

Our work as an organization focuses on shaping three key aspects of life in our city, in order to help our citizens Live, Work and Connect



EXPAND

**16,000 SF**  
of new retail



WORK

**190,000 SF**  
of new office space



CONNECT

**32,000 SF**  
of amenities







# ONE POST OFFICE SQUARE

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## BPDA BOARD PRESENTATION

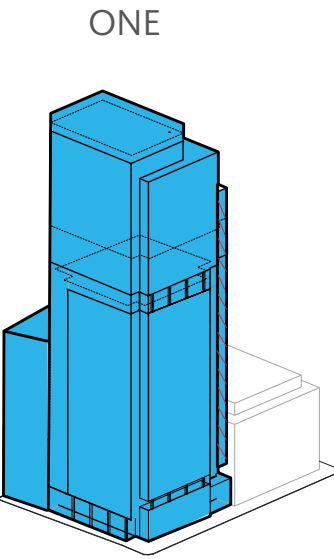
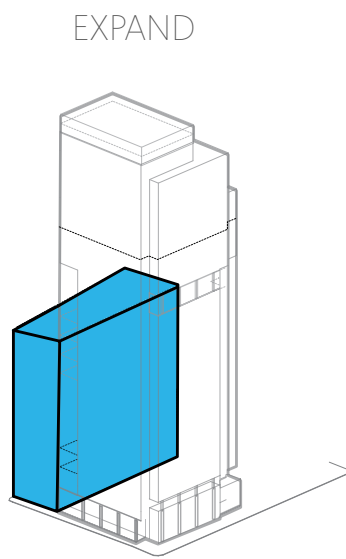
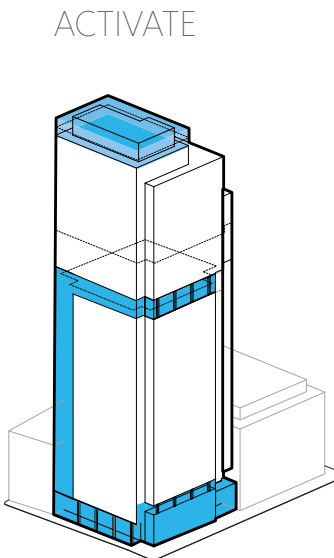
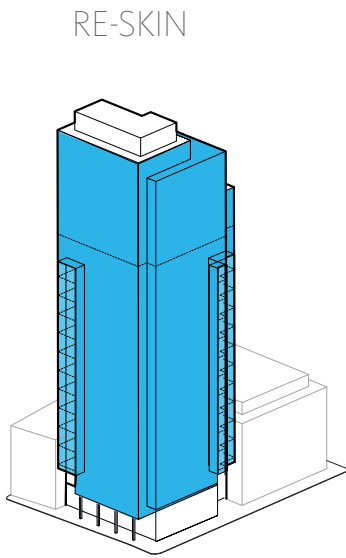
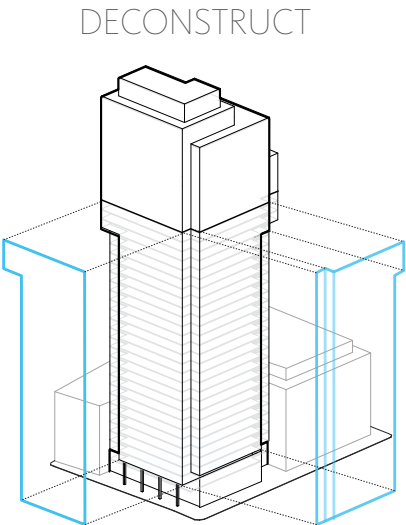
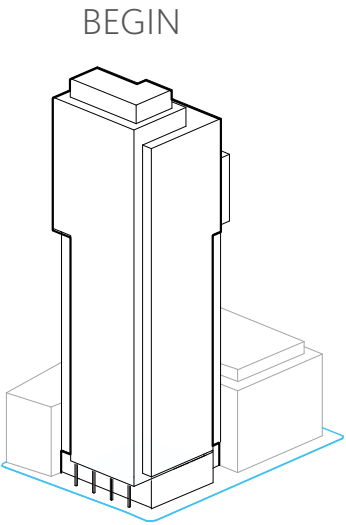
ANCHORLINE PARTNERS|JLL

- 1 MASSING IN CONTEXT - HOW DOES THE ADDITION FIT THE NEIGHBORHOOD?
- 2 CONSOLIDATE AND SIMPLIFY- IS THERE TOO MUCH GOING ON?
- 3 ARCHITECTURAL CHARACTER- HOW IS THE BUILDING NOT ANOTHER GLASS BOX?
- 4 RENEWED RETAIL- IS THE INFLUENCE OF THE CONTEXT BURDENING THE NEW AESTHETIC?



