

101 SEAPORT BUILDING FACT SHEET

SUSTAINABILITY

LEED Platinum
Active chilled beam mechanical system
Triple glazing curtain wall
Rainwater reuse system
30% energy use reduction
40% water use reduction

OFFICE SPACE

25,000 and 28,000 rentable square foot floors available
Typical core to window depth of 46' on tower floors
Exterior column spacing of approximately 30' and 35'
5'-0" planning module

AMENITIES AND RETAIL

Fitness center
Secure bicycle parking for 180 bicycles
ATM
World-class retail by WS Development

PARKING

Approximately 300 spaces
Electric vehicle charging stations
2 garage elevators

SUPERSTRUCTURE

Structural steel building with composite trusses and a concrete core
Curtain wall includes floor-to-ceiling high-performance vision glass
Energy efficient triple glazing at southern exposures

FLOOR HEIGHTS

20' floor-to-floor at first floor
15' floor-to-floor on podium floors
12'-8" floor-to-floor on tower floors
10' finished ceiling with full height windows

HARBOR WAY

Expansive 70' wide pedestrian retail promenade
15,000 square foot of tree-lined open space at the building's base
World-class retail by WS Development

SEAPORT SQUARE GREEN

Connection to Fan Pier Park, creating a continuous public space that reaches Boston Harbor and connects to the Harborwalk
Grand civic lawn to support active recreation and public events

LOBBY

Translucent glass entrance canopy
Entries along Seaport Boulevard and Boston Wharf Road
8,000 square foot with 2-story 30 foot ceiling height
Cable-net curtain wall provides transparent floor to ceiling views of Seaport Square Green, Fan Pier Park and Boston Harbor
Locally sourced finishes such as reclaimed oak from Boston Harbor

ELECTRICAL SYSTEM

6.0 watts per useable square foot for tenant use
277/480V 3-phase, 4 wire electric service
4,000 amp busway for connection by tenant

SECURITY

24 hours, 7 days per week staffed system
Card access at main building entry, service doors and turnstiles

HVAC SYSTEM

Hot water risers to serve perimeter baseboard heating elements
Hot water and chilled water risers to serve chilled beam conditioning system
Supply air risers delivering 0.4 cfm/usf for distribution to the active chilled beam system
Return/exhaust air risers balancing the supply air flow
System designed for tenant density of one person per 100 usable square feet
Condenser water riser available for supplemental cooling (10 tons per floor)

TELECOMMUNICATIONS

2 risers feeding all floors providing flexibility
Cell phone enhancement system

VERTICAL TRANSPORTATION

Destination Dispatch elevator technology for reduced travel times
State-of-the-art gearless traction passenger elevators
Stairways designated to accommodate use as inter-floor connectors