

FenwayCenter



Prime Development Opportunity By:



Presented By:



Site Aerial With Massing



Exclusive Agent:



Owned & Managed By:



Development Team

Sponsor / Ownership:

Meredith Management Corporation

- John E. Rosenthal, President
- Jonathan Hickok, Chief Financial Officer
- Jerry Belair, In-House Counsel and Director of Commercial Leasing
- John G. Weigel, Project Manager (Previously of Samuels & Associates: Fenway Triangle Trilogy & 1330 Boylston)

New England Ventures, An Affiliate Of The Boston Red Sox

- Larry Lucchino, President

Deck, Civil and General Contractor:

*TBD By Competitive Bid Process/
Joint Venture*

Architect:

The Architectural Team



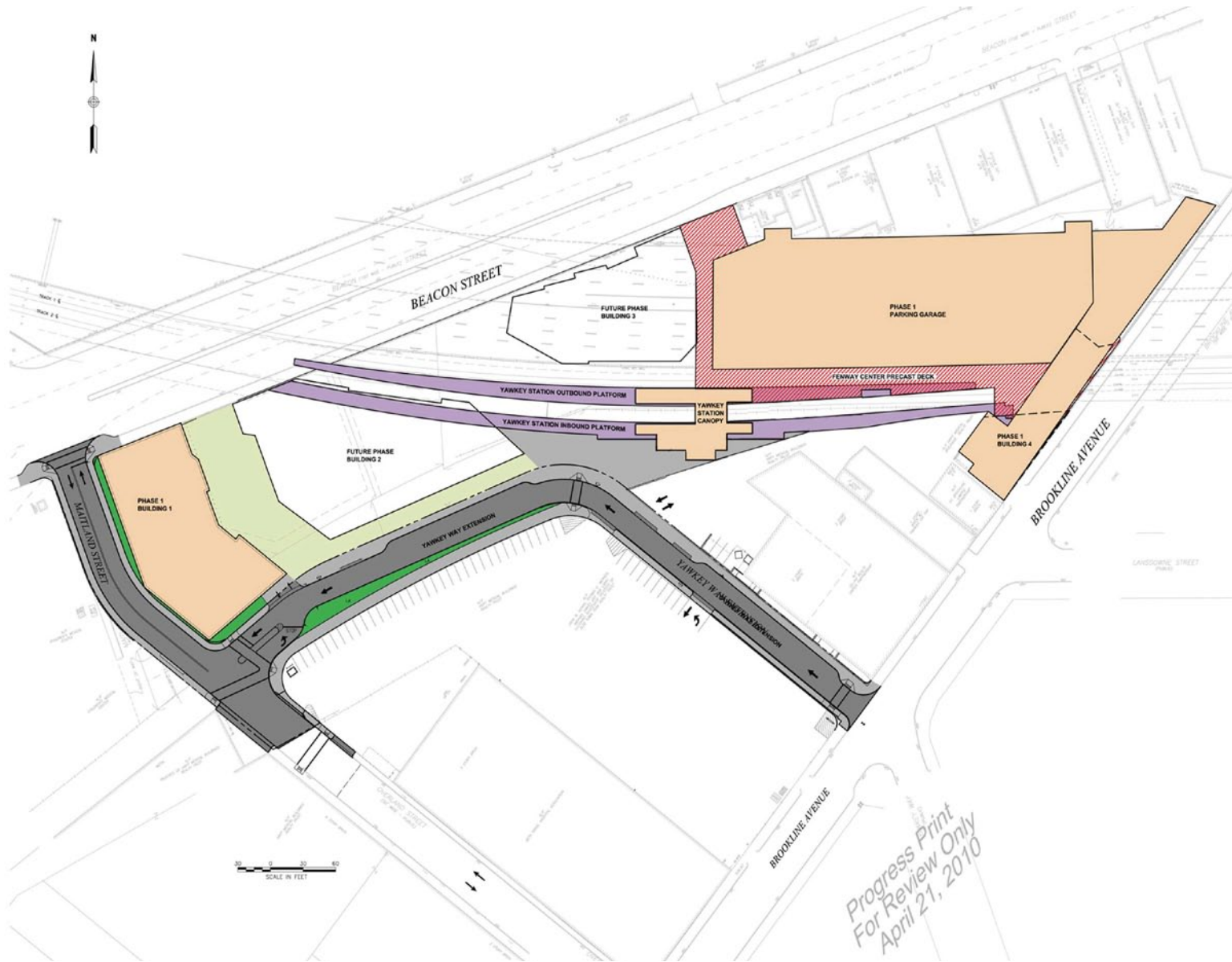
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New Yawkey Station Site Plan