# TOTAL TRANSFORMATION

## DESIGN

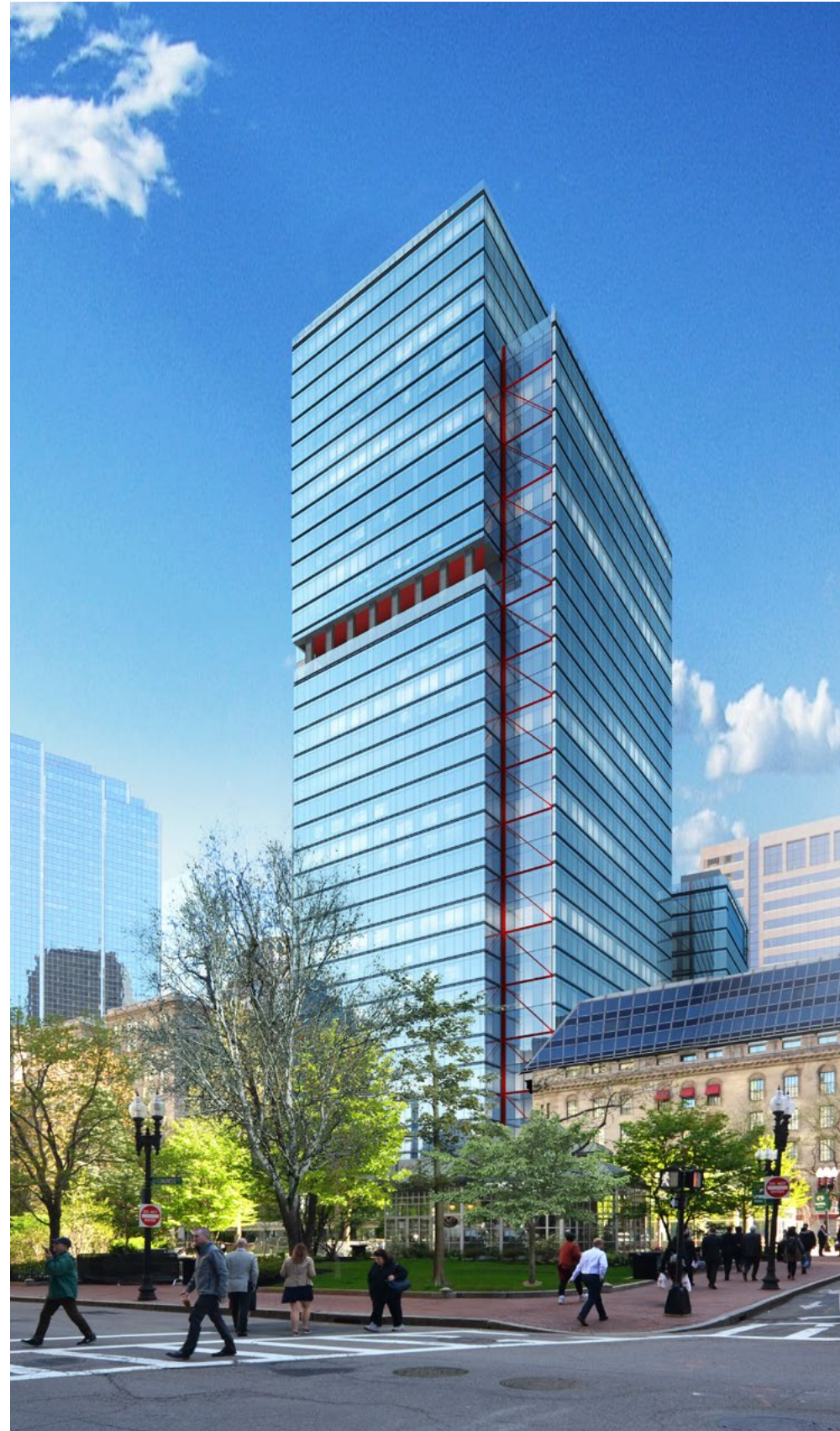




# OVERALL

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## VIEWS





# NEW OFFICE STYLE

## EXTERIOR VIEW



### location

- skyline beacon
- connection to park
- center of business district



### transform

- elevate quality of experience
- revitalize neighborhood
- brand identity



### innovate

- add tenant amenity program
- chilled beam smart technology
- flexible parking planning



