

# OneCongress

**CARR**  
PROPERTIES

 **National**  
REAL ESTATE ADVISORS

THE  
**HYM**  
INVESTMENT GROUP, LLC





# An Unmatched Office Experience

One Congress is a one million square foot, trophy office tower located in the heart of downtown Boston. Built with wellness, sustainability, and luxury top of mind, One Congress offers Class A office space and world-class amenities with unrivaled views and visibility.

As the iconic anchor of Bulfinch Crossing, One Congress integrates seamlessly into a dynamic, ground-level experience.

[Experience One Congress →](#)

## A New Architectural Icon

- 978,800 Office RSF
- 10,800 Retail RSF
- 25,900 Typical Floor Plate RSF
- 600' Building Height
- 43 Floors
- 30' Column Spacing
- 45'-46' Core Depth
- 9'6" Finished Ceilings



Aerial View  
from Charlestown



# World-Class Firms with the Tools to Deliver

One Congress is brought to you by a visionary partnership between Carr Properties, National Real Estate Advisors, and The HYM Investment Group. Together with a group of renowned consultants, this dedicated development team has successfully introduced Boston's next office icon.

**CARR**  
PROPERTIES

OWNER & OPERATOR

**National**  
REAL ESTATE ADVISORS

OWNER

THE  
**HYM**  
INVESTMENT GROUP LLC

DEVELOPER

**CBRE**

BROKER

**MORIARTY**

GENERAL CONTRACTOR

**GACHOT**

INTERIOR DESIGNER

**cbt**

EXECUTIVE ARCHITECT

**Dirtworks**  
Landscape Architecture, PC

LANDSCAPE ARCHITECT

**Pelli Clarke Pelli Architects**

DESIGN ARCHITECT

30,000 SF LANDSCAPED  
ROOFTOP TERRACE





# Where the City Meets the Sky

Rising 600 feet in the Boston skyline, One Congress will offer unrivaled views and unparalleled visibility. This height combined with the adjacent low height historic districts will offer spectacular 360-degree views of Boston Harbor, Financial District, North End, West End, Back Bay, Beacon Hill, Charlestown, and the Zakim and Tobin bridges.

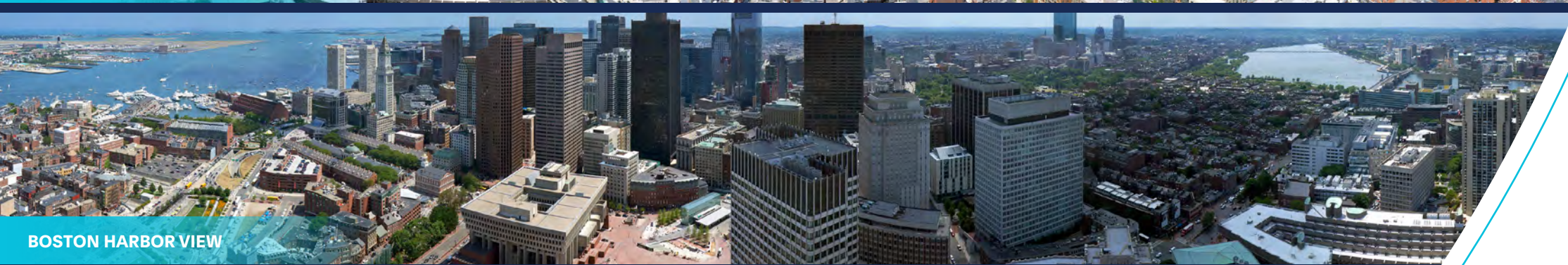
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One Congress' curtain wall façade provides floor-to-ceiling windows on every level, allowing for abundant natural light throughout all office spaces and breathtaking views from every angle.

—Austen Holderness  
*Chief Development Officer, Carr Properties*



WEST END/NORTH END VIEW



BOSTON HARBOR VIEW



CHARLES RIVER VIEW



# The Essence of Luxury

From the grand, triple-height lobby to the 11th-floor amenity center and rooftop terrace, One Congress is more than an office building, it is an oasis in the center of the city.

## Triple-Height Lobby

Experience luxury and hospitality from the moment you enter One Congress. Enjoy dedicated spaces for work and respite, including a coffee and wine bar, lounge areas, and collaborative workspaces. With a dedicated concierge available and opportunity for a private elevator bank and branded signage, the One Congress lobby offers personalized customer experiences.

## Full-Floor Amenity Center

Whether you are enjoying breakfast at the coffee stand, an afternoon workout at the fitness center, or happy hour at the bar, Boston's first full-floor amenity center has a holistic collection of hospitality-style amenities designed to promote a healthy work-life balance.