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Yawkey Station Rendering



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MASCOINOW

Groundbreaking for New Yawkey Commuter Rail Station

“Strategic investments in public transportation revitalize neighborhoods. This project will serve thousands of people commuting to work in the Longwood Medical and Academic area, one of the fastest growing and most important job creation engines in Massachusetts.”

—Governor Deval Patrick

Massachusetts Governor Deval Patrick, Lieutenant Governor Timothy Murray, Boston Mayor Thomas Menino, developer John Rosenthal of Meredith Management, and MASCO president Marilyn Swartz-Lloyd recently joined with other officials to break ground on the \$13.5 million Yawkey Commuter Rail Station reconstruction project, a key public transportation component of the \$450 million Fenway Center development.

MASCO worked with the LMA institutions, area businesses, community groups and state and city officials to help secure the Commonwealth’s economic stimulus funding and build support for the project.

The new Yawkey Station will be a full-service commuter rail station with full-length accessible station platforms. Reached from Beacon Street and Brookline Avenue, it will enable up to double the service on the Worcester-Framingham Commuter Rail Line. Station construction is expected to create 150 to 200 jobs.

“Strategic investments in public transportation revitalize neighborhoods,” said Governor Patrick. “This project will serve thousands of people commuting to work in the Longwood Medical and Academic area, one of the fastest growing and most important job creation engines in Massachusetts.”



The new Yawkey Station is part of the Fenway Center project. Built on air rights over Interstate 90, it will create significant pedestrian and green space improvements and includes more than 330 apartments, offices, retail space, parking and more than 30,000 square feet of parks.

“Improving and expanding commuter rail service is a critical component of our administration’s transportation reform efforts in Boston and across the Commonwealth,” said Lieutenant Governor Timothy Murray.

“The new Yawkey Station is going to bring real benefits to our city and improve how people access the Fenway and Longwood Medical and Academic area,” said Mayor Menino. “It will make traveling to and from this area easier and ease traffic on city streets while also putting 200 people back to work through the construction.”

“Fenway Center is a great example of state government at work, planning for the future, and improving Massachusetts’

continued on back

Groundbreaking for New Yawkey Commuter Rail Station, continued

transportation infrastructure for economic growth. This project will revitalize and improve underused land in the heart of one of Boston's most visible neighborhoods," said Senator Steven A. Tolman.

"The combination of a complete upgrade for Yawkey Station and a larger development project that includes residential, commercial, retail and parking space is a prime example of transit-oriented development and smart growth," said MassDOT secretary and CEO Jeffrey Mullan.

"This project has shown us all the powerful results of collaborating to make vision a reality," said MASCO president Marilyn Swartz-Lloyd. "Public transit improvements support the LMA's growing employment, encourage collaboration between scientists and scholars throughout the Commonwealth, and reduce carbon emissions and traffic congestion by taking cars off the road."

Construction on the station will begin this year with completion slated for spring 2012. An extension of Yawkey Way will connect the station with shuttle buses that serve the Longwood Medical and Academic area, creating an intermodal connection for

thousands of employees. Pedestrian access, a bicycle share station and bicycle racks are also planned.