### environmental

- LEED v4 Gold / EUI 43
- adaptive re-use
- fresh air



### tenant

- improve productivity
- increased fresh air
- light, views and space



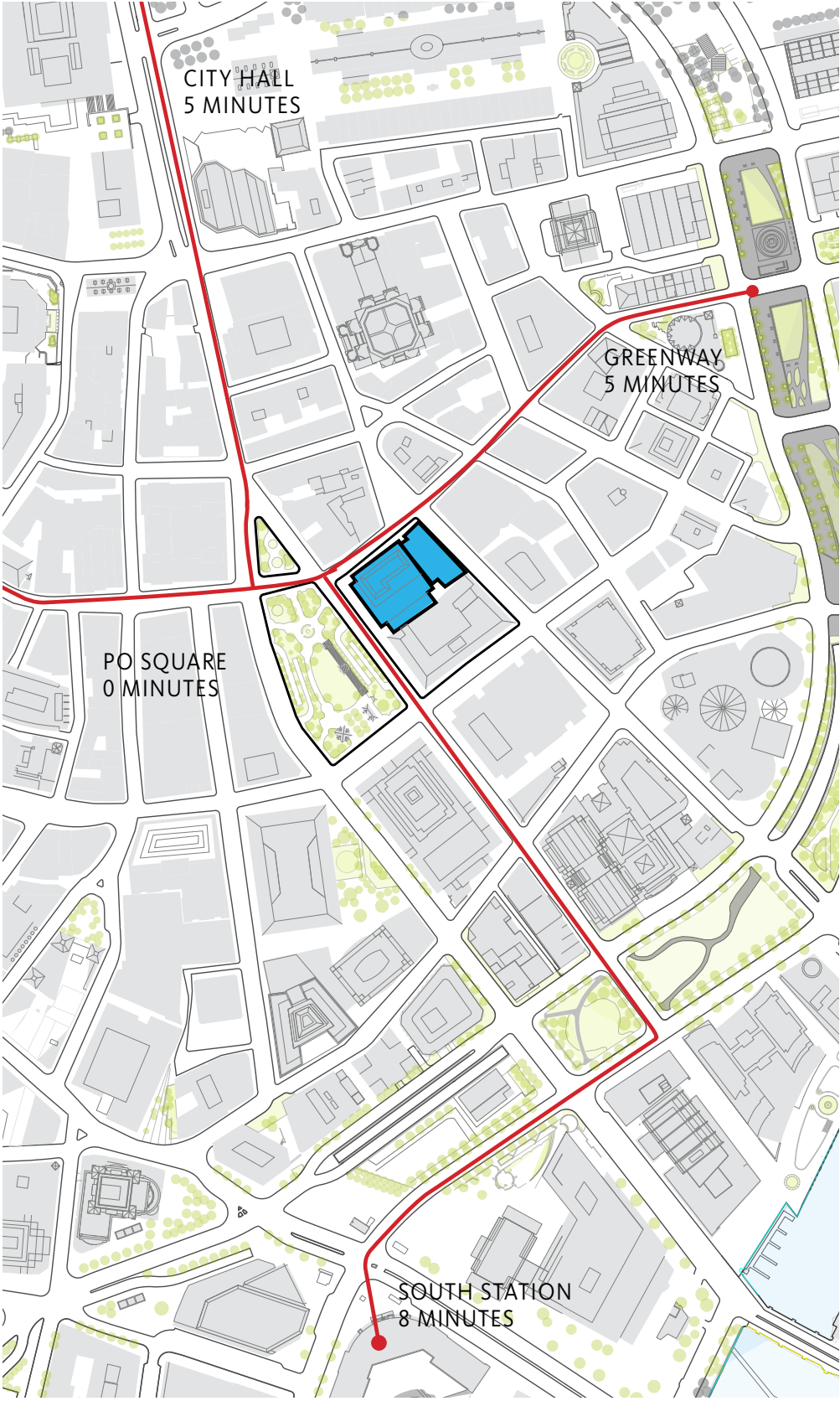
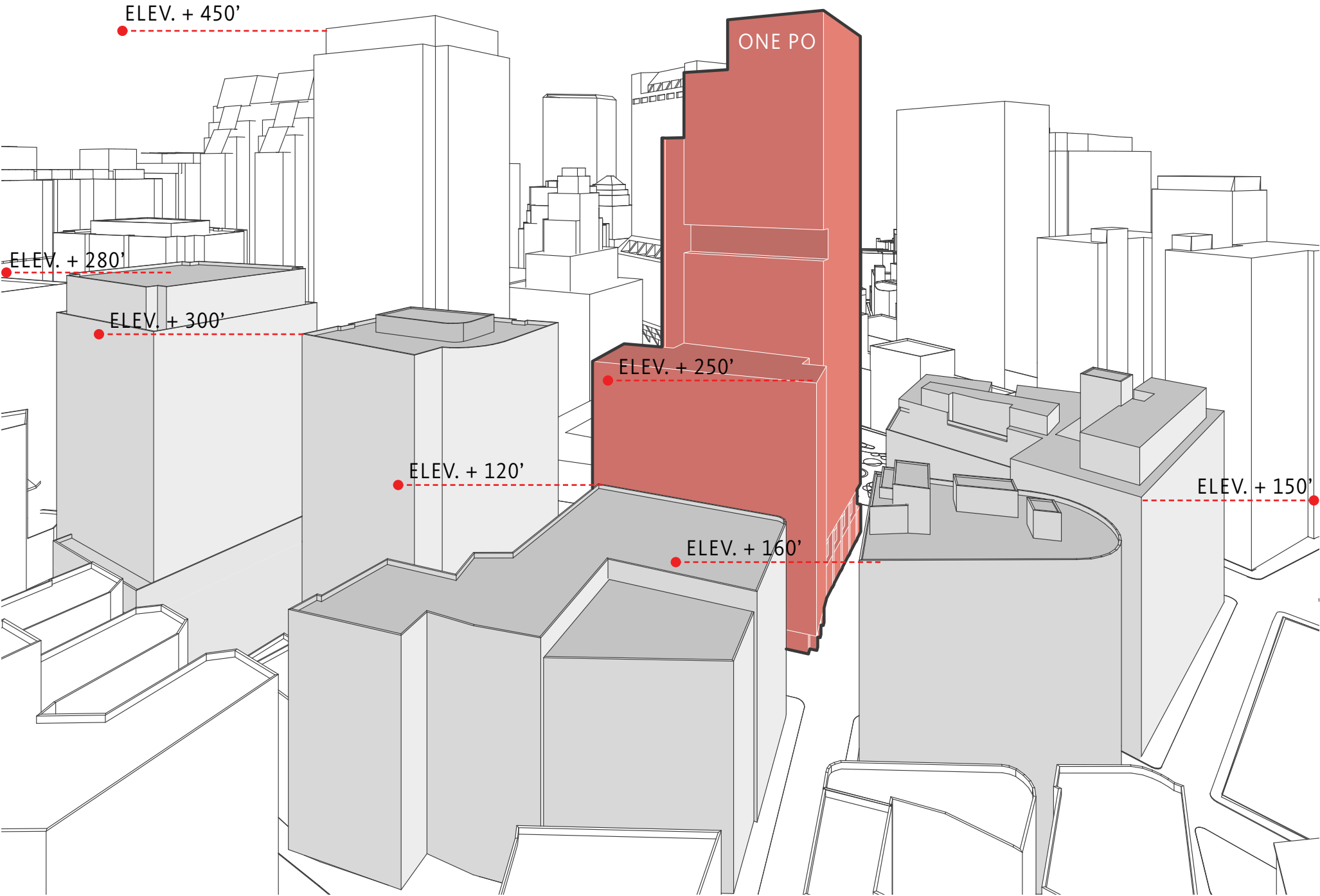
### financial

