



SEARS' CRESCENT

100 CITY HALL PLAZA, BOSTON, MA



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PARTNERS

SEARSCRESCENT.COM



SEARS' CRESCENT

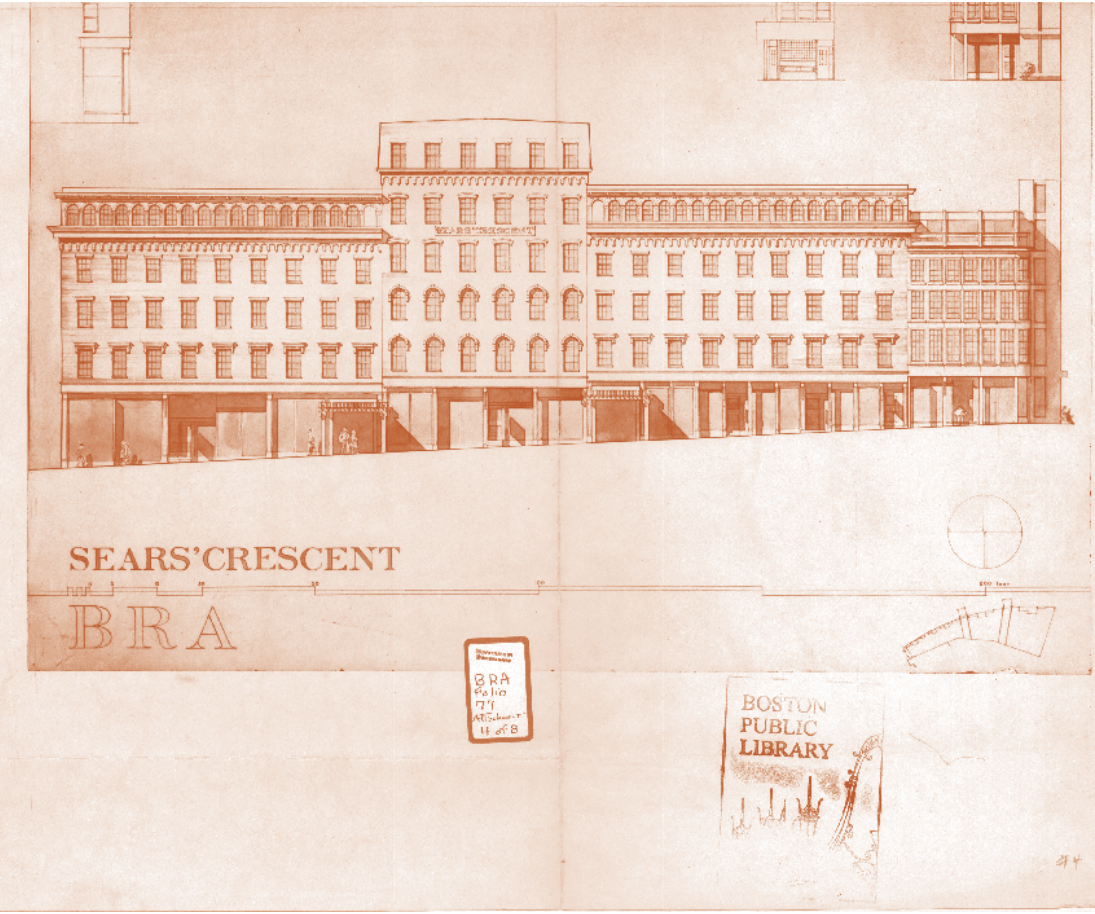
CONVERGENCE OF TIME

100 CITY HALL PLAZA, BOSTON, MA, 02108
WWW.SEARSCRESCENT.COM

ABOUT	04
LOCATION	08
TEST FITS	12
IMAGERY	16
TEAM	24

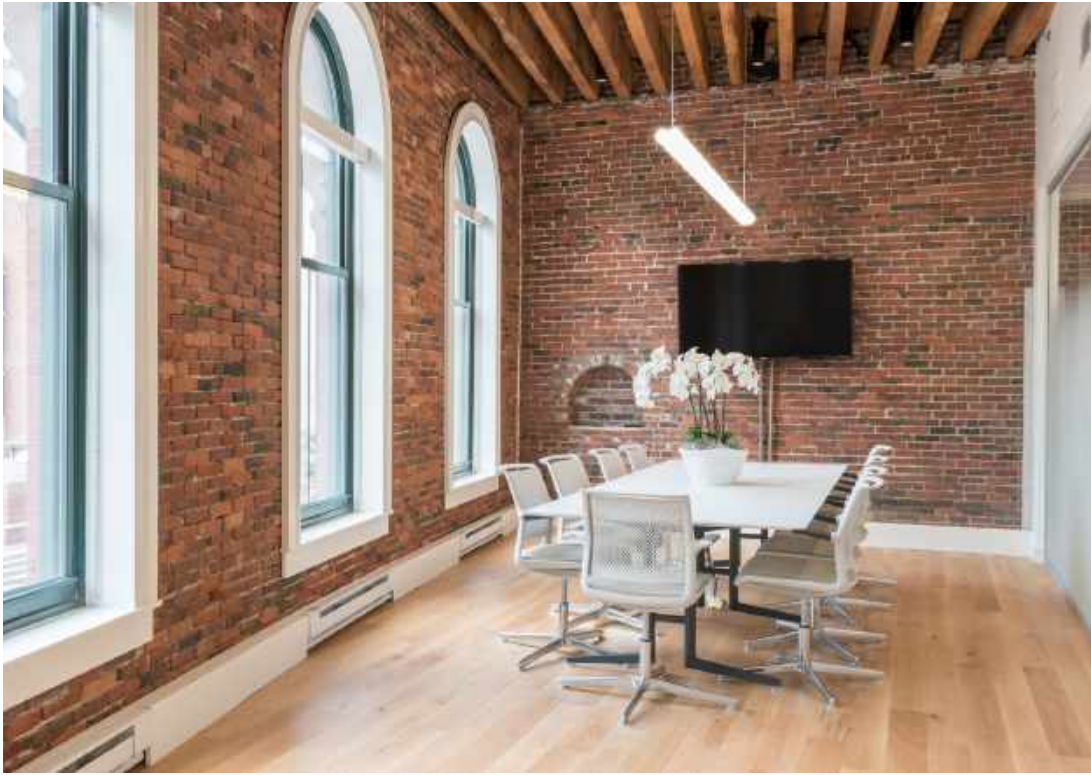


100 CITY HALL PLAZA
BOSTONIAN LANDMARK
RENEWED



ITS CHARM IS UNMISTAKABLY BOSTONIAN

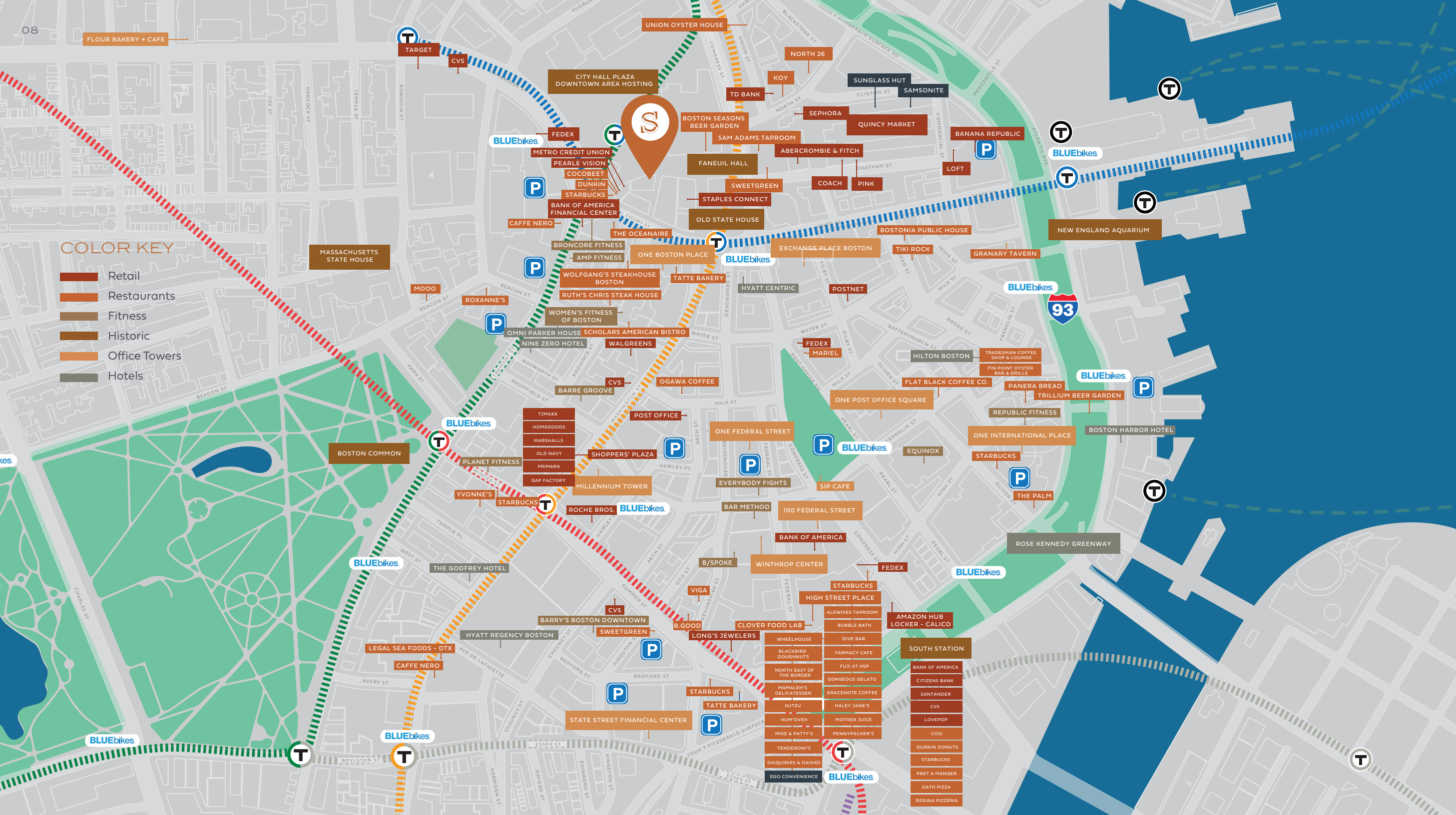
Built as a commercial row house in 1816, the Sears' Crescent Building is a landmark for the City of Boston. From the Brownstone cornices to the cast iron columns and red bricked facade; Sears' Crescent itself is a cherished cultural heritage accented by tasteful