

# EMBASSY SUITES HOTEL

Boston, Massachusetts

## PROPERTY OVERVIEW

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<b>ADDRESS</b>	207 PORTER STREET BOSTON, MA 02128
<b>LOCATION</b>	ADJACENT TO LOGAN INTERNATIONAL AIRPORT
<b>SQUARE FOOTAGE</b>	200,000
<b>USE</b>	HOTEL AND GARAGE
<b>ROOMS</b>	273
<b>GARAGE</b>	180 CARS

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## TRANSACTION SUMMARY

In 1997, The Congress Group secured a 99-year ground lease for approximately 1.2 acres of land adjacent to Logan International Airport. At the time of purchase, the property was being used as excess parking for rental car firms in the area.

The Congress Group believed the land was underutilized, given its close proximity to the airport, and therefore began the process of permitting the site for development of a hotel. The hotel flag Embassy Suites, part of the Hilton Hotel Corporation, was secured and the construction of a 273-unit "suite concept" hotel and 180-car parking garage was completed in 2003.

## VALUE ADDED BY MANAGEMENT

In addition to its close proximity to Logan Airport, the hotel provides easy access to downtown Boston via car, bus, subway, and water taxi. Hotel amenities include a 2-story atrium, 8,000 SF of meeting space, and an indoor pool & exercise facility.



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