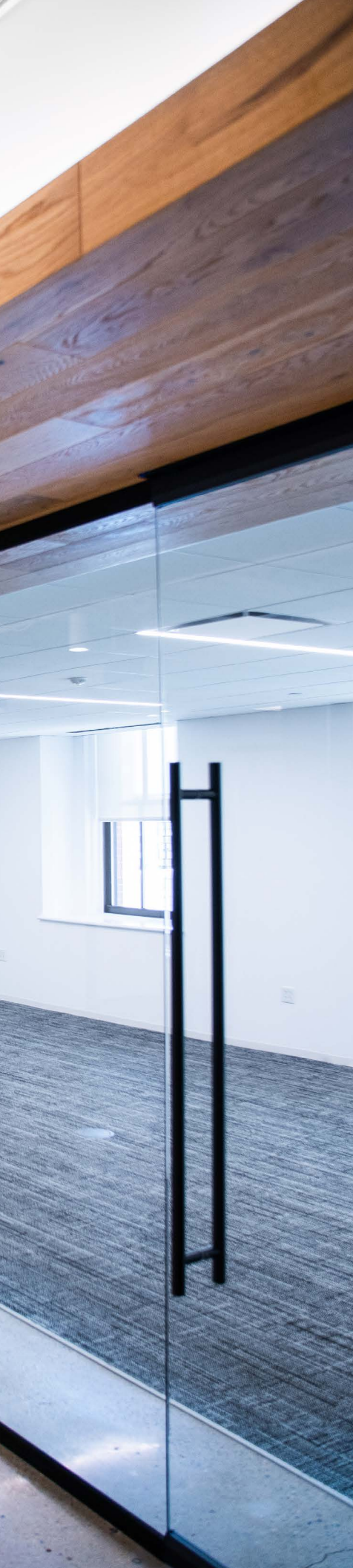




CONGRESS ST

CONGRESS STREET

THE SPINE OF BOSTON'S CBD & SEAPORT DISTRICT



230 CONGRESS ST

230 Congress is a twelve-story, 154,540-square-foot office and telecom building located in Downtown Boston. The property is ideally located on Congress Street, the spine of Boston's CBD and Seaport District, and is just steps from the urban oases of the Greenway and Post Office Square.

154,540-SQUARE-FOOT OFFICE AND TELECOM BUILDING

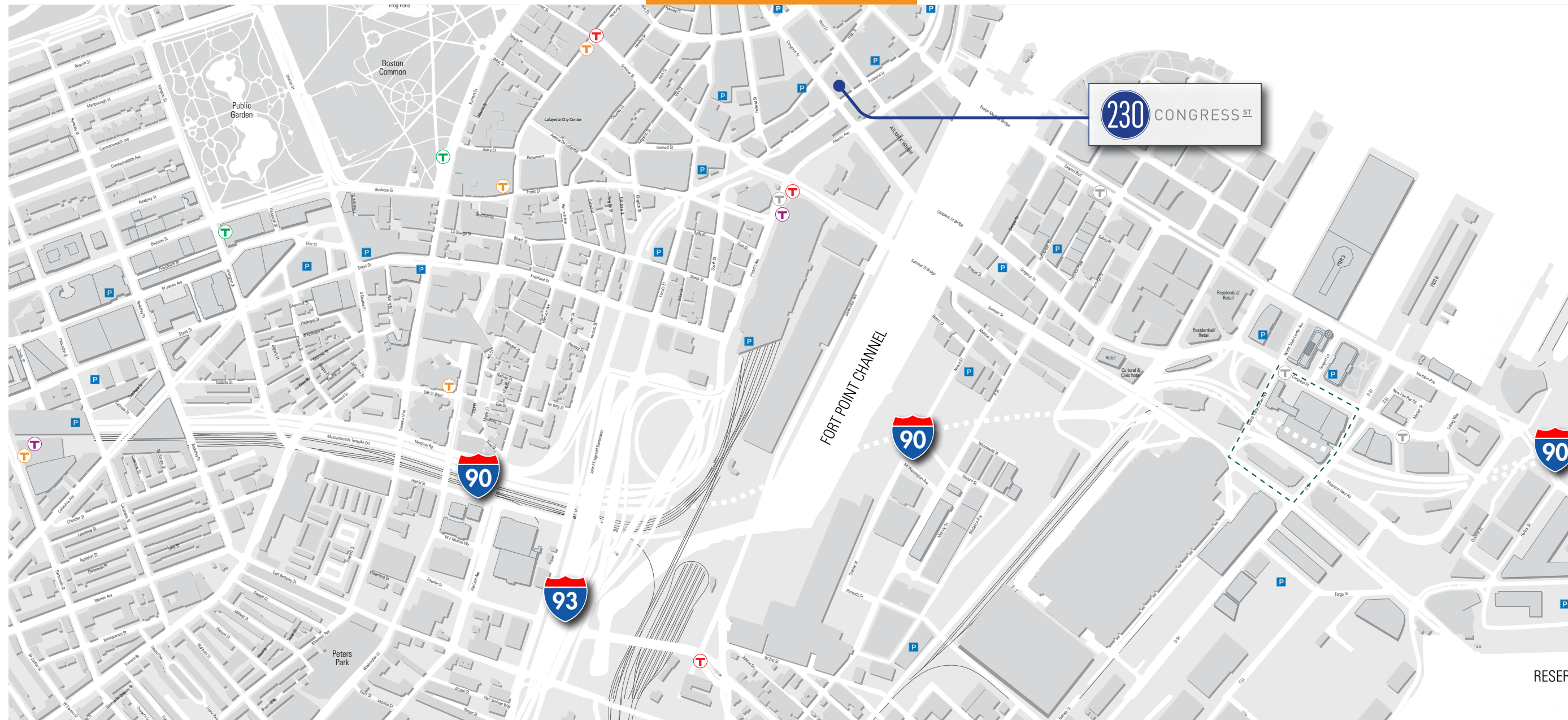
The building features a newly renovated, modern lobby and large floor plates with high ceilings and wide windows, providing an abundance of natural light.

