

The Beam

ON BROADWAY



SHORENSTEIN

CBRE

The First of its Kind

The Beam on Broadway is the
First Ground Up Mass Timber
Commercial Office Building
in Boston





The Benefits

The Beam on Broadway's biophilic design is rooted in a commitment to corporate sustainability. The wellness benefits associated with biophilic design is proven to increase employee productivity and well-being and provides measurable data to help enhance corporate recruitment and retention.

34%

Increased Workplace
Satisfaction

23%

Lower Stress
Levels

18%

Increase In Concentration

13%

Increase In Overall
Well- Being

8%

Greater
Productivity

Source: "Workplaces: Wellness + Wood = Productivity" By Pollinate

The Bones

Boston's First Commercial Office Mass Timber Construction

The Beam on Broadway merges the old and new and sits at the nexus of South Boston and Seaport: two of Boston's fastest growing and most dynamic neighborhoods. The building will include 94,000 RSF with four floors of stunning office space, a penthouse roof deck, private outdoor space on the 4th floor and ground floor retail. This boutique, first class asset will be the first of its kind in Boston.

Mass Timber is an eco-conscious, low-carbon, and sustainable design. This unique and state-of-the-art style of construction uses substantially wood material, which reduces the environmental impact on a building's carbon footprint and enhances the well-being of the occupants.



For Your Employees

Roof deck and private 4th floor terrace offers exclusive and unique outdoor work space and collaboration space



GRADE LEVEL PARKING

Ground floor, covered parking equipped with EV charging stations directly off the lobby