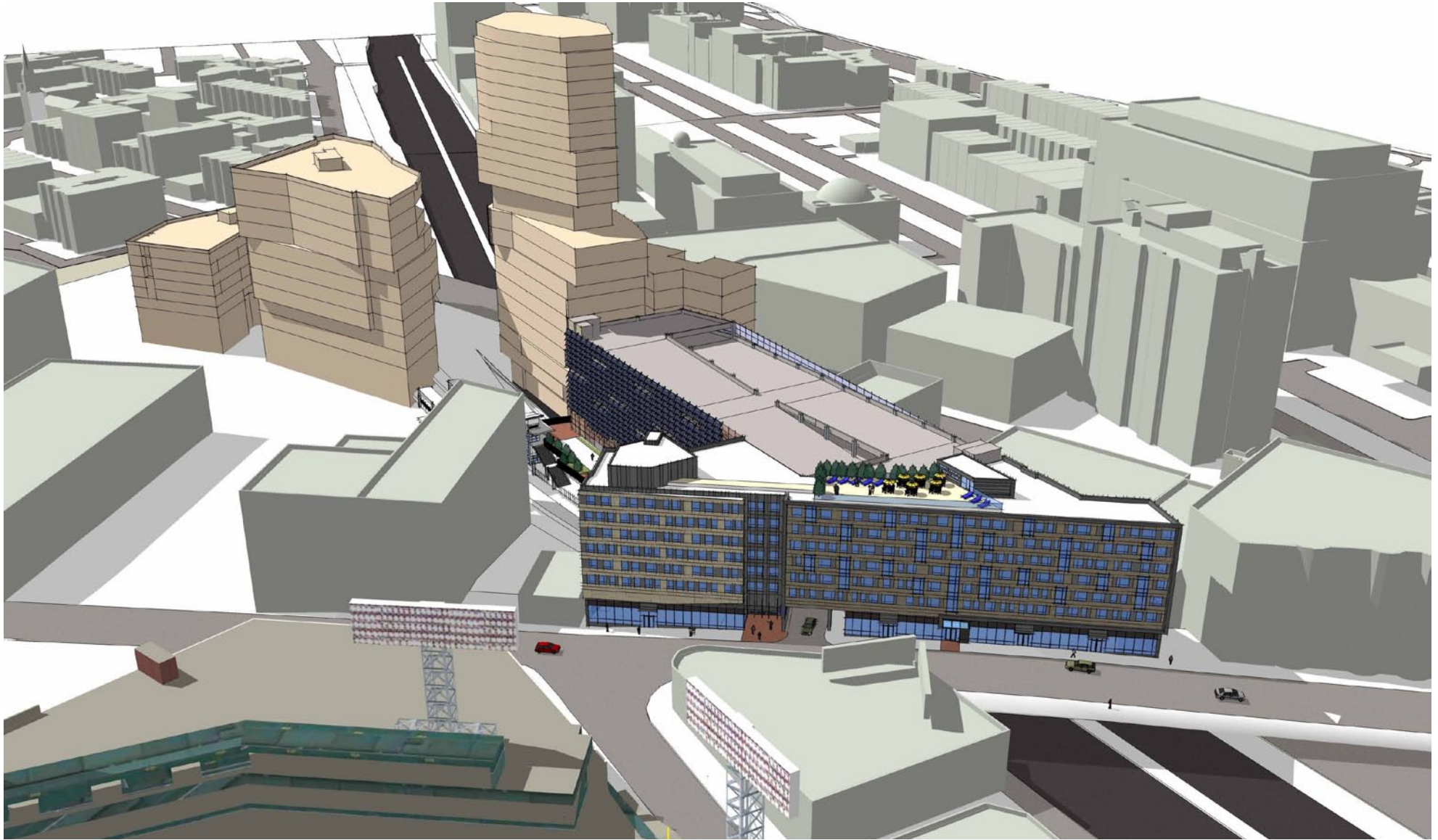
According to Rosenthal, the new Yawkey Station will be solar powered, making it the Commonwealth's first net-zero energy rail station. The solar power, transit improvements, bike amenities, and improved pedestrian connections support GreenDOT, a comprehensive environmental responsibility and sustainability initiative to make MassDOT a national leader in "greening" the transportation system.

For more information about transit-oriented development and smart growth, visit www.mass.gov/massdot. For information about the Longwood Medical and Academic area visit www.masco.org.



Fenway Center developer John Rosenthal speaks at the groundbreaking for the new Yawkey Station. Shown rear left-to-right; Lieutenant Governor Timothy Murray (behind Rosenthal), Mayor Thomas Menino, Senator Steven Tolman, Governor Deval Patrick, MassDOT secretary Jeffrey Mullan, MASCO president Marilyn Swartz-Lloyd and Boston city councilors Mike Ross and Felix Arroyo.

