

99 HIGH

ABOUT THE PROPERTY

Welcome to 99 High Street—a **premier**, 32-story, 730,208-square foot Class A office tower located in the vibrant heart of **Downtown** Boston. Perfectly positioned at the intersection of High, Congress, and Purchase Streets, 99 High offers **unbeatable access** to South Station, The Greenway, the Seaport District, and major highways including I-90 and I-93.

HIGH-PERFORMANCE WORKPLACE

- 41 unique bay windows per floor for enhanced natural light and views
- Flexible floor plates with efficient, centralized mechanical systems
- High-speed, energy efficient elevators with destination dispatch technology
- Secured & managed underground parking with valet service
- Secured bicycle storage

99 High Street combines best-in-class infrastructure, unbeatable location, and modern design—making it the ideal environment for forward-thinking companies.



WiredScore
PLATINUM



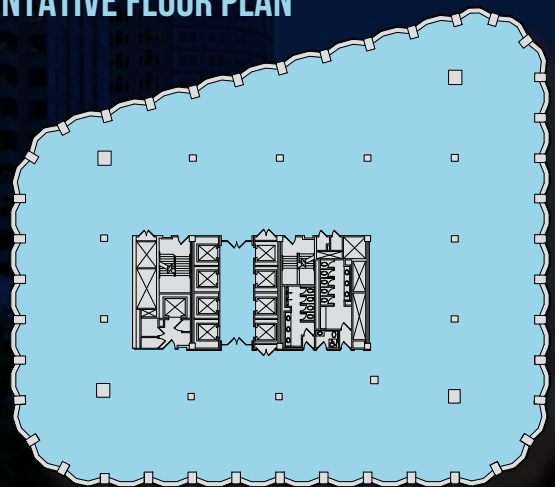


BUILDING SPECIFICATIONS

Year Built / Renovated	1972 / 2019 / 2025
Number of Floors	32
Building Rentable Area	730,208 square feet
Average Floor Size	25,445 square feet
Ceiling Height	Typically 8'6" finished
Parking	Two-level below-grade garage with capacity for up to 200 vehicles; valet service provided by VPNE
Loading	Three truck bays for tenant and building deliveries
Elevators	16 passenger elevators updated in 2024; one freight elevator with 4,000-pound capacity; one garage elevator
Security	24-hour front desk security. All elevators, garage, and common areas are monitored 24/7 by CCTV via security command center. Secure card-access to all elevators, common areas, and tenant spaces

AVAILABLE SPACE: 1,000 – 100,000 RSF

REPRESENTATIVE FLOOR PLAN

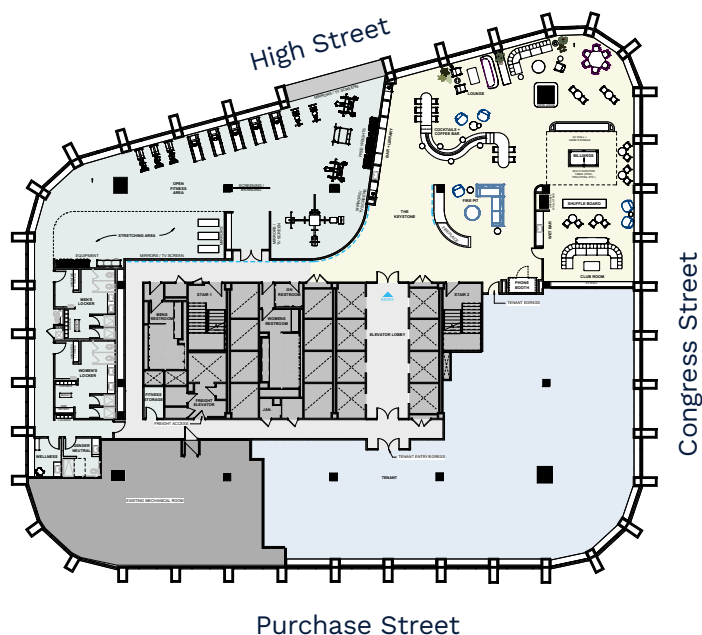


BUILDING AMENITIES

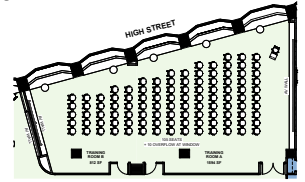
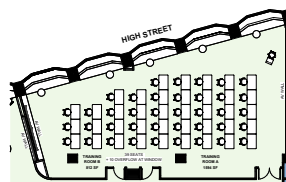