- expand lease area
- retain existing tenants
- reduced operational cost



# URBAN DEVELOPMENT

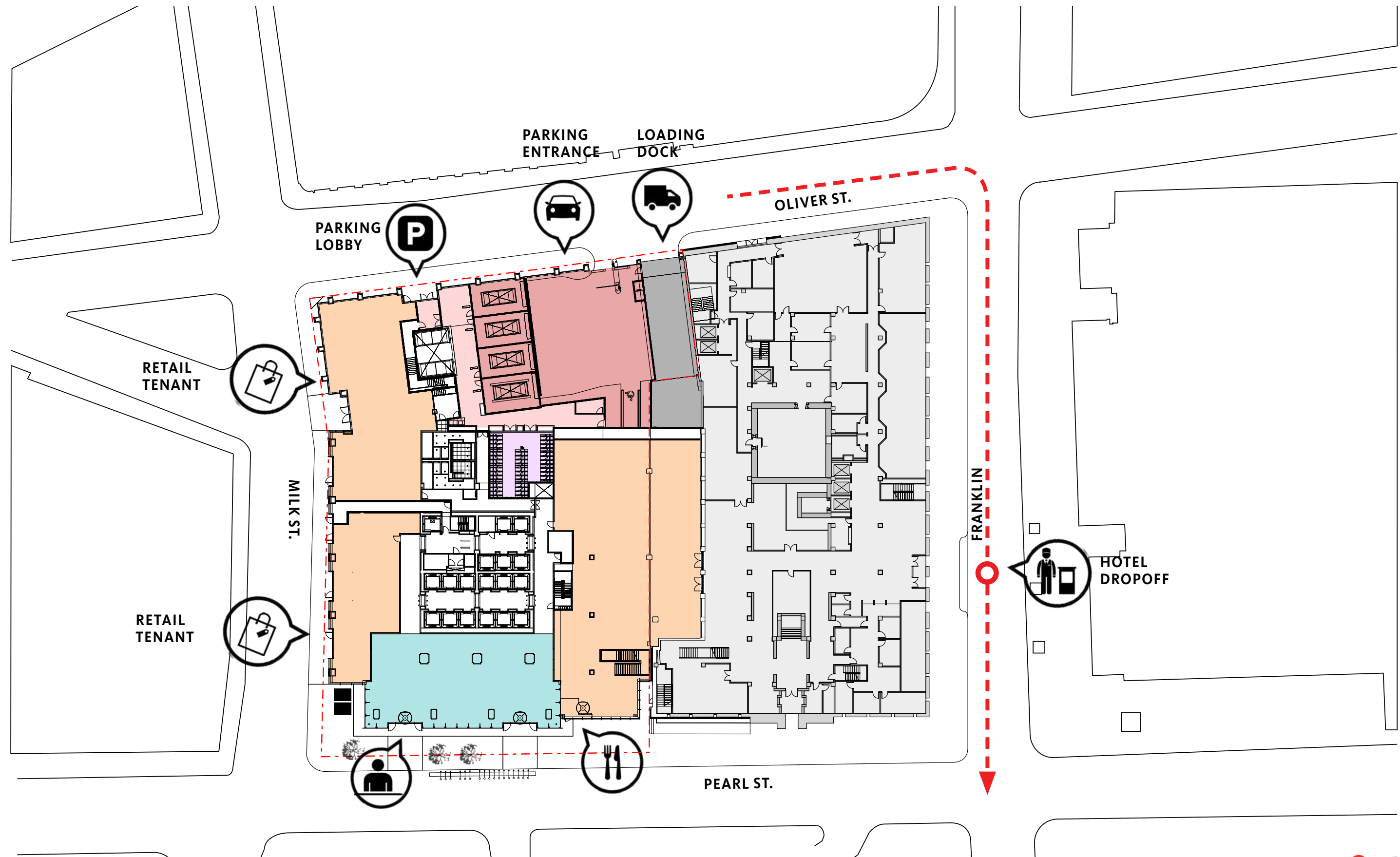
## NEIGHBORHOOD IMPACT





# AT THE STREET

## GROUND FLOOR PLAN





AT THE STREET

