

WASHINGTON

VILLAGE



SOUTH BOSTON, MASSACHUSETTS
656 RESIDENTIAL UNITS | 99,000 SF RETAIL

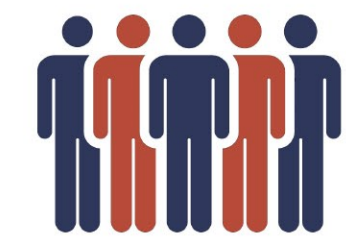
DEVELOPMENT SUMMARY

CONSTRUCTION COMMENCING Q4 2018



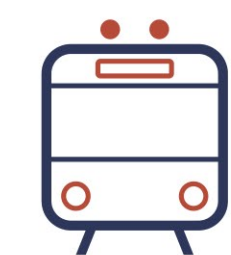
DEVELOPMENT STATS

- 8 BUILDINGS ON 6 CITY BLOCKS
- +/- 99,000 SQUARE FEET OF RETAIL
- 656 RESIDENTIAL UNITS
- +/- 560 ONSITE PARKING SPACE
- 45,000 SF OF PARKS AND PUBLIC OUTDOOR SPACE
- 3 NEW STREETS CREATED
- 170 NEW TREES TO BE PLANTED



TRADE AREA DEMOGRAPHICS

POPULATION: 89,065
DAYTIME POPULATION: 97,774
AVG HH INCOME: \$ 98,636
MEDIAN AGE: 32.2



ACCESSIBILITY

- I-93 NORTH ON-RAMP:** 3 MINUTE DRIVE (0.8 MILES)
- I-93 SOUTH ON-RAMP:** 4 MINUTE DRIVE (0.6 MILES)
- ANDREW SQUARE T STOP:** 3 MINUTE WALK (0.2 MILES)
- SOUTH END:** 4 MINUTE DRIVE, 20 MINUTE WALK (1.1 MILES)
- SEAPORT:** 5 MINUTE DRIVE (1.5 MILES)
- SOUTH STATION:** 4 MINUTE DRIVE, 12 MINUTES VIA TRAIN (1.7 MILES)
- BACK BAY STATION:** 6 MINUTE DRIVE, 24 MINUTES VIA TRAIN (3.9 MILES)

SOUTH BOSTON, MASSACHUSETTS

South Boston is a rapidly expanding neighborhood with deep roots and history and has become an enclave of urban professions. The proximity and accessibility to downtown Boston and the Seaport District have continued to drive the density and demand for residential and amenities in South Boston.

Washington Village is a 4.9 acre mixed-use development adjacent to South Boston's Andrew Square. The development will encompass 6 city blocks with 8 buildings and over 99,000 SF of restaurant and retail space with 656 residential units. Washington Village is a 3 minute walk to the Andrew Square T-Station on the MBTA Red Line which has an average daily ridership of over 270,000 people each day.

Anchored by a grocery store, the retail space at Washington Village will include space for restaurants, cafes, dry goods, and service-based retail.

MAJOR EMPLOYERS

Gillette
1,350 Employees
.9 Miles

 **STATE STREET**
3,500 Employees
.85 Miles

 **ptc**
1,000 Employees
1.4 Miles

 **pwc**
3,000 Employees
.85 Miles


1,000 Employees
1.28 Miles

 **GOODWIN**
800 Employees
1.5 Miles

BCG
THE BOSTON CONSULTING GROUP
700 Employees
1.5 Miles


800 Employees
1.2 Miles*

 **VERTEX**
1,300 Employees
1.5 Miles

 **reebok**
700 Employees
1.5 Miles

 **MassMutual**
1,000 Employees
1.5 Miles**

amazon
Fort Point
900 Employees
1.35 Miles

amazon
Seaport
2,000 Employees
1.36 Miles**

LogMeIn
500 Employees
1.25 Miles

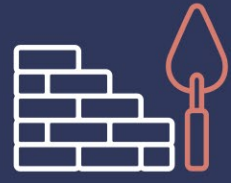
*FULLY OCCUPIED IN 2018
Distances are straight line from site