TENANT LOUNGE & FITNESS FLOOR

- 11,500 RSF FITNESS CENTER & LOUNGE
- STRENGTH & CARDIO EQUIPMENT AND FREE WEIGHTS
- PRIVATE WELLNESS & WORKOUT ROOMS
- LOCKER-ROOMS WITH SHOWERS
- LOUNGE WITH SOFT SEATING, PRIVATE BAR & GAME ROOM

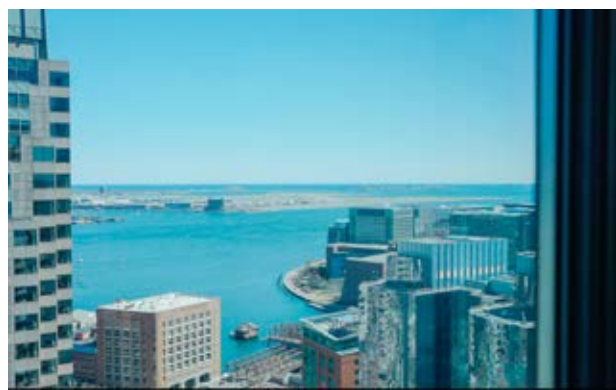


COMING SPRING 2026



CONFERENCE CENTER FLOOR

- 8,500 RSF CONFERENCE CENTER
- 25-PERSON EXECUTIVE BOARD ROOM
- SOFT SEATING AREAS & PHONE ROOMS
- 100-PERSON TRAINING ROOM OFFERING MULTIPLE LAYOUTS



THE BUILDING



ATLANTIC WHARF



100 FEDERAL STREET



100 HIGH STREET

LOCAL AMENITIES

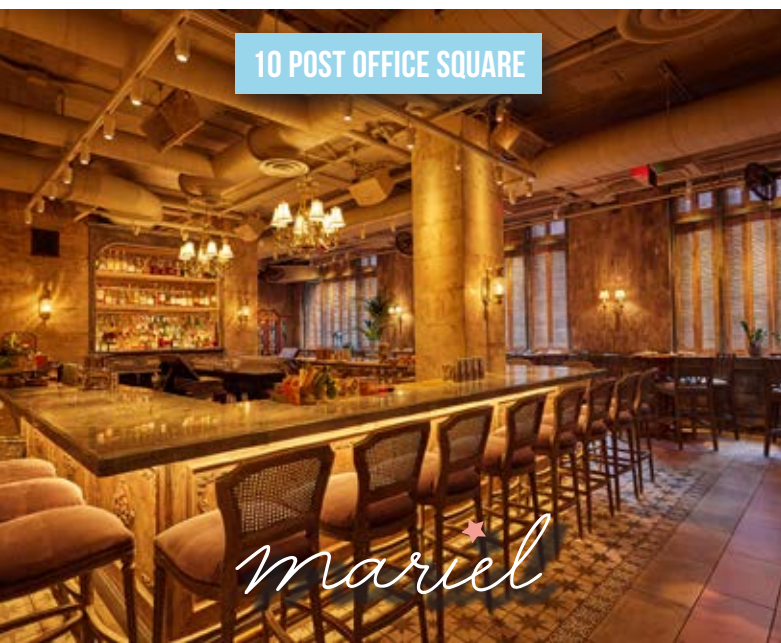


125 SUMMER STREET

Tatte
BAKERY & CAFÉ



ATLANTIC WHARF



10 POST OFFICE SQUARE

mariel



225 FRANKLIN STREET

EQUINOX



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