

**GREENWAY**

**FINANCIAL DISTRICT**

**SOUTH STATION**

**LEATHER DISTRICT**

**CHINATOWN**

**SITE**

**OXFORD**

*Developer*

**Gensler**

*Architect*

**utile**

*Urban & Design Consultant*

**landworks studio**

*Landscape Architect*

**vhb**

*Permitting, Transportation and Infrastructure Consultant*

**DLA PIPER**

*Development Counsel*

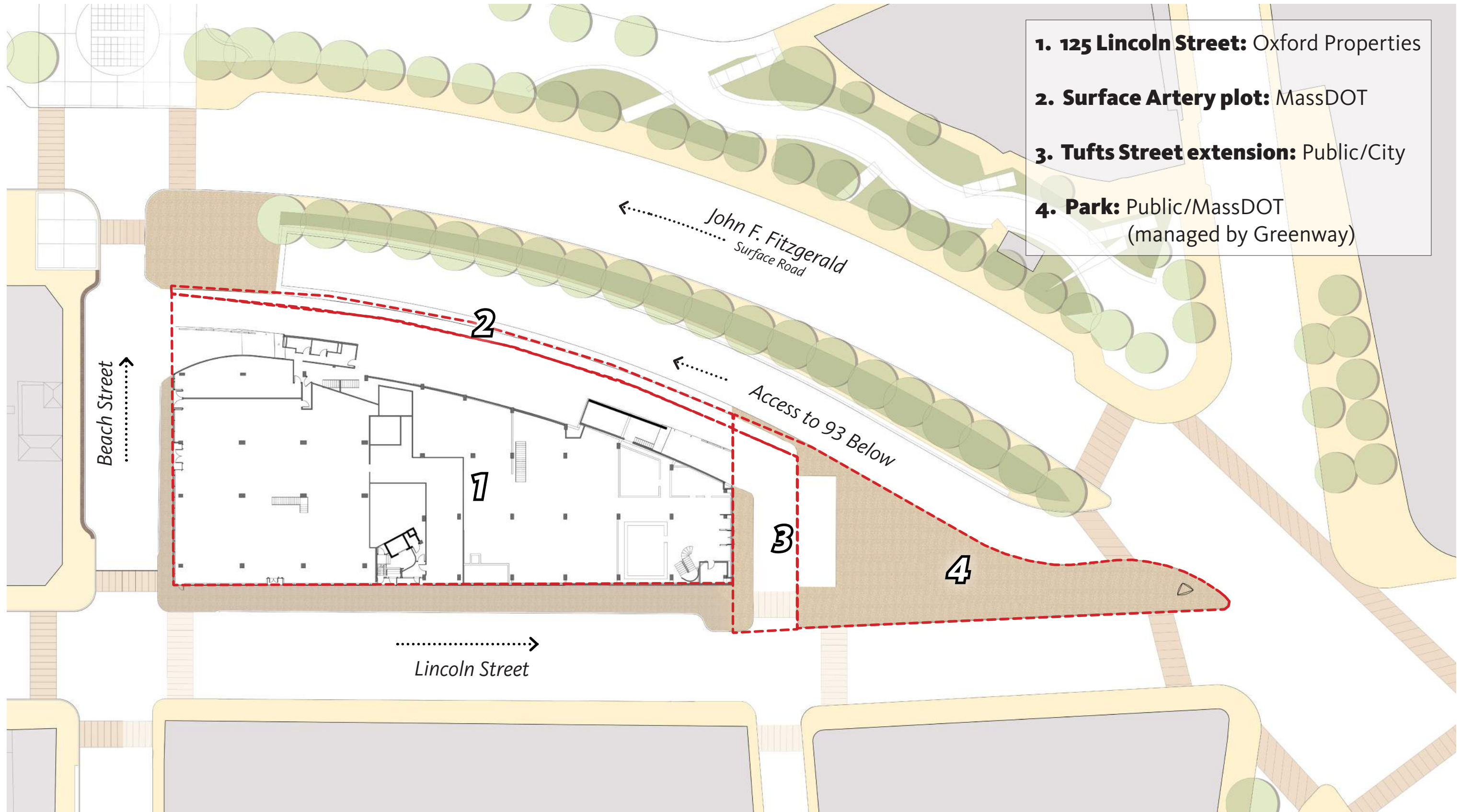