**FULLY OCCUPIED IN 2021
Distances are straight line from site

RESIDENTIAL DEVELOPMENT



WASHINGTON
VILLAGE
650 UNITS



Under
Construction
2,211 UNITS



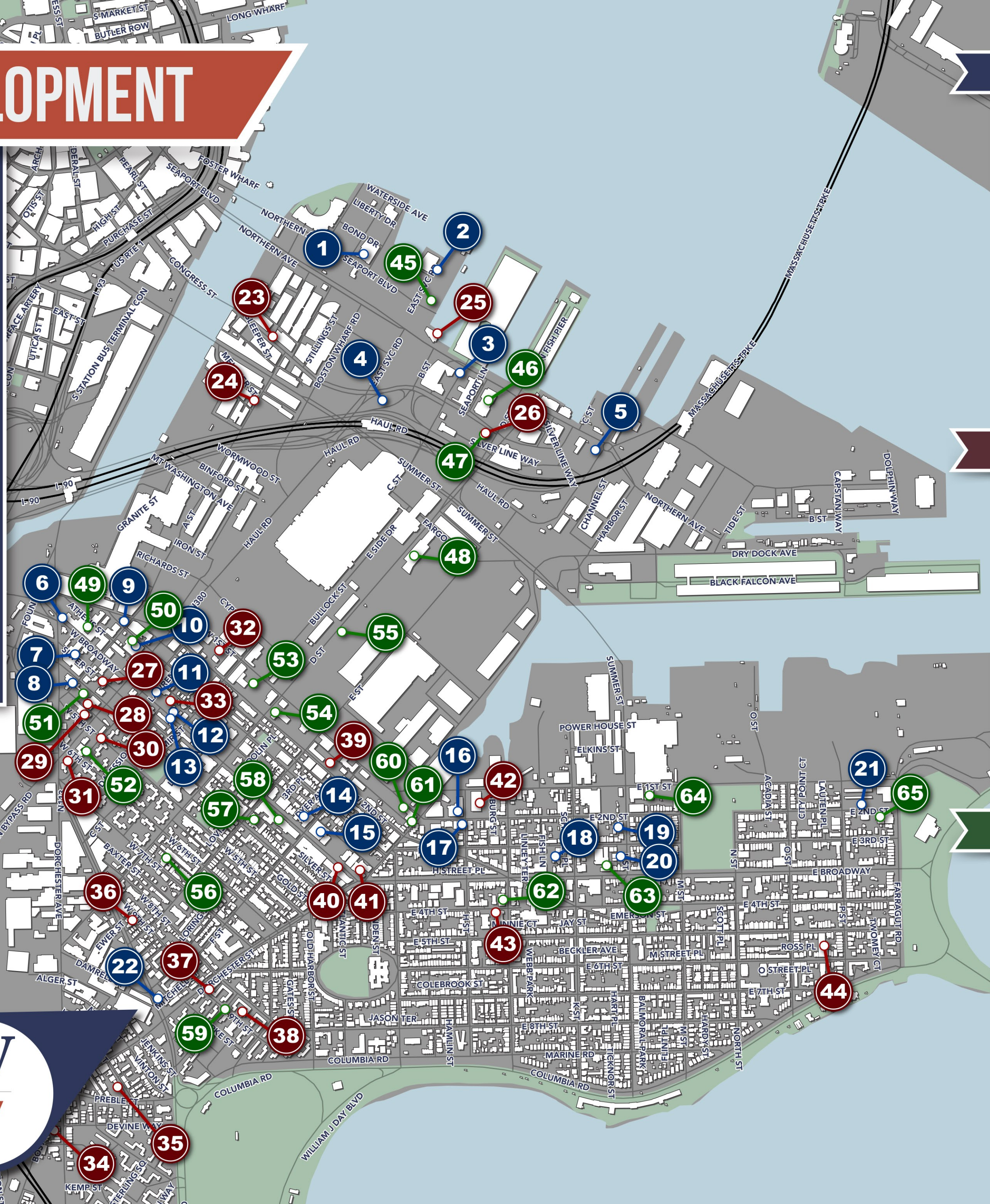
Board Approved
3,125 UNITS



Completed
Construction*
1,627 UNITS

*Completed 2015-2018

TOTAL: 6,963 UNITS



UNDER CONSTRUCTION

1	FAN PIER 28-70 NORTHERN AVENUE	575 UNITS
2	PIER 4 PHASE 3	106 UNITS
3	145 SEAPORT BOULEVARD	717 UNITS
4	399 CONGRESS STREET	414 UNITS
5	PARCEL K - 315 NORTHERN AVENUE	304 UNITS
6	14 WEST BROADWAY	47 UNITS
7	11 WEST BROADWAY	50 UNITS
8	148-152 DORCHESTER AVENUE	30 UNITS
9	100 A STREET	9 UNITS
10	45 WEST THIRD STREET	105 UNITS
11	150 WEST BROADWAY	30 UNITS
12	206 WEST BROADWAY	16 UNITS
13	206 WEST BROADWAY	16 UNITS
14	410 WEST BROADWAY	24 UNITS
15	420 WEST BROADWAY	42 UNITS
16	516 EAST SECOND STREET	65 UNITS
17	27 H STREET	11 UNITS
18	545 EAST THIRD STREET	18 UNITS
19	45 L STREET	30 UNITS
20	57 L STREET	13 UNITS
21	902 EAST SECOND STREET	36 UNITS
22	232 OLD COLONY AVENUE	22 UNITS

BOARD APPROVED

23	338 CONGRESS STREET	9 UNITS
24	63 MELCHER STREET	38 UNITS
25	150 SEAPORT BOULEVARD	124 UNITS
26	WATERSIDE PLACE PHASE 1B	312 UNITS
27	87-93 WEST BROADWAY	65 UNITS
28	120 WEST 4TH STREET	9 UNITS
