



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

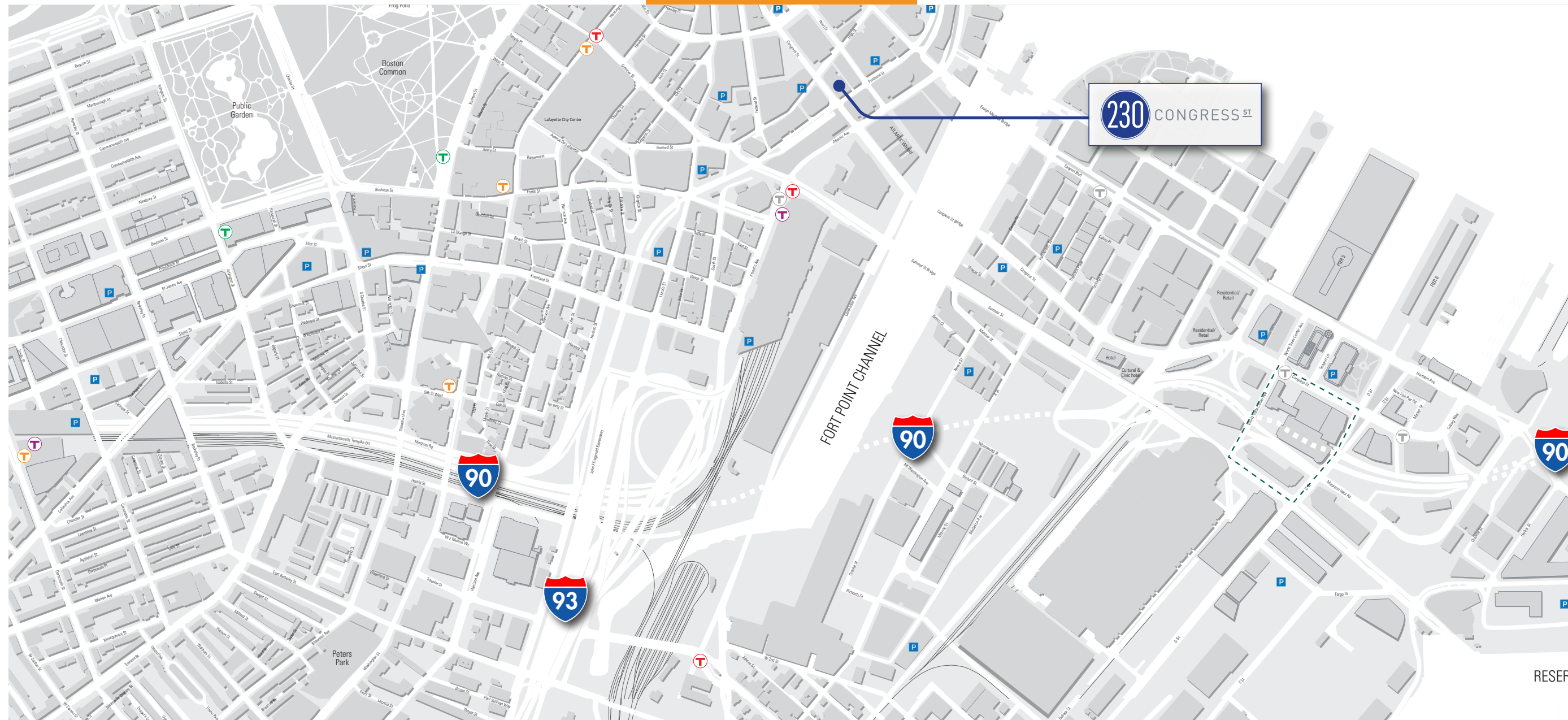
The building features a newly renovated, modern lobby and large floor plates with high ceilings and wide windows, providing an abundance of natural light.

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

3RD FLOOR
UP TO 8,793 SF

2ND FLOOR
4,807 SF - 4/1/21

230 CONGRESS ST

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 and 2009
- Building construction: Reinforced concrete
- Roof: EPDM fully adhered membrane roof system
- Exterior: Red brick veneer over terra-cotta block
- Façade fully replaced in 2004
- Telecommunications and fiber optics providers: Verizon, Comcast,

TELECOM SPECS

- 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

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NORTHWOOD
I N V E S T O R S