**125 LINCOLN STREET**

**BCDC PRESENTATION AUGUST 6, 2019**



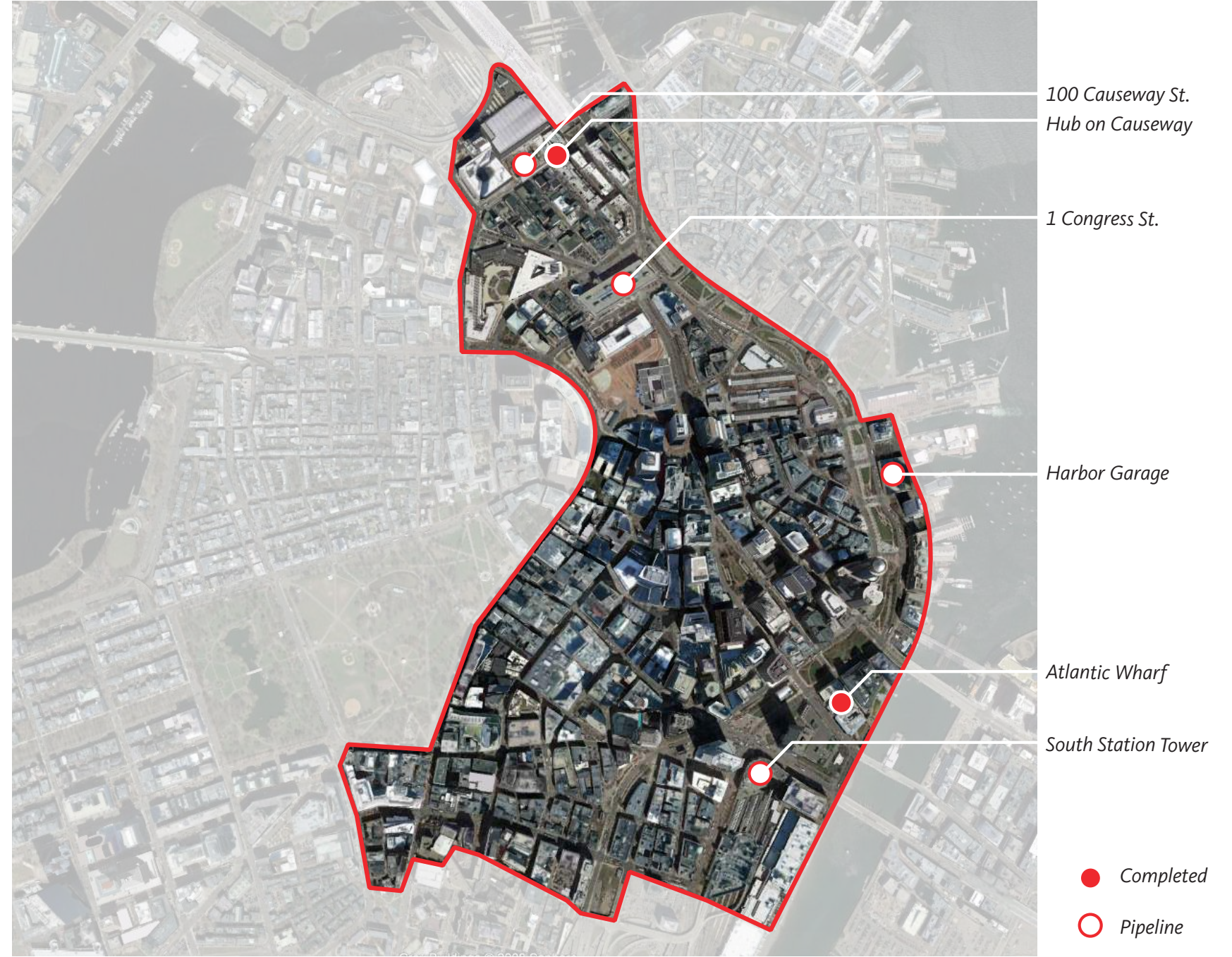
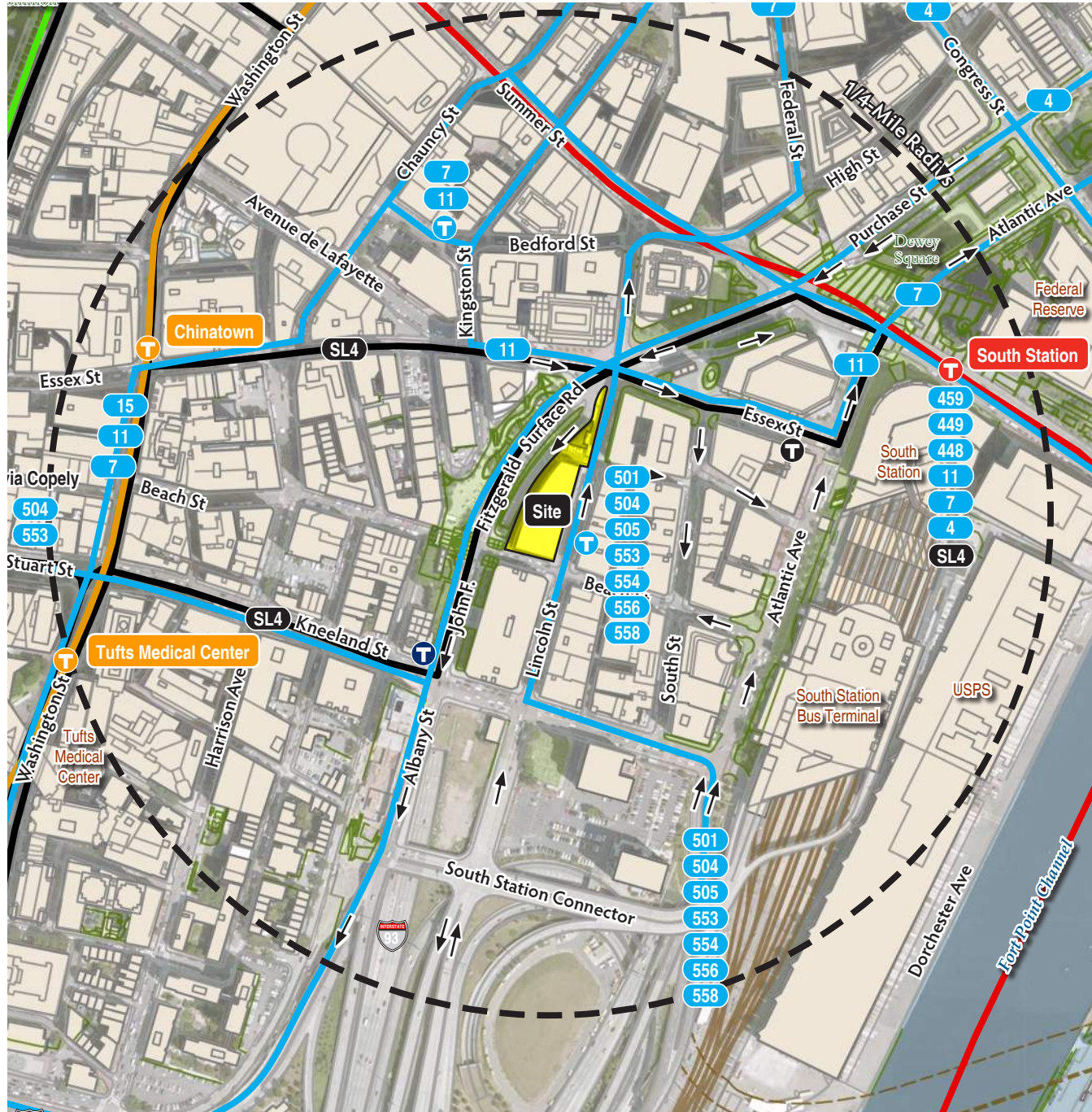
# Existing Ground Floor Plan