29	20 WEST FIFTH STREET	54 UNITS
30	55 WEST FIFTH STREET	50 UNITS
31	270 DORCHESTER AVENUE	114 UNITS
32	181-185 WEST FIRST STREET	97 UNITS
33	170 WEST BROADWAY	33 UNITS
34	603 DORCHESTER AVENUE	24 UNITS
35	33-39 WARD STREET	14 UNITS
36	200-204 OLD COLONY AVENUE	49 UNITS
37	256 DORCHESTER STREET	32 UNITS
38	278 EAST 9TH STREET	301 UNITS
39	340 WEST SECOND STREET	29 UNITS
40	457-469A WEST BROADWAY	44 UNITS
41	480-482 WEST BROADWAY	18 UNITS
42	2 H STREET	135 UNITS
43	609 EAST FOURTH STREET	26 UNITS
44	815 EAST FIFTH STREET	19 UNITS

COMPLETED CONSTRUCTION

45	PIER 4 PHASE 1	369 UNITS
46	SEAPORT SQUARE - 1 SEAPORT BOULEVARD	832 UNITS
47	WATERSIDE PLACE PHASE 1A	235 UNITS
48	411 D STREET	197 UNITS
49	22-26 WEST BROADWAY	31 UNITS
50	45 WEST THIRD STREET	105 UNITS
51	39 A STREET	23 UNITS
52	30 B STREET	32 UNITS
53	320 D STREET	255 UNITS
54	339 D STREET	24 UNITS
55	371-401 D STREET	250 UNITS
56	120 WEST SEVENTH STREET	24 UNITS
57	309 E STREET	18 UNITS
58	395 WEST BROADWAY	24 UNITS
59	265 EAST 9TH AVENUE	170 UNITS
60	401 WEST FIRST AVENUE	45 UNITS
61	11 DORCHESTER STREET	30 UNITS
62	616 EAST FOURTH AVENUE	24 UNITS
63	728 EAST BROADWAY	18 UNITS
64	621 EAST FIRST STREET	28 UNITS
65	933 EAST SECOND STREET	20 UNITS

