

# 99 High Street

Gateway to Boston's Seaport and Financial District



**CBRE** nuveen  
REAL ESTATE

99HIGHBOSTON.COM

# The Pulse of the City

99 High sits at the epicenter of **Boston's urban core**—the gateway to both the Seaport and Financial District—offering tenants access to an unparalleled stream of energy and innovation. With the convergence of culture, commerce, retail and technology, 99 High is the **ideal destination** for the ever-growing needs of today's tenants.







# Steps from Anywhere

**Four-minute** walk to South Station (Red Line/Commuter Rail/Buses)

**Six-minute** walk to Downtown Crossing (Orange/Red Line)

**Six-minute** walk to Rows Wharf Commuter Ferry Terminal





**Seven-minute** walk to State Street Station (Orange/Blue Line)

Immediate highway access to **Interstates 90 and 93**

Three BlueBike Stations within **five-minute walk**



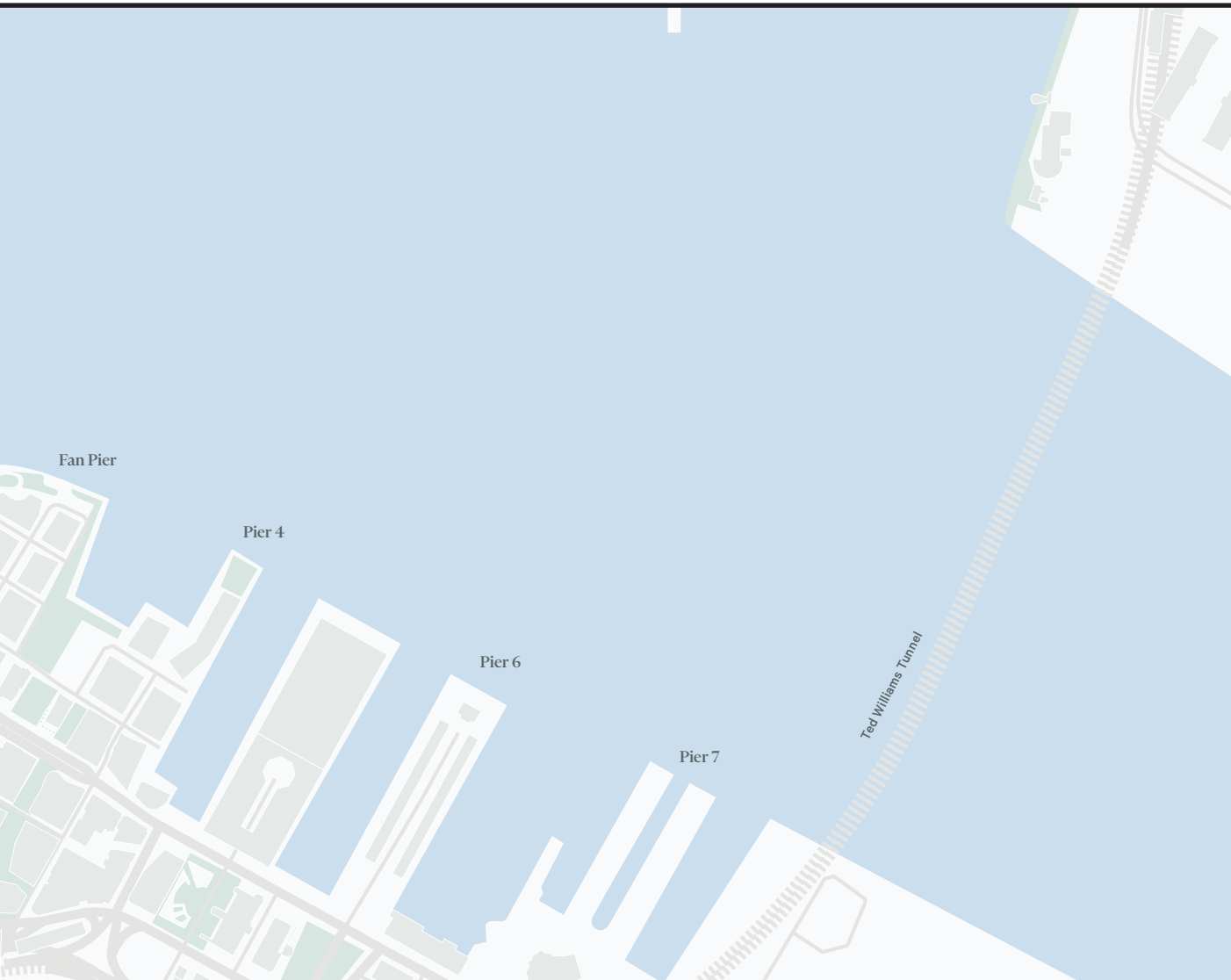
# Thriving, Amenity-Rich Environment



## Amenities

- |                            |   |
|----------------------------|---|
| <b>0</b> Society on High   | <b>9</b> Boston Sports Club   |
| <b>1</b> Fómami            | <b>10</b> Starbucks, Tatte Bakery & Cafe, Fitcorp   |
| <b>2</b> Nebo              | <b>11</b> B/Spoke   |
| <b>3</b> Trade             | <b>12</b> Dunkin', Chipotle, Noon Mediterranean, Caffè Strega, Sweetgreen, Taste Wine Bar & Kitchen |