View Over Fenway Park



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Fenway Center Development Program

PHASE I

Building 4:

7-story, 102-unit apartment building with 9,700 RSF street-level retail

Shared-Use Garage:

7-level, 750-space parking garage

PHASE II

Building 1:

7-story, 102-unit apartment building with 28,196 RSF street-level retail

Building 2:

10-story office building with 203,400 RSF office space and 26,900 RSF street-level retail.

530-space below-grade parking garage below Buildings 1 & 2

PHASE III

Building 3:

27-story mixed-use building with 130 apartment units, 163,000 RSF office space and 17,000 RSF retail



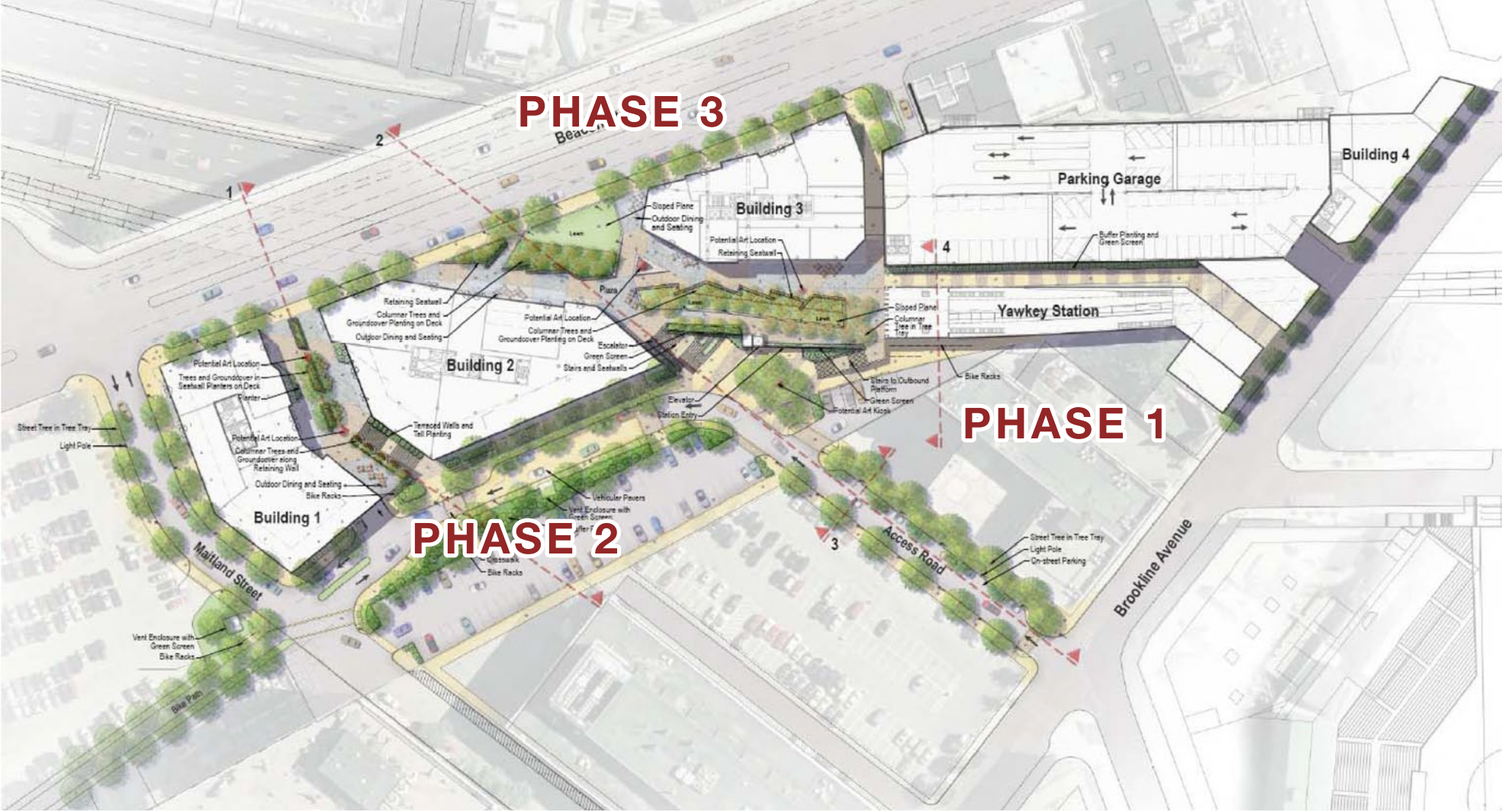
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Fenway Center Phases