WASHINGTON
VILLAGE
656 UNITS



AREA RETAIL



EAST BOSTON

DOWNTOWN BOSTON

BACK BAY

SEAPORT

SOUTH END

INK BLOCK
SOUTH END

sweetgreen
TURNSTYLE
CYCLE | BOOTCAMP

WHOLE FOODS MARKET
FUJII of Kendall
corepower YOGA
BAR MEZZANA

WASHINGTON VILLAGE



PubliCo

THE PLAYWRIGHT
the paramount
The BROADWAY
ROZA LYONS

fat baby

Stop & Shop

SIXTH GEAR
CASK & KITCHEN

LOCAL 149

DUDLEY SQUARE

SOUTH BAY

TARGET

BEST BUY

STOP & SHOP

NIKE

AMC THEATRES

wahlburgers

STARBUCKS COFFEE

WEST ROXBURY

WASHINGTON VILLAGE

telegraph hill

CAPO LINCOLN
tavern & restaurant

Foodie's Markets

loco
CAFFE NERO



Backyard Betty's
COPPERSMITH
WORDEN HALL

THE HANDLE BAR
STARBUCKS COFFEE

PETER WELCH'S GYM

EVERYBODY FIGHTS

LOCAL TRANSPORTATION

-  MBTA Train Route
-  MBTA Bus Route

MBTA BUS ROUTES

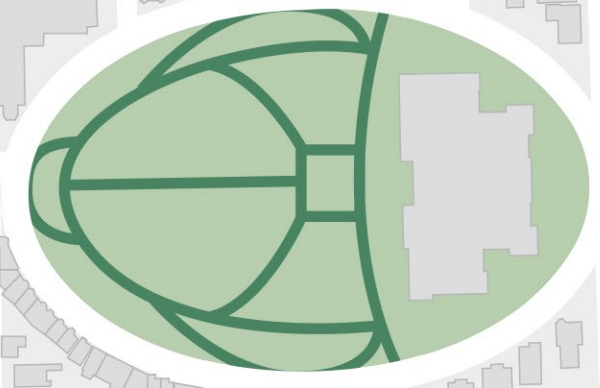
BUS ROUTE 5	CITY POINT - MCCORMACK HOUSING	EVERY 60 MINS
BUS ROUTE 9	CITY POINT - COPLEY SQUARE	EVERY 5 MINS
BUS ROUTE 10	CITY POINT - COPLEY SQUARE	EVERY 20 MINS
BUS ROUTE 11	CITY POINT - DOWNTOWN	EVERY 10 MINS
BUS ROUTE 16	FORREST HILLS STATION - ANDREW/UMASS	EVERY 15 MINS
BUS ROUTE 17	FIELDS CORNER - ANDREW STATION	EVERY 14 MINS
BUS ROUTE CT3	BETH ISRAEL DEACONESS OR BU MEDICAL	EVERY 20 MINS