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RETAIL ENTRY



EXISTING DRIVE-THRU - VIEW FROM POST OFFICE SQUARE PARK



PROPOSED RETAIL- VIEW FROM POST OFFICE SQUARE PARK







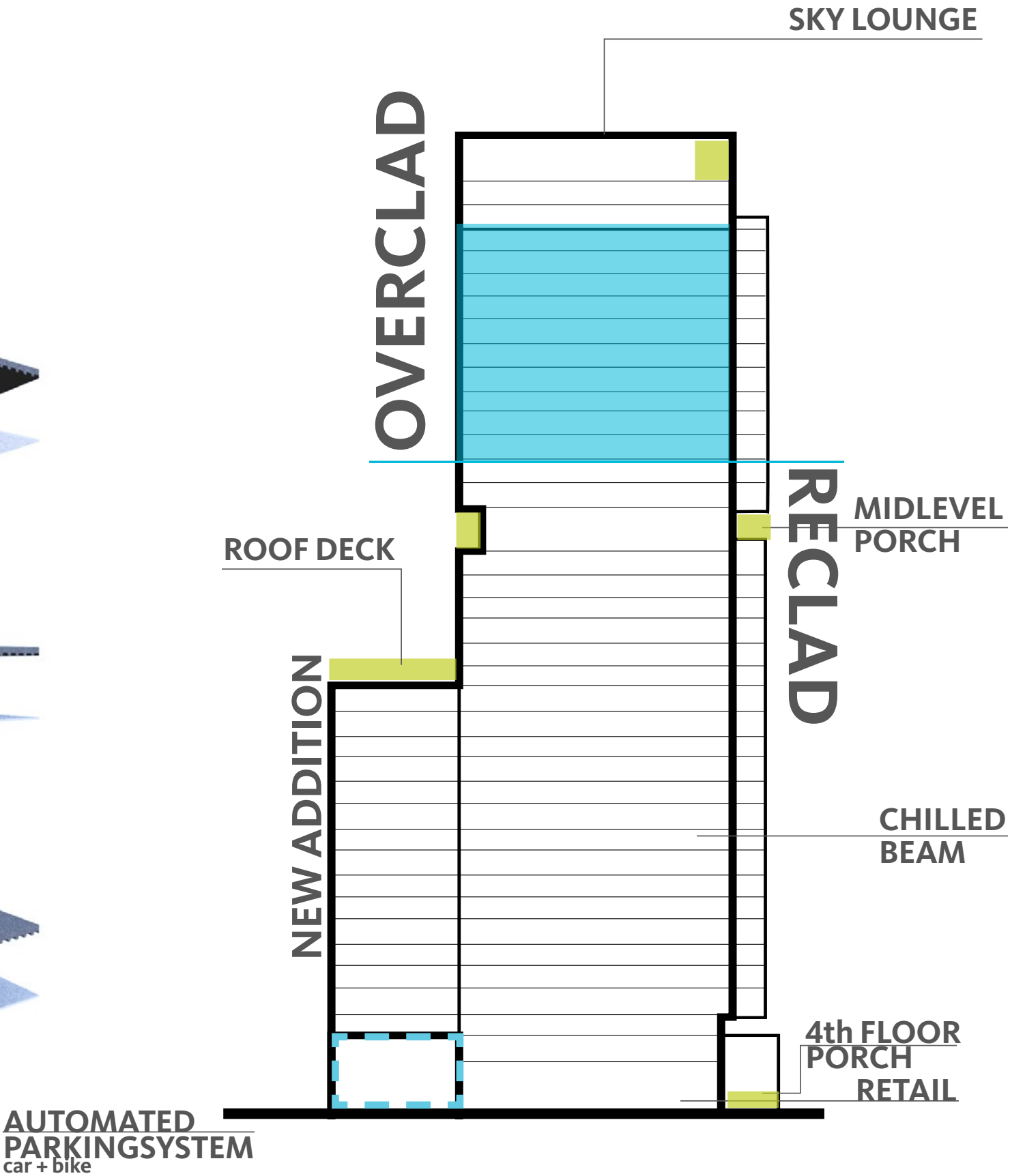
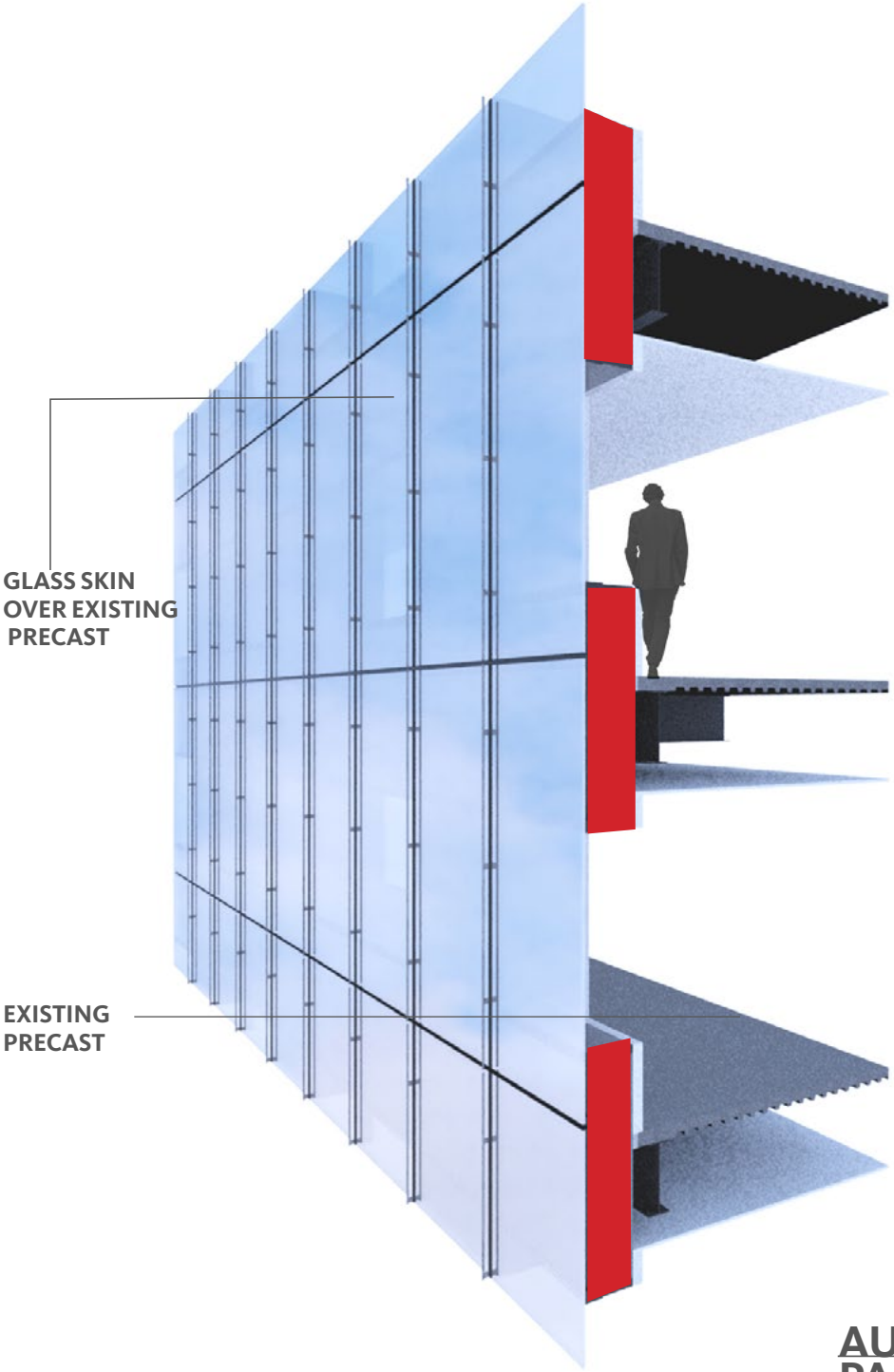
# DESIGN INNOVATION