## Entities





# Project Program



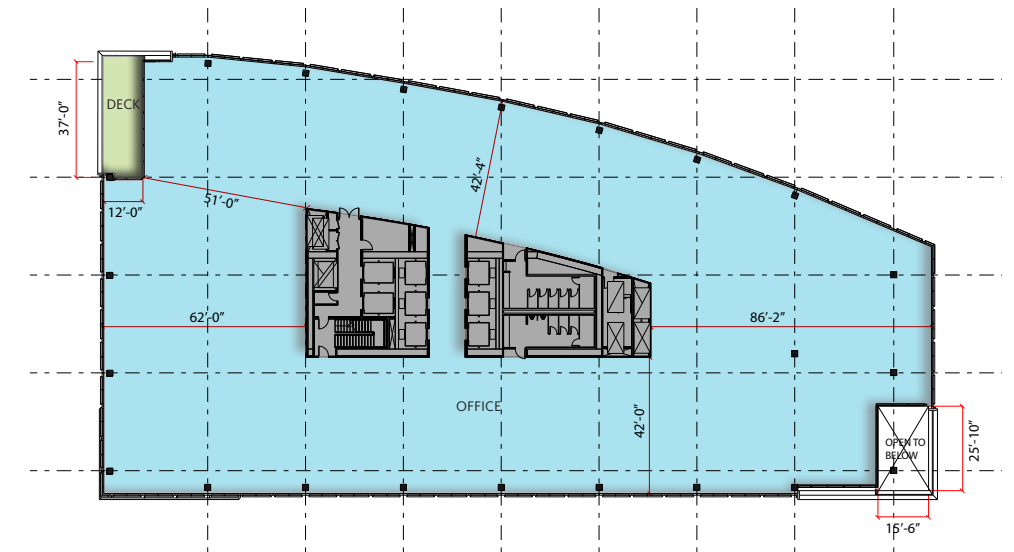


# Proposed Program

## Schematic Section



Typical Office Plan



### PROGRAM DISTRIBUTION

- Office area : 620,560 sqft
- Retail area : 4,100 sqft
- Publicly accessible indoor space : 7,500 sqft

### BUILDING METRICS

- Height** : 340 ft
- Floors** : 24
- F.A.R** : 22.5
- Gross area** : 635,000 +/- sqft
- Parking** (5 Levels below grade) : Up to 275 parking spaces