 **MBTA RED LINE**
BROADWAY T STOP
6 MINS VIA TRAIN

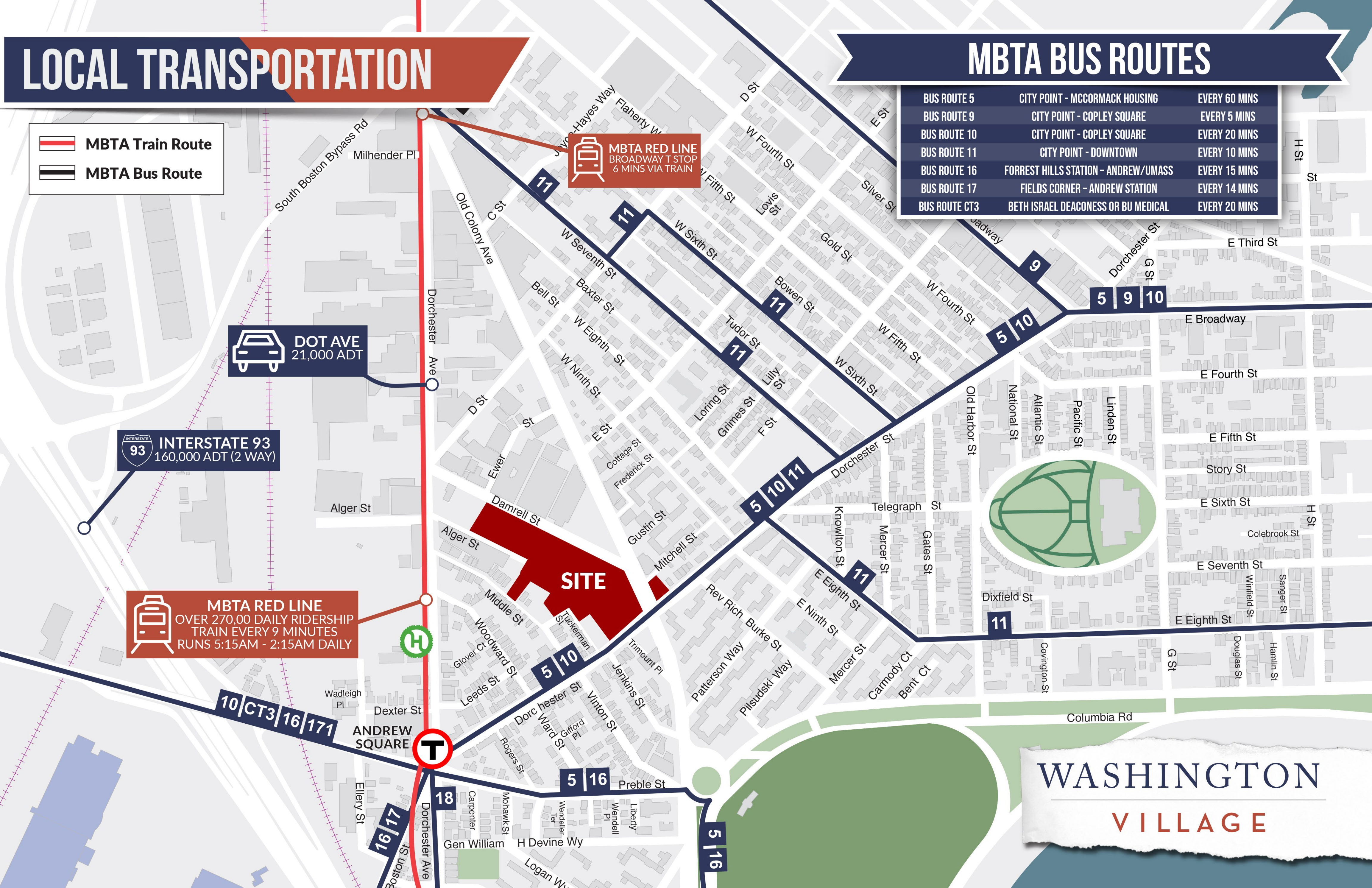
 **DOT AVE**
21,000 ADT

 **INTERSTATE 93**
160,000 ADT (2 WAY)