renewals. Its architectural features have been lovingly preserved and restored in all their grandeur, ensuring that this property will remain a sought after destination for the next generation of working Bostonians.



SEARS' CRESCENT
HAS BEEN CAREFULLY
DESIGNED & RENOVATED
WITH TODAY'S MODERN
WORKFORCE IN MIND

While maintaining its historic charm, Sears' Crescent has been updated to include French oak wood flooring, imported Italian kitchens and glass partitions.





HEART OF THE BOSTON BUSINESS DISTRICT

Sears' Crescent is located in Boston's Government Center area. Sitting directly across from City Hall Plaza and between Downtown Boston, Beacon Hill and the North Station neighborhoods, this location is in the middle of it all. Accessible via all five subway lines and the commuter rail, Sears' Crescent is convenient regardless of which direction you come from.

- 01 MIN WALK TO GOVERNMENT CENTER MBTA WITH ACCESS TO BLUE & GREEN LINES
- 03 MIN WALK TO STATE STREET MBTA WITH ACCESS TO ORANGE & BLUE LINES
- 0.6 MI WALK TO SOUTH STATION WITH ACCESS TO RED LINE & COMMUTER RAIL
- 02 STOPS MBTA RIDE FROM KENDALL SQUARE
- 04 STOPS MBTA RIDE FROM HARVARD SQUARE OR COPLEY SQUARE
- 04 STOPS MBTA RIDE TO LOGAN AIRPORT
- 10 MIN DRIVE TO LOGAN AIRPORT
- +5 BLUE BIKE STATIONS NEARBY
- +4K PARKING SPACES WITHIN A 10 MINUTE WALK FROM CENTER PLAZA



CENTER OF THE NEW CITY HALL PLAZA

The soon-to-be-completed renovation of City Hall Plaza will provide new seating and gathering areas, a public art space and will host events up to 20,000 people.