| <b>4</b> Smith & Wollensky | <b>13</b> B.Good, Taco Bell   |
| <b>5</b> Miel Brasserie    | <b>14</b> Kane's Donuts, Starbucks  |
| <b>6</b> Clover            | <b>15</b> Dewy Square Food Trucks & Farmers Market  |
| <b>7</b> Così, Boloco      | <b>16</b> Lolita Cocina & Tequila Bar   |
| <b>8</b> Sip Café          |   |





- |           |   |           |                             |
|-----------|---|-----------|-----------------------------|
| <b>17</b> | Bon Me  | <b>26</b> | Shake Shack                 |
| <b>18</b> | Pastoral, Drink, Menton                                       | <b>27</b> | Equinox                     |
| <b>19</b> | City Tap House  | <b>28</b> | Barry's Bootcamp            |
| <b>20</b> | Café Nero   | <b>29</b> | Al's Café, UFC Gym Boston   |
| <b>21</b> | Flour Bakery  | <b>30</b> | Everybody Fights            |
| <b>22</b> | Barking Crab, Lookout Rooftop & Bar                           | <b>31</b> | Republic Fitness            |
| <b>23</b> | Scorpion Bar, Equinox   | <b>32</b> | Equinox                     |
| <b>24</b> | King's Dining & Entertainment,<br>Tuscan Kitchen, Flight Club | <b>33</b> | High Street Place Food Hall |
| <b>25</b> | Committee   |           |                             |

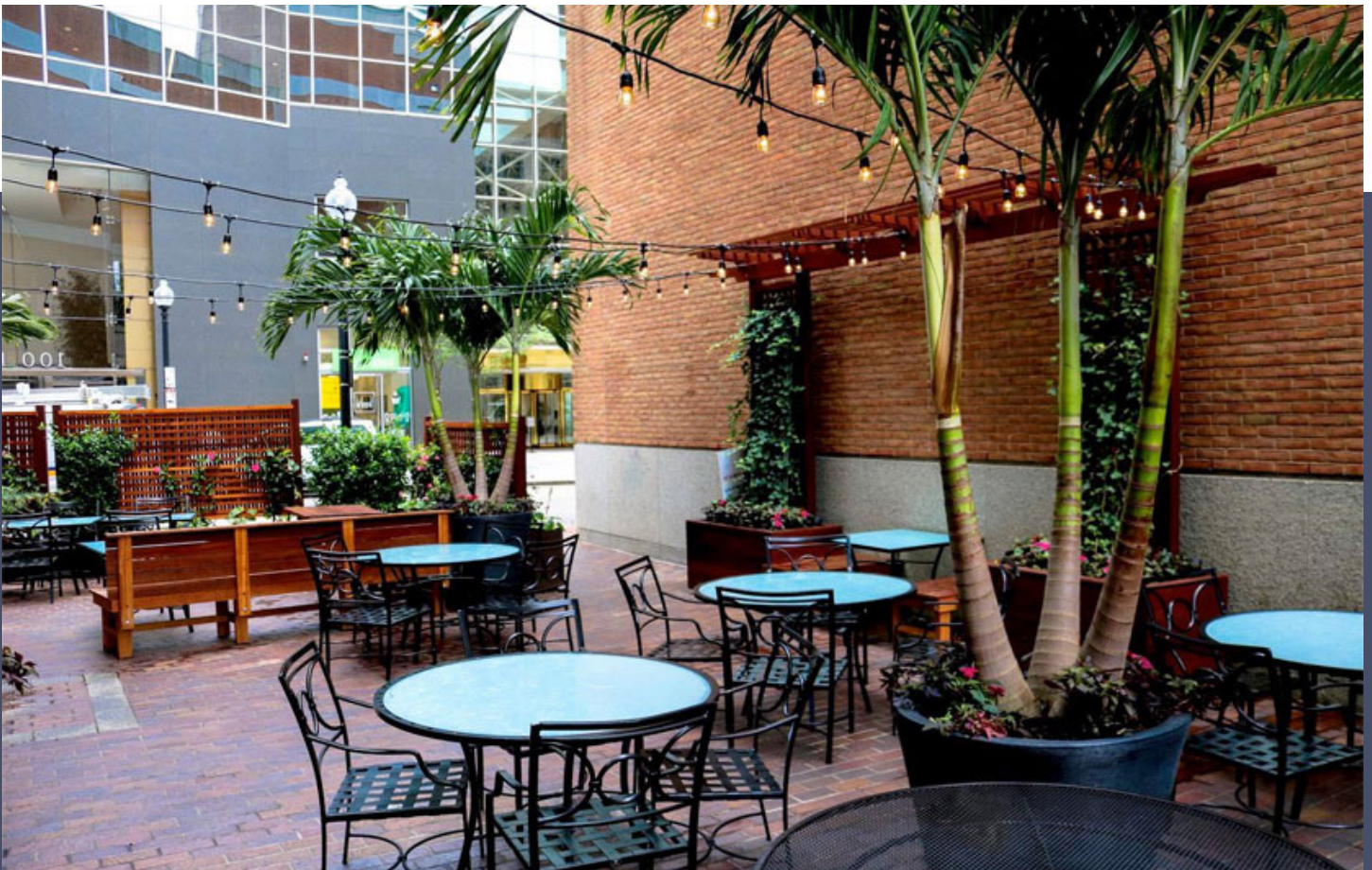
# New Lobby to Elevate your 99 High Experience

