



33 ARCH STREET

Boston, Massachusetts

PROPERTY OVERVIEW

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|-----------------------|------------------------------------|
| ADDRESS | 33 ARCH STREET BOSTON, MA 02110 |
| LOCATION | BOSTON'S FINANCIAL DISTRICT |
| SQUARE FOOTAGE | 600,000 |
| USE | OFFICE AND GARAGE |
| FLOORS | 33 |
| GARAGE | 822 CARS |

TRANSACTION SUMMARY

In 2001, The Congress Group acquired development rights to a 600,000 SF office tower and an 822-space parking garage in the center of downtown Boston's financial district. Redevelopment proposals for the site had languished under several other firms for almost 12 years.

VALUE ADDED BY MANAGEMENT

To allay aesthetic concerns expressed by abutting neighbors, historic groups, and the Boston Redevelopment Authority, The Congress Group undertook a complete façade redesign, incorporating the context of the adjoining area. In addition to redesigning the façade, The Congress Group connected a new garage facility to the existing parking garage for greater efficiency.

The building offers outstanding views of the Charles River, Back Bay, Boston Common, the Old South Meetinghouse, Boston Harbor and downtown. The project was completed in 2004.



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