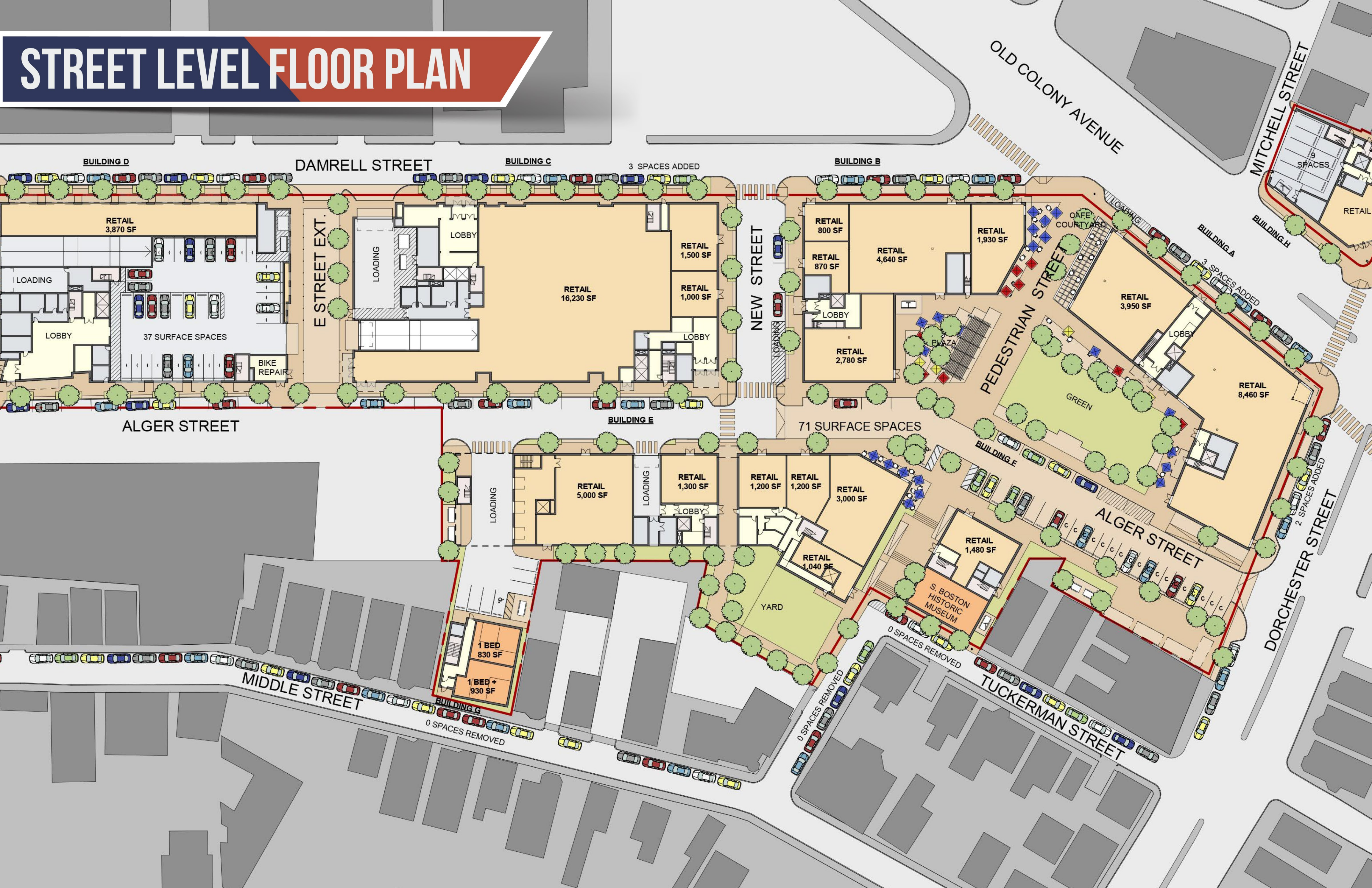
 **MBTA RED LINE**
OVER 270,00 DAILY RIDERSHIP
TRAIN EVERY 9 MINUTES
RUNS 5:15AM - 2:15AM DAILY