# Anatomy of the Leather District



**179 LINCOLN**  
 YEAR BUILT: 1899  
 PREVIOUS OCCUPANCY:  
 CURRENT OCCUPANCY:

**108 LINCOLN**  
 YEAR BUILT: 1899  
 PREVIOUS OCCUPANCY:  
 CURRENT OCCUPANCY:

**BRICK**



**GLASS**



**METAL**



**MASONRY**

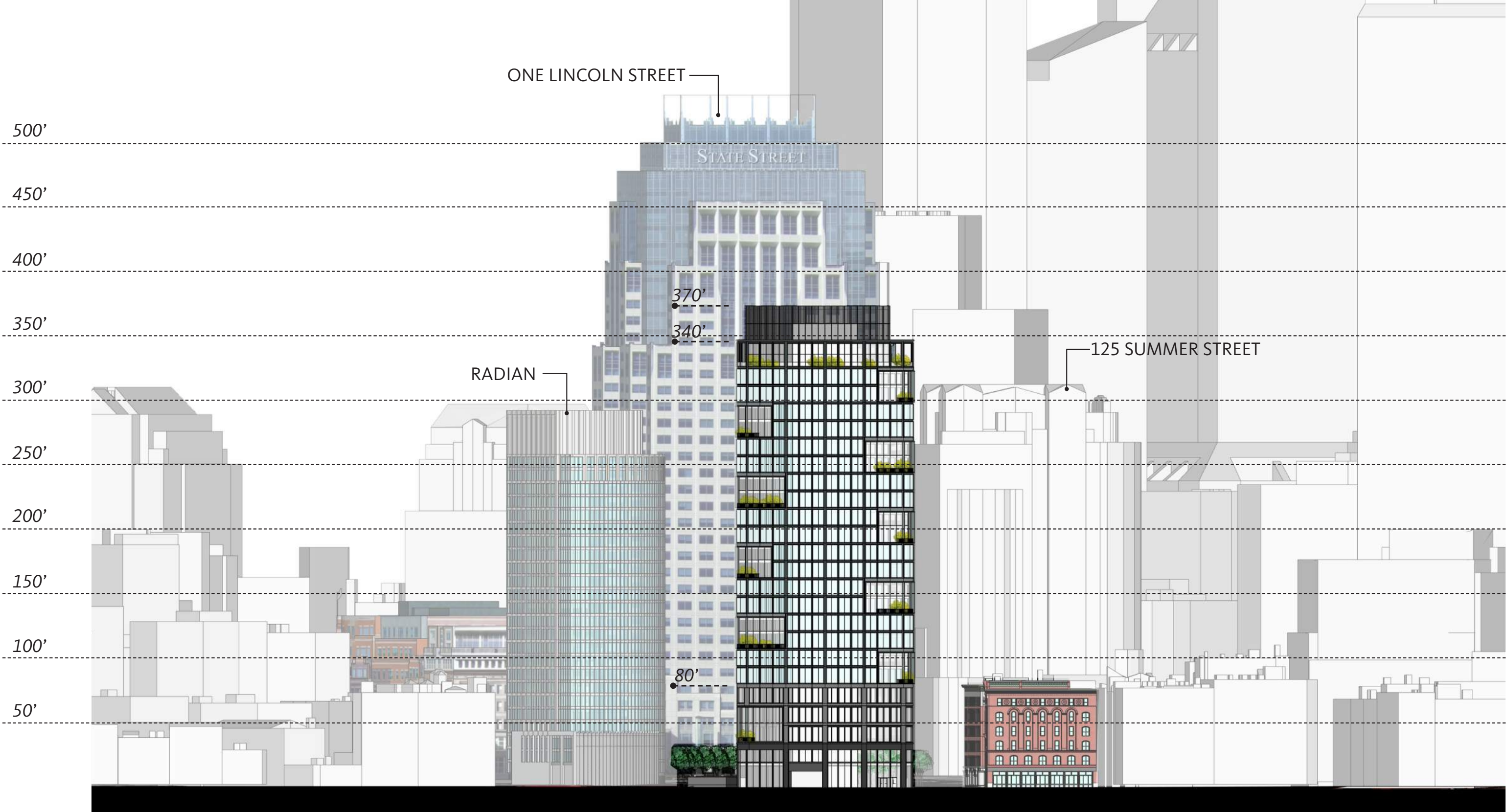


**LEATHER DISTRICT FACADE**



# Building Elevation

## South Elevation





# Perspective Views

From Surface Rd. looking south





# Perspective Views

From Tufts St. looking west





# Proposed Ground Floor Plan







DISTRICT JUNCTION



# Perspective Views

*Interior Views of Publicly Accessible Space*







***Thank You***

DISTRICT JUNCTION