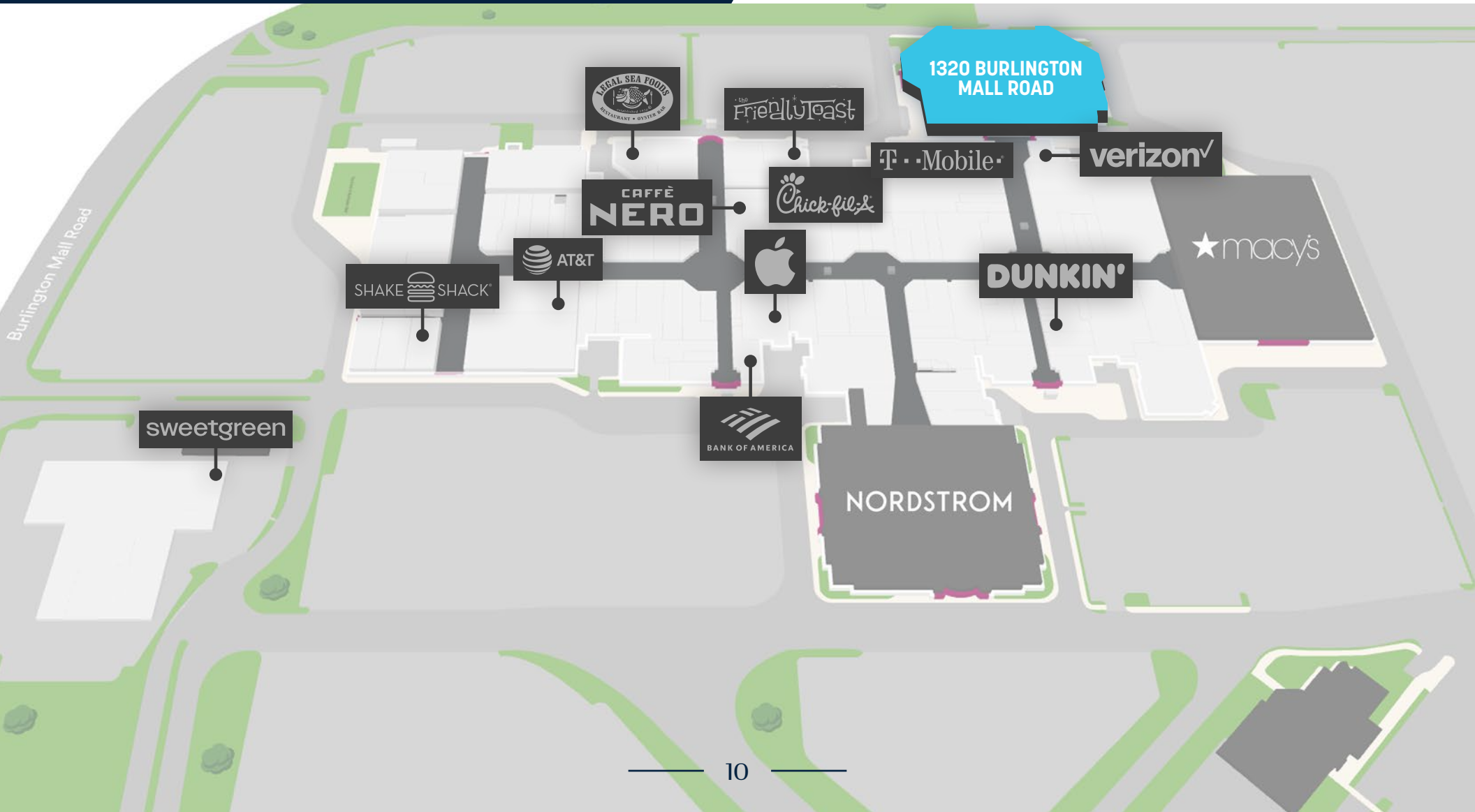
 **2**
HEALTH CLUB / FITNESS

BURLINGTON MALL ON-SITE CONVENIENCES + SERVICES



182

RETAIL SHOPS & RESTAURANTS





For more information, please contact:

CHRISTINE COHEN

HBC

christine.cohen@hbc.com

646-951-6778