## ARCHITECTURAL LANGUAGE

💡 ONE POSQ will feature and celebrate its automated parking garage. The **first of its kind in Boston.**

💡 ONE POSQ will be revitalized while the **top floors of the building are occupied.** These nine top floors will be overclad.

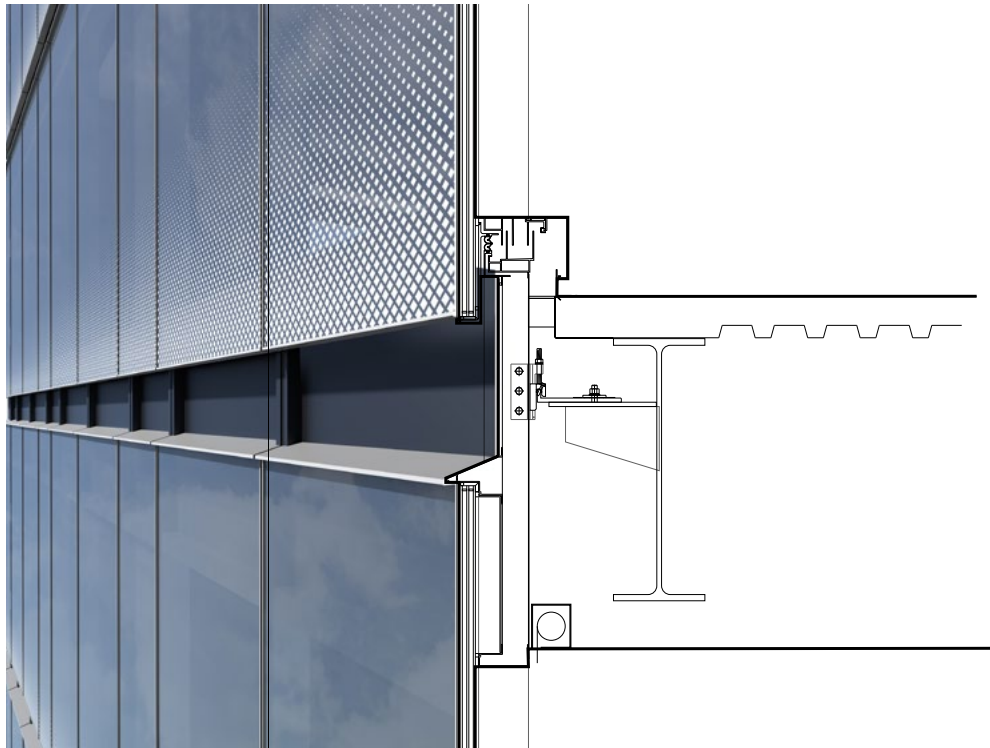
💡 ONE POSQ will offer tenants various outdoor spaces to “get some **fresh air.**”