Completed in 2019, **99 High has been transformed** with a full interior lobby renovation, new glass façade and streetscape.





# — Refined Retail to Meet Your Needs —



# Property Overview & Highlights

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## LEED GOLD

99 High's uncompromising pursuit of superior operational efficiency and environmental responsibility began when TH Real Estate assumed ownership in 2006. The visionary transformation is now complete. The result is a new world-class 730,000 SF tower inside and out.



## HIGH PERFORMANCE

- Estimated tenant electric costs \$1.25/SF
- 32-floor, 730,000 SF landmark overlooking the Rose Kennedy Greenway
- 41 new bay windows per floor
- Flexible 25,445 SF floor plates with centralized mechanicals
- 16 new high-speed, high-efficiency elevators
- Below-ground parking for 180 cars

## BUILDING AWARDS

### 2010

USGBC  
*LEED GOLD Existing  
Building & Operations*

### 2010

BOMA Boston  
*Renovated Building of  
the Year*

### 2011

BBJ  
*Best Green Practices -  
Design*

### 2011

IFMA  
*Best Practices -  
Sustainability*

### 2011

BOMA National  
*Operational and  
Management Excellence*

### 2011

BOMA Mid-Atlantic  
*Renovated Building of  
the Year*

### 2015

BOMA Boston  
*Building of the Year*

### 2015

BOMA National  
*Operational and  
Management Excellence  
Recertification*

### 2016

BOMA Mid-Atlantic  
*Building of the Year*

### 2016

USGBC  
*LEED GOLD-Existing  
Building & Operations  
Recertification*

### 2021

BOMA 360 Performance  
Building  
*FitWel Viral Response  
Certified*



# Community Engagement At 99 High

## Monthly Tenant Newsletter

With building updates, return to work updates, new tenant welcomes and upcoming events.



**99  
HIGH**

Tenant Newsletter: September 2021

### IN THIS ISSUE

- HQ Update
- Building News
- Local Happenings
- Green Tip of the Month

**ABOUT THIS NEWSLETTER**  
Welcome to the 99 High Newsletter!  
We will be providing you with the latest building news including upcoming events, pop-ups, and local happenings!  
If you have any questions or comments about the newsletter or have an idea for a topic, please feel free to reach out to Carly Thayer at [carly.thayer@cushwake.com](mailto:carly.thayer@cushwake.com)



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### DOWNLOAD HQO!

Please enjoy lunch on us! Download the HQO app and sign in to receive \$10.00 OFF at Society on High. App users will also be eligible to enter for a chance to win a \$200 Society on High gift card through September 30th. New users will automatically be entered!

Download HQO for more information and contact [carly.thayer@cushwake.com](mailto:carly.thayer@cushwake.com) with any questions.



### RETURN TO OFFICE: WHAT PRECAUTIONS IS MITA TAKING TO KEEP US SAFE?

See what MITA is doing to keep us safe as we return to office. Click the links below to read more about cleaning and mask protocols, traveling tips and schedule changes.

**MITA FAQ**  
**COMPUTER PROGRAMS**



### 99 HIGH RECEIVES BOMA 360 AND FITWEL CERTIFICATIONS

Cushman and Wakefield further honors Naveen's longstanding commitment to sustainability by achieving BOMA 360 and Fitwel certifications at 99 High Street.

[CLICK HERE TO VIEW THE FULL PRESS RELEASE](#)



### WHAT'S THE BZZZ AT 99 HIGH?

There is a new Queen Bee thanks to Naveen's commitment to sustainability and the environment. We are proud to partner with Naveen and implement their "green building" initiatives!

[READ MORE](#)



### FOLLOW US ON INSTAGRAM

**@99HIGHST**  
Follow @99highst on Instagram for more building updates and local



### EXPERIENCE CHINATOWN

Pao Arts Center's annual Experience Chinatown Festival uplifts the neighborhood each year with happenings throughout the month of September.

[SCHEDULE OF EVENTS](#)



### GREEN TIP: WATER AWARENESS MONTH

September is water awareness month. Click the link below to discover ways you can help save water every day.

## Monthly Tenant Appreciation Events

Such as charitable initiatives (food drives, Toys for Tots) and tenant giveaways.



## Local Partnerships with Area Businesses

Such as 99 High's Society on High restaurant.



All 99 High community updates can be easily accessed through the HQO app





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