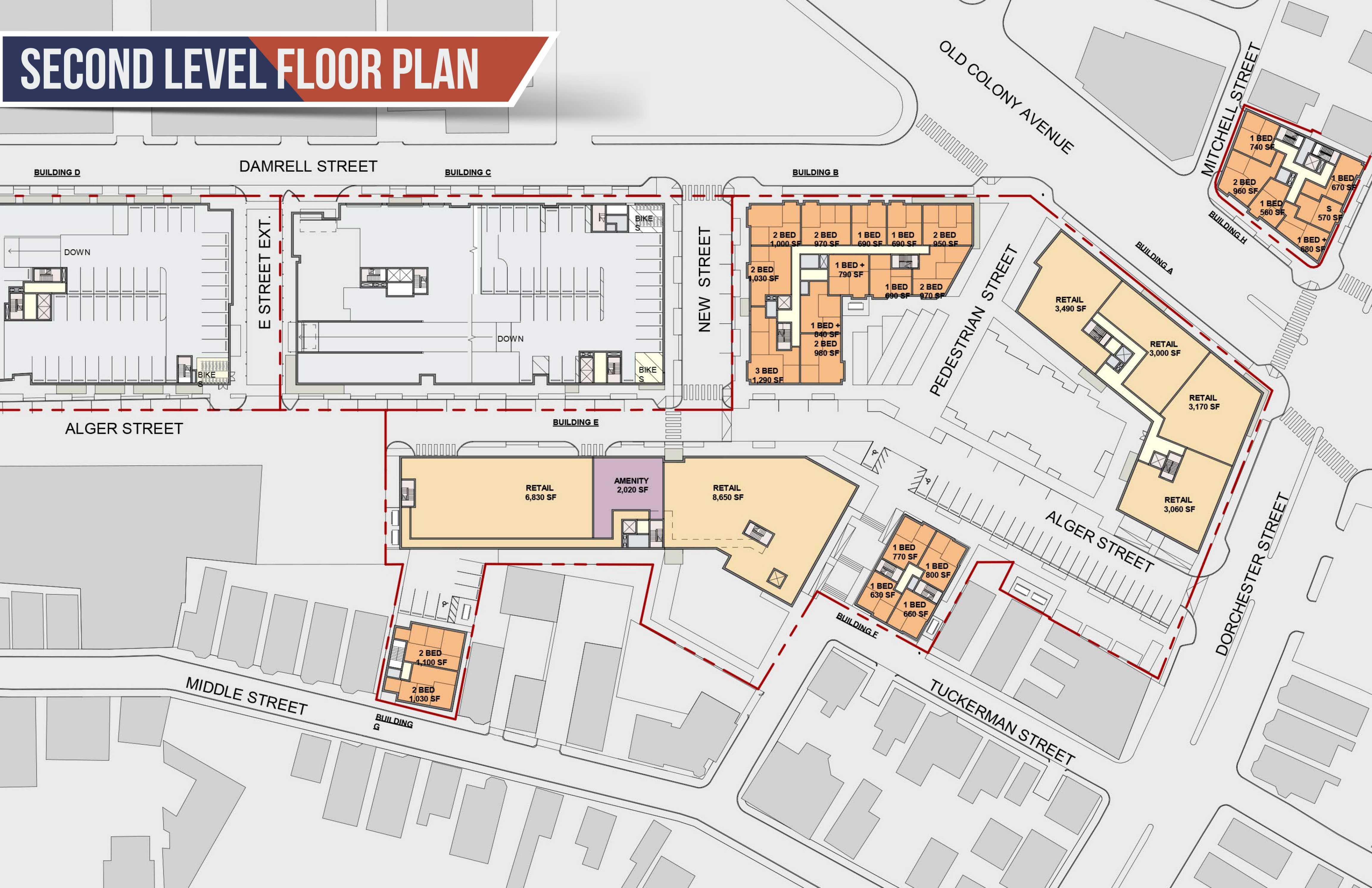
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VILLAGE



STREET LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



AREA GROWTH

The Harrison Avenue corridor of the **SOUTH END** is seeing a large amount of new development and redevelopment. Starting with the 50,000 SF Whole Foods-anchored Ink Block residential development completed in 2015. Today, there is over 1.8 million square feet of commercial and residential space under construction and over 450,000 square feet approved to be built.

THE NEWMARKET SQUARE DISTRICT is a submarket of Boston's Dorchester neighborhood. Dorchester is Boston's largest and most populated neighborhood and is seeing strong growth in the residential and commercial categories. The Newmarket District is home to the city of Boston's only Super-Regional Shopping Center, South Bay, anchored by Target, Home Depot, and the strongest Stop & Shop in the Chain. South Bay is undergoing a 1.6M SF expansion, including 475 units of residential, and a 450 key hotel.

THE SEAPORT DISTRICT is Boston's fastest growing office market, with over 5 million square feet of office space added within the past 5 years and will encompass over 16 million square feet of commercial and residential space upon completion of the Seaport Square development.

With nearly 7,000 residential units approved to be built, under construction, or completed since 2015, **SOUTH BOSTON** is the city's fastest growing residential neighborhood. Today, the primary residential trade area accounts for a population of over 36,000 with a median household income of over \$100,000.

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FOR MORE INFORMATION PLEASE CONTACT

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