THE IDEAL LOCATION



Bolstering the location is 230 Congress' proximity to numerous dining, shopping and lodging amenities as well as multiple transportation options including South Station, providing access to Amtrak, MBTA Commuter Rail and bus services and the Red Line. The location is further enhanced by immediate access to I-93, the Mass Pike and numerous public parking options.

IN THE HEART OF BOSTON'S CBD AND SEAPORT DISTRICT





LARGE FLOOR PLATES
WITH HIGH CEILINGS

IN GOOD COMPANY



230 Congress is home to many of Boston's innovative and distinguished tenants. From robotics, communications, technology and architecture firms, the diverse tenant roster at 230 Congress is drawn to the large floor plates, high ceilings, abundant amenities and unmatched transportation options.

AVAILABILITY



7TH FLOOR
12,633 SF

6TH FLOOR
9,947 SF

5TH FLOOR
2,471 SF

3RD FLOOR
6,343 SF

BUILDING SPECS



- 154,540 SF on 12 floors
- Floorplates are approximately 13,000 SF
- 24/7 access and security
- Elevators: 3 passenger, modernized in 2009; 1 freight
- Floor-to-deck ceiling heights range from 10' to 13'1"
- HVAC: Split-system A/C, baseboard steam heat, programmable thermostats
- Electricity metered per floor; tenant pays lights/plugs only
- After-hours office HVAC and supplemental telecom HVAC paid by tenant
- Constructed in 1931, renovations in 2005, 2009 and 2019
- Building construction: Reinforced concrete
- Roof: EPDM fully adhered membrane roof system
- Exterior: Red brick veneer over terra-cotta block
- Façade fully replaced in 2004
- Full Time On-Site Management

TELECOM SPECS



- Telecommunications and fiber optics providers: Verizon, Comcast, AT&T, PAETEC and Coverity
- Cable providers: Verizon, Comcast
- Floor loading: 60–100 PSF Live Load Limit; tenants may reinforce to add capacity
- Electrical: 120/208V, 3-phase, rated at 3,000 kVA with N+1 redundancy on utility transformers
- Additional vaults and increased supply may be possible







230CONGRESS.COM

FOR MORE INFORMATION, PLEASE CONTACT:

Patrick Nugent

+1 617 531 4151

Patrick.Nugent@jll.com

Roger Breslin

+1 617 531 4146

Roger.Breslin@jll.com

Brian Flaherty

+1 617 531 4274

Brian.Flaherty@jll.com

NORTHWOOD
I N V E S T O R S