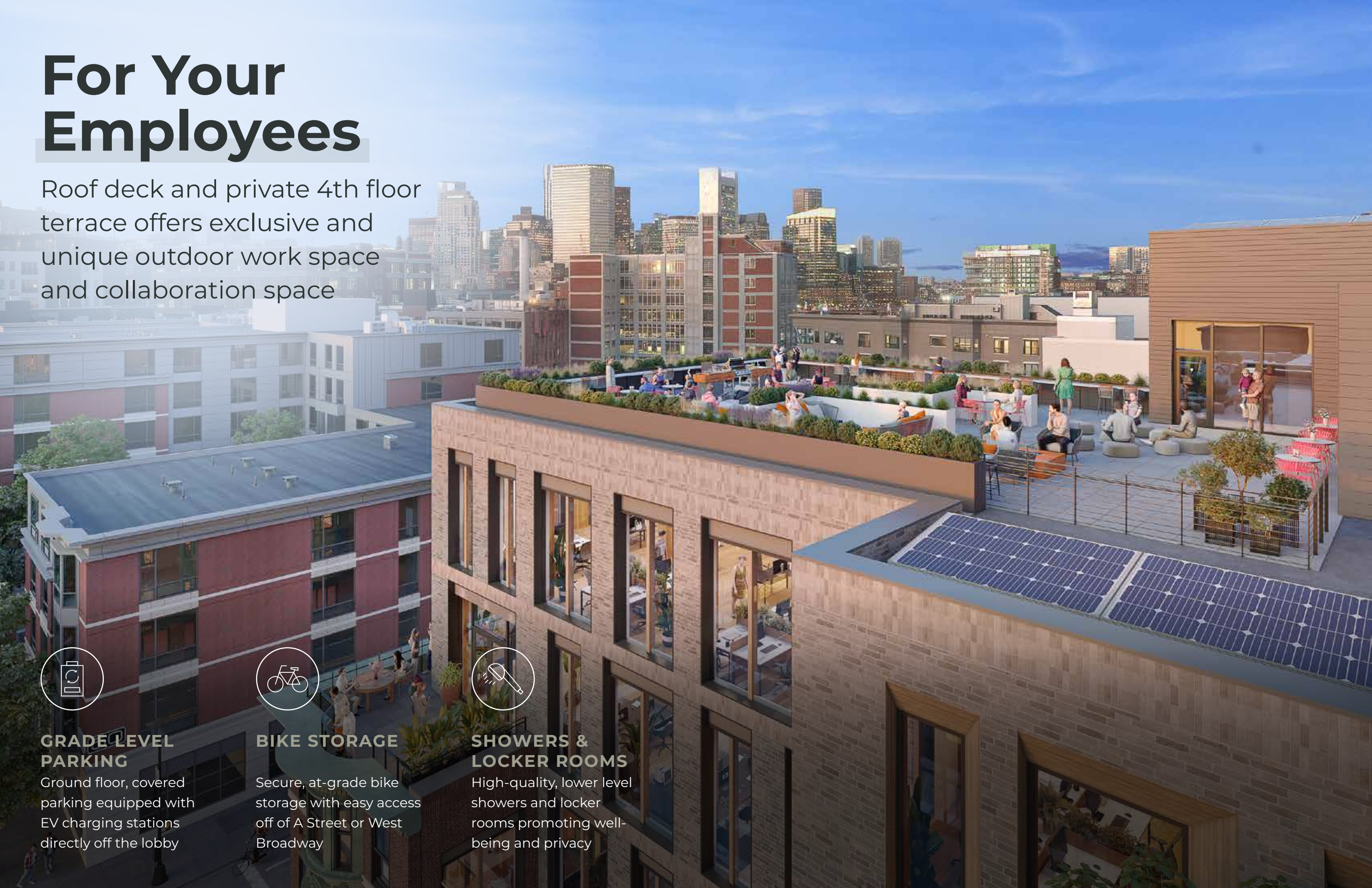
BIKE STORAGE

Secure, at-grade bike storage with easy access off of A Street or West Broadway



SHOWERS & LOCKER ROOMS

High-quality, lower level showers and locker rooms promoting well-being and privacy