2ND & 3RD FLOOR
SUITE FEATURES

+/- 5,300 SQFT FLOORPLATES

With flexible layouts

FRAMELESS GLASS CONFERENCE ROOMS

Exposed brick & beam structure with hard wood flooring

IMPORTED ITALIAN MATERIALS

Including kitchen cabinetry, French oak wood flooring, and glass partitions by Adige Design

BEAUTIFULLY RENOVATED COMMON LOBBY

With new Onyx wall structure, brick walls, seating area, and new Dacryl elevator cabs and controls

TEST FIT A
+/- 5,300 RSF

- OPEN OFFICE SPACE
- PRIVATE OFFICES
- CONFERENCE ROOM
- COLLABORATION SPACE
- RECEPTION
- BATHROOMS
- STAIRS
- HALLWAY
- PRINTER/COATS
- KITCHEN
- UTILITY
- STORAGE



TEST FIT B
+/- 5,300 RSF

- OPEN OFFICE SPACE
- PRIVATE OFFICES
- CONFERENCE ROOM
- COLLABORATION SPACE
- RECEPTION
- BATHROOMS
- STAIRS
- HALLWAY
- PRINTER/COATS
- KITCHEN
- UTILITY
- STORAGE



TEST FIT C
+/- 5,300 RSF

- OPEN OFFICE SPACE
- PRIVATE OFFICES
- CONFERENCE ROOM
- COLLABORATION SPACE
- RECEPTION
- BATHROOMS
- STAIRS
- HALLWAY
- PRINTER/COATS
- KITCHEN
- UTILITY
- STORAGE





PROPOSED KITCHEN AND CONFERENCE ROOM DESIGN. RENDERINGS ARE FOR ARTISTIC PURPOSES ONLY.