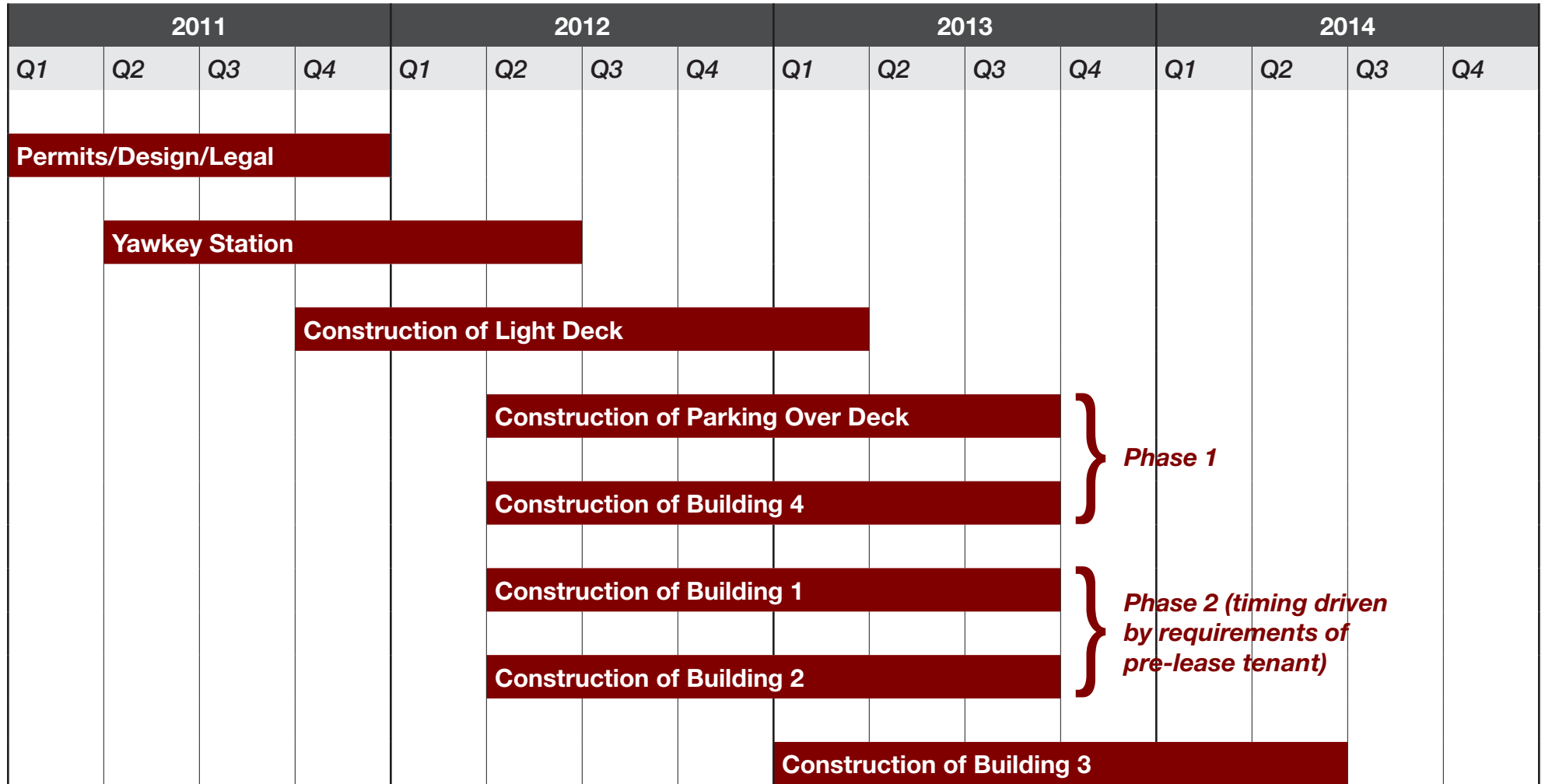
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Fenway Center Timeline



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View Over Mass Pike



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Sustainable Development (Solar PV Panels)



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