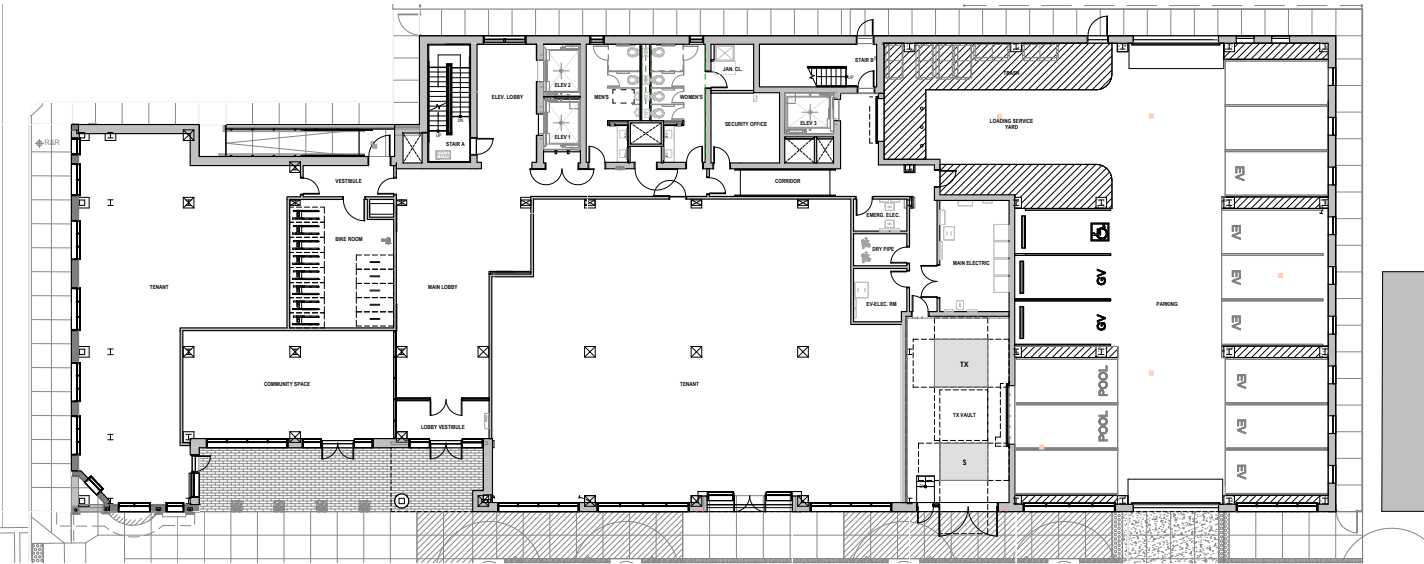


The Space

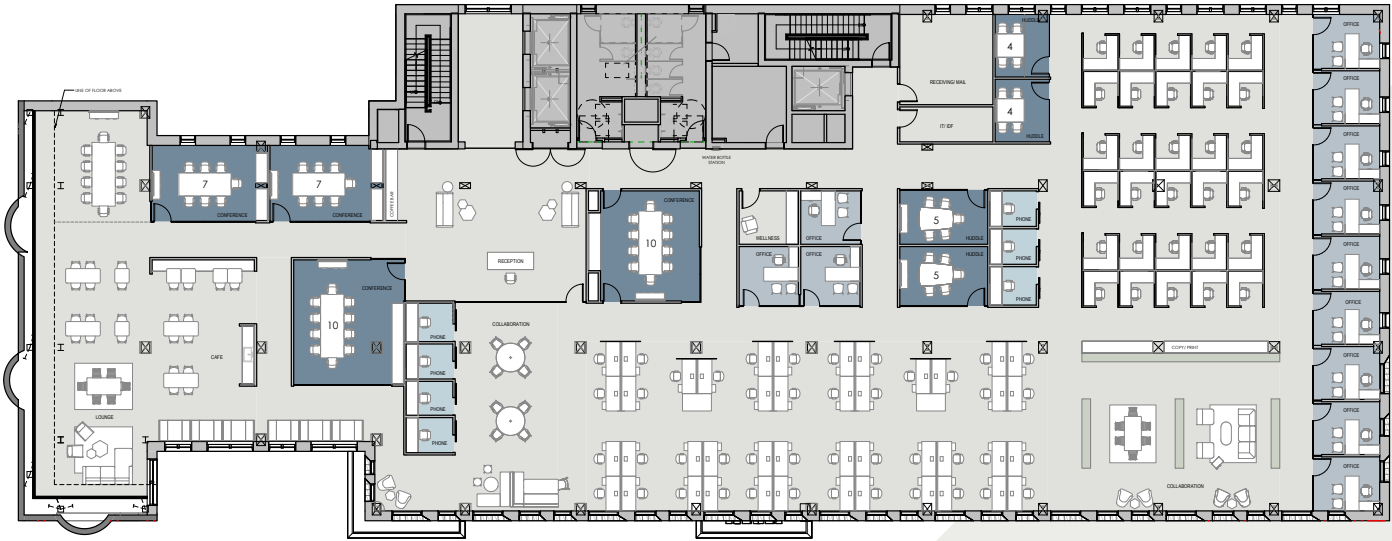
Collaborative, Efficient and Flexible Floor Plates



FIRST FLOOR



HYPOTHETICAL TEST FITS



The Surroundings

Join Boston’s fast grown and dynamic neighborhood, at the convergence of Seaport and South Boston, an ideal corporate HQ destination