Move outside on the 11th floor to take in the fresh air with stunning panoramic views of the Boston Harbor, Financial District, Back Bay, Charles River, Cambridge, and New Hampshire mountains from One Congress' expansive rooftop terrace.



ON-SITE PARKING &  
CHARGING STATIONS



850-SPACE BIKE ROOM &  
REPAIR FACILITY



EVENTS & CONFERENCE  
FACILITY



STATE-OF-THE-ART  
FITNESS CENTER



30,000 SF  
ROOFTOP TERRACE



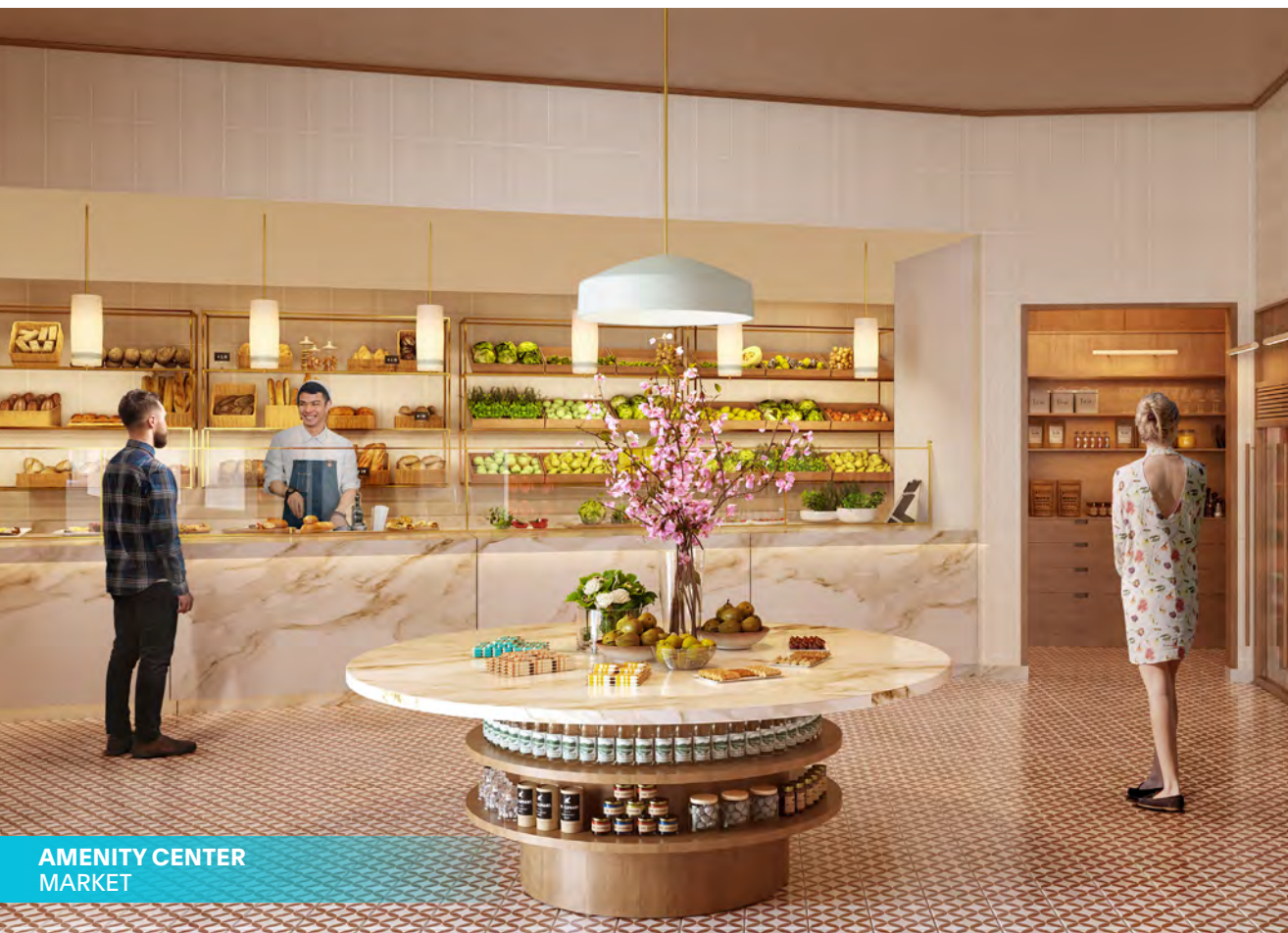
EXCLUSIVE  
IN-BUILDING DINING







AMENITY CENTER  
LIVING ROOM



AMENITY CENTER  
MARKET



TRIPLE-HEIGHT LOBBY  
COFFEE & WINE BAR





**30,000 SF LANDSCAPED  
ROOFTOP TERRACE**



**CONFERENCE ROOM  
VIEW OF BOSTON HARBOR**



**AMENITY CENTER  
PRE-FUNCTION EVENT SPACE**



# Healthy Building, Healthy You

In bringing this new office icon to the Boston skyline, we have made it our mission to support our customers' overall quality of life at every touchpoint – from leading-edge building systems and technology to spaces and services that bring peace of mind, joy, and rejuvenation to your workday.