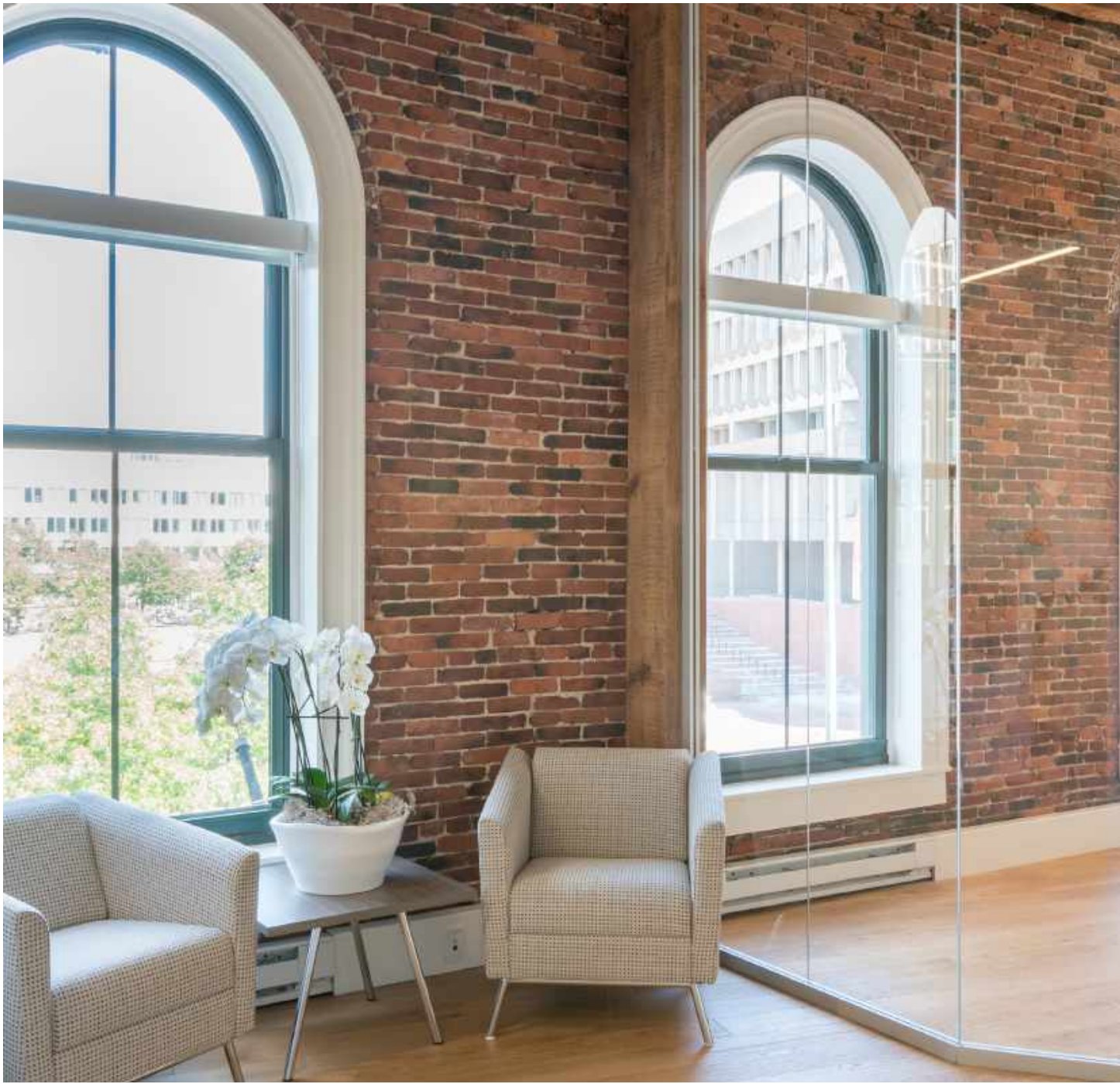




RENDERINGS (LEFT) VS AS BUILT (RIGHT)



BUILDING FEATURES FRENCH OAK WOOD FLOORING AND BRICK & BEAM STRUCTURES



OFFICES INCLUDE GLASS PARTITIONS AND ITALIAN KITCHEN CABINETRY



COMMON BUILDING FEATURES INCLUDE SLATE FLOORING, TRAY CEILINGS, RENOVATED ELEVATOR CABS AND COMMON RESTROOMS





TEAM



ASSET DELIVERED BY

CHEVRON PARTNERS

Chevron Partners is a vertically integrated firm that has developed some of the most beautiful boutique properties in the Boston area. They have a track record of success that stems from their passion for beautiful real estate, close connection to their properties, and experience in their markets. Their interconnected understanding of the diverse aspects of real estate development and management are essential to extraordinary asset performance.

CHEVRONPARTNERS.COM



ASSET BUILT BY

LAZARE BUILDERS

Lazare Builders is a general contractor and construction management services company primarily dedicated to servicing developers, general contractors, and private clients. Formed as an affiliate of a developer, Lazare Builders understands how to provide efficient contracting, labor, and consulting services to industry professionals.

LAZAREBUILDERS.COM



PROJECT ARCHITECT

DJSA ARCHITECTURE

DJSA Architecture is a full service architectural firm focused on providing innovative design strategies to all of their clients. DJSA has a diverse portfolio of commercial and residential projects including hospitality, office and industrial. Their clientele range from investors, developers, property owners and tenants. They are committed to creating designs tailored to meet the needs of each specific client. Their firm's emphasis on teamwork permeates all aspects of DJSA's work, from client relations to design.

DJSA.COM



MATERIAL SOURCING

ADIGE DESIGN

Adige Design is a Boston-based international artisan and construction material sourcing company with a passion for quality products. Their mission is to uncover special artisans, unique materials and products, and incorporate them in any development, home, or office. Throughout Italy and France, Adige travels to the mines, workshops, factories and mills, diligently searching to discover special people producing unique and extraordinary products.

Adige serves developers, architects, designers and homeowners alike. As a full service architectural material sourcing company, they offer an array of design consulting services for luxury materials and artisan products; from the initial stages of a project through construction completion and design.

ADIGEDESIGN.COM



EXCLUSIVE LEASING TEAM

NEWMARK

Newmark is one of the world's leading commercial real estate advisory firms. Together with London based partner Knight Frank and independently-owned offices, Newmark's 14,100 professionals operate from more than 400 offices in established and emerging property markets on six continents. Newmark's strong foundation makes it one of the most trusted names in commercial real estate. Their full-service platform comprises BGC's real estate services segment, offering commercial real estate tenants, landlords, investors, and developers, a wide range of services including leasing; capital markets services, including investment sales, debt placement, appraisal, and valuation services; commercial mortgage brokerage services; as well as corporate advisory services, consulting, project and development management, and property and corporate facilities management services.

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