Seaport Amenities

ENVOY

OMNI HOTELS

CAMBRIA hotels & suites

c@repower YOGA

Tatte BAKERY & CAFE

flour

EQUINOX

SOULCYCLE

EVERYBODYFIGHTS

Puttshack

sweetgreen

MENTON

OCEAN PRIME FISH • STEAKS • COCKTAILS

trillium

Coquette

ROW 34

K•I•N•G•S DINING & ENTERTAINMENT

NAUTILUS

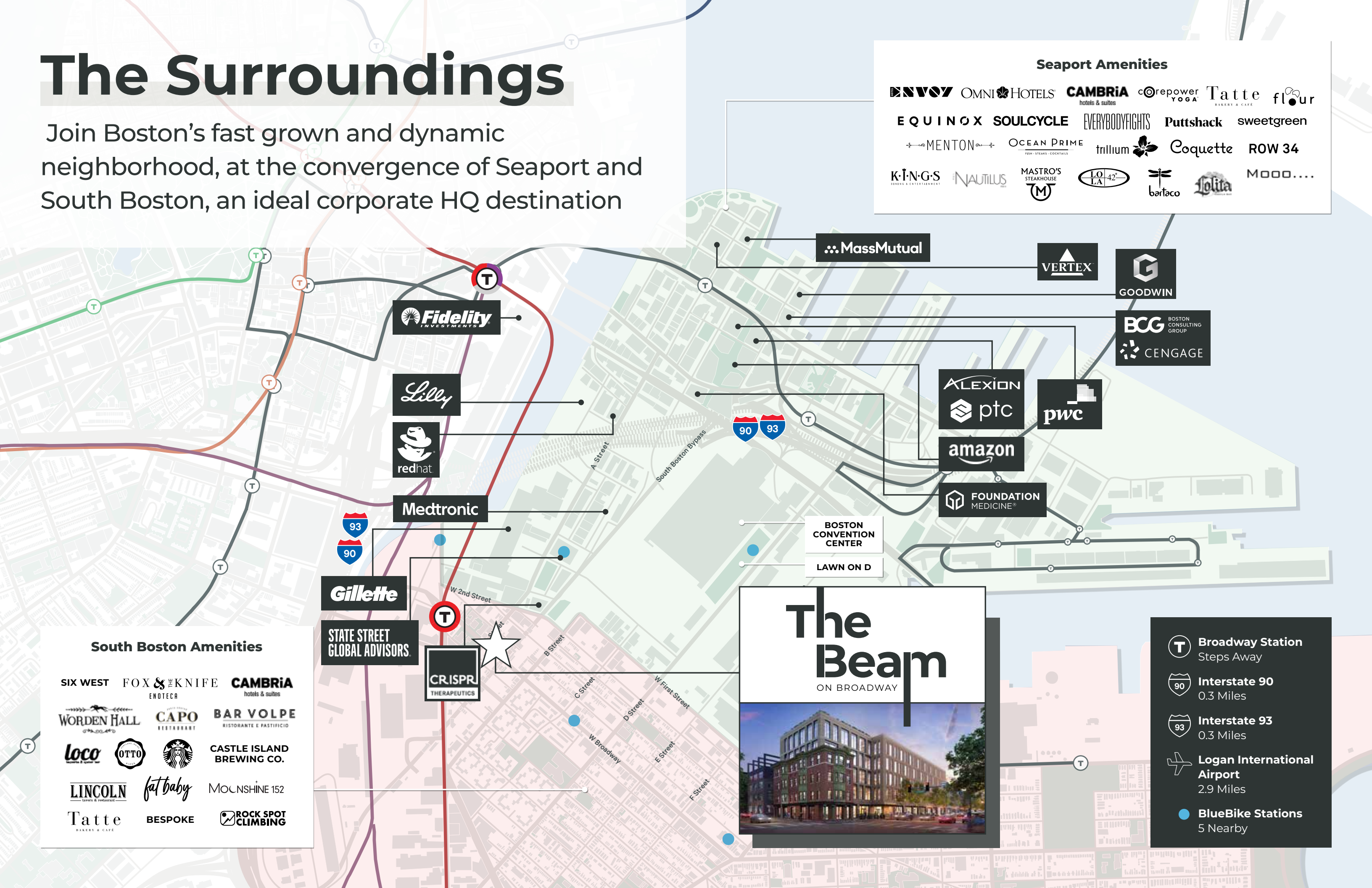
MASTRO'S STEAKHOUSE

LO 42°

bartaco

Lolita

MOOO....



South Boston Amenities

SIX WEST

FOX & THE KNIFE ENOTECA

CAMBRIA hotels & suites

WORDEN HALL

CAPO RESTAURANT

BAR VOLPE RISTORANTE E PASTIFICIO

loco

OTTO

Starbucks

CASTLE ISLAND BREWING CO.

LINCOLN tavern & restaurant

fat baby

MOLNSHINE 152

Tatte BAKERY & CAFE

BESPOKE

ROCK SPOT CLIMBING

The Beam

ON BROADWAY

T

Broadway Station

Steps Away

90

Interstate 90

0.3 Miles

93

Interstate 93

0.3 Miles

✈

Logan International Airport

2.9 Miles

●

BlueBike Stations

5 Nearby

Project Team



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