TOUCHLESS  
TECHNOLOGY



360-DEGREE  
NATURAL LIGHT



SUPERIOR AIR  
FILTRATION SYSTEM



HIGHEST SANITIZATION &  
CLEANING STANDARDS



7,000 SF FITNESS CENTER

## Work Well, Be Well

We are dedicated to creating spaces that support a healthy mind, body, and work-life balance. Our expansive offering of luxury amenities includes collaborative environments, private spaces, and personalized services designed to do just that.



# Built to the Highest Standards

One Congress has been constructed with sustainable and health-conscious design top of mind. We are proud to surpass industry standards across leading wellness and green building certification programs.



45%  
MORE ENERGY  
EFFICIENT

Than a Class A Tower  
Built in 2000

2X  
MORE  
OUTSIDE AIR

Than a Standard Air  
Filtration System

35%  
MORE WATER  
EFFICIENT

Than a Class A Tower Built to  
Building Code Minimum

	OneCongress	CLASS A OFFICE BUILT IN 2000's
Outdoor Access	30,000 SF Landscaped Rooftop Terrace	Rare to None
Energy Efficiency	45% More Efficient than a 2000-Build Exceeds Ashrae-2013 & Stretch Energy Code  Chilled Beam System  Energy Recovery Unit	Meets ASHRAE-2001 Code  VAV System  Standard Air Handlers
Air Quality	MERV-15 Filtration (90-95% dust spot efficiency; screens out sneeze & smoke particles) 4 Turns of Outside Air Per Hour	MERV-8 Filtration (30-35% dust spot efficiency; screens out mold spores) 2 Turns of Outside Air Per Hour
Thermal Comfort	Water-Based Heating/Cooling: Significantly Reduced Air Drafts	Occupant Discomfort from Conventional Forced Air
Noise	Virtually Silent HVAC System	Noticeable for Heating/Cooling
Resiliency	Dedicated Customer Generator Available	No Customer Generators
Water Efficiency	35% More Efficient than Code Minimum	Older, Less Stringent Code Requirements
Touchless Technology	Touchless Turnstiles & Doors Destination Dispatch Elevators Integrated with Mobile	Manual
Natural Light	360-Degree Natural Light 10.5' High Windows Column-Free Interior	Sightlines Interrupted Shorter Column Spans
Connectivity	Multiple Telecom Entry Points for Redundancy DAS Infrastructure for Cellular Connectivity	Obsolete Network Infrastructure
Fitness Center	7,000 SF State-of-the-Art	Retrofit of Second-Rate Space
In-Building Dining	Varied Options from 7am to 9pm Integrated Into Building Operations	None as building amenity
Collaboration Spaces	Indoor & Outdoor Spaces of Varied Sizes Equipped with AV Systems 100-Seat Conference Room	None as building amenity
Social Spaces	Indoor & Outdoor Programming	None as building amenity
Bike Access	State-of-the-Art Bike Room with 850 Spaces & Repair Facility	None as building amenity



# Bulfinch Crossing

A Bold Vision for a  
New Urban Experience

Through a unique combination of forward-thinking development strategies, Bulfinch Crossing emerges as a dramatic and unprecedented 4.8-acre transformation in the center of downtown Boston – which will create six new high-rise and mid-rise buildings – featuring the most breathtaking and unparalleled 360° views, overlooking Boston Harbor, North End, the Financial District, Back Bay, and the Charles River.

With over one million square of office space at One Congress, more than 800 residential units, and a vibrant new net-zero energy pedestrian public square, Bulfinch Crossing reconnects iconic downtown Boston neighborhoods and propels this heavily transit-served site forward into a 21st century global center.





# A Dynamic Location

At the Center of Boston's Urban Evolution

One Congress is at the convergence of many of the city's most diverse, historic, and vibrant neighborhoods, just steps from multiple transit hubs, restaurants, retail shops, entertainment venues, and green spaces.



**5 MIN  
DRIVE**

To Logan Airport



**2 ON-SITE  
T STATIONS**

MBTA Green and  
Orange Lines



**DIRECT  
HIGHWAY ACCESS**

To I-93 N/S On-Ramp



**2 COMMUTER  
RAIL HUBS**

North and South Station  
within Walking Distance



**5 MIN  
BIKE RIDE**

To the Boston Common  
and Public Garden



**2 MIN  
WALK**

To 100+ Restaurants  
in the North End



Boston's Historic  
North End





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