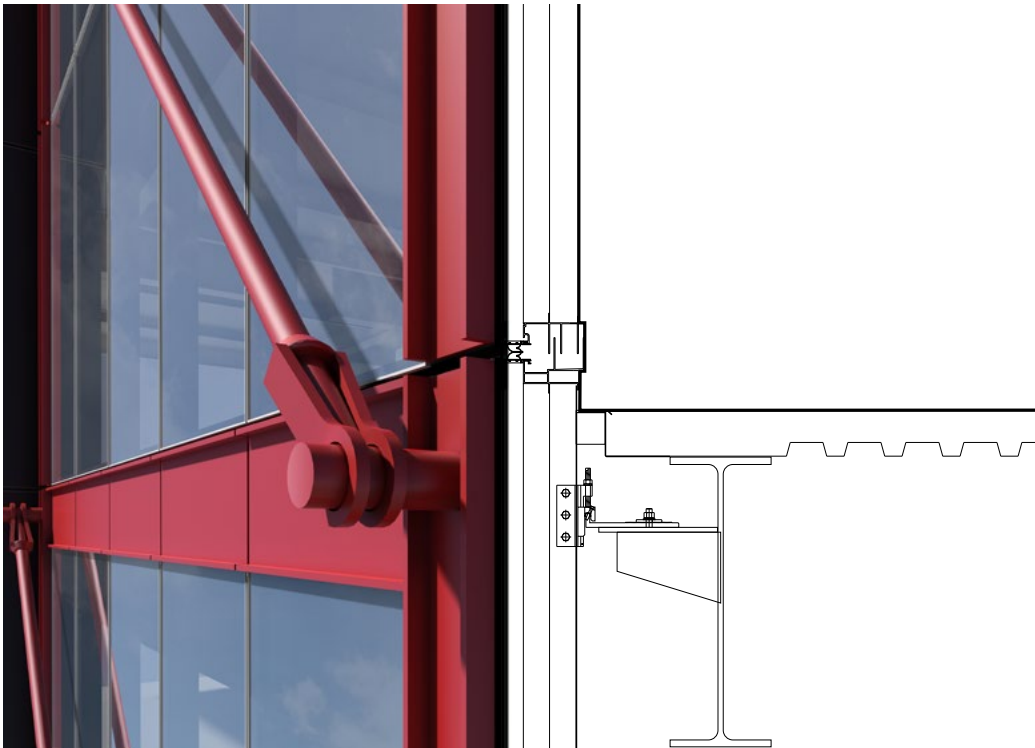


# EXTERIOR WALL

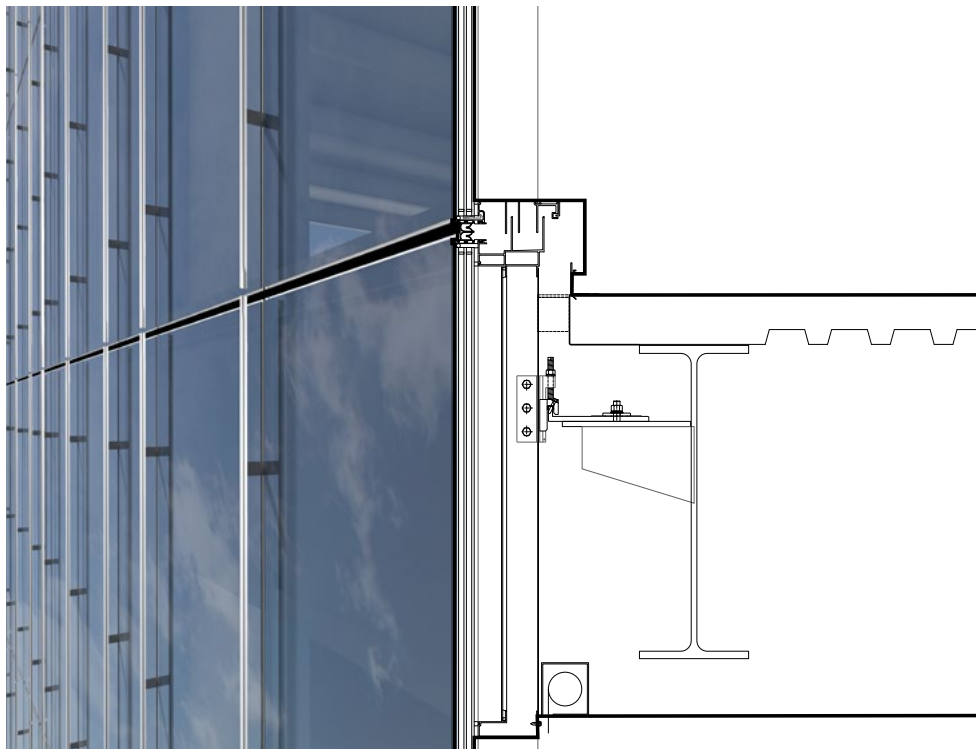
## WALL TYPES



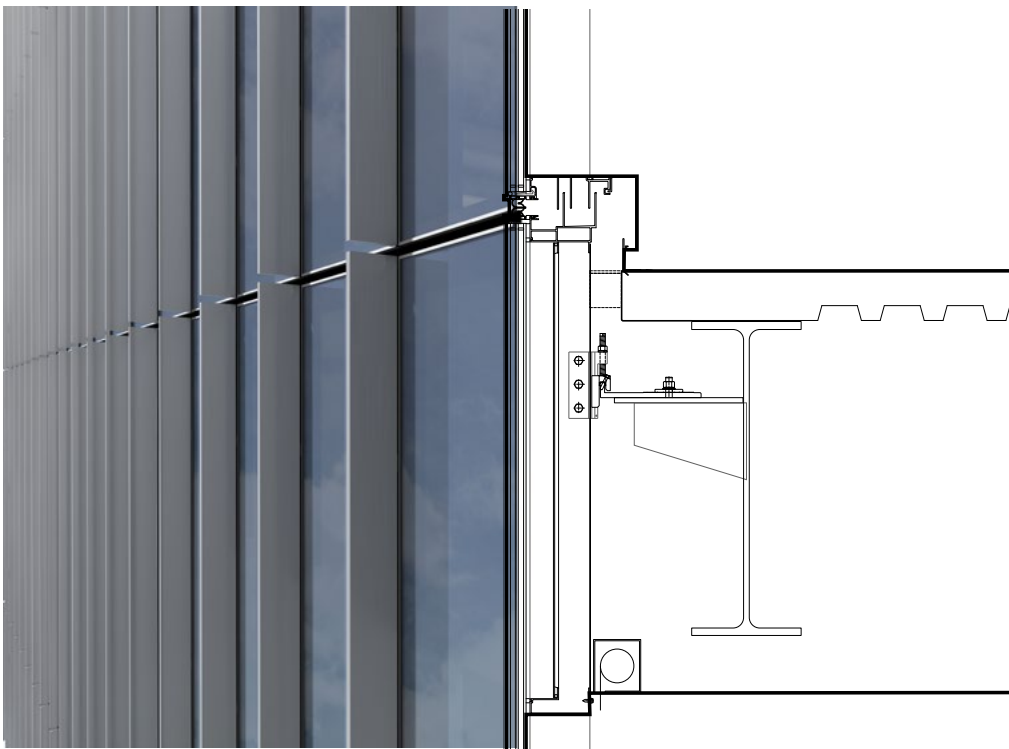
WALL TYPE 01



WALL TYPE 03



WALL TYPE 02

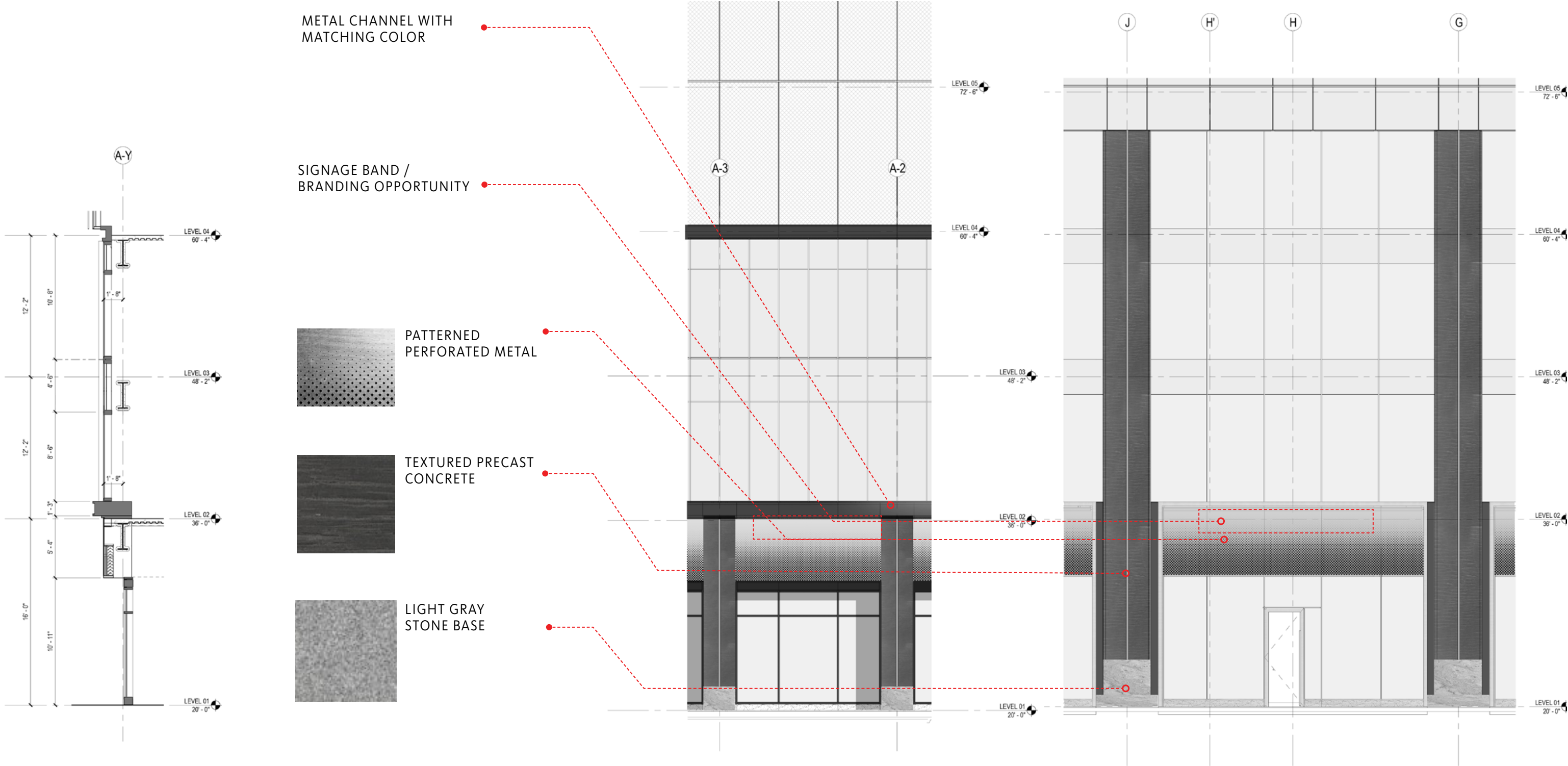


WALL TYPE 04



# AT THE STREET

## DETAIL & MATERIAL







THANK YOU