

One Congress

1 CONGRESS STREET

BOSTON, MA

Class A Plug-and-Play
Office Sublease

31st Floor | 6,425 - 19,217 RSF

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Sustainable & Health Conscious Design

45%
MORE ENERGY EFFICIENT

Than a Class A Tower Built in 2000

2X
MORE OUTSIDE AIR

Than a Standard Air Filtration System

35%
MORE WATER EFFICIENT

Than a Class A Tower Built to Building Code Minimum



Touchless Technology



Superior Air Filtration System



360° Natural Light



Highest Sanitization & Cleaning Standards

World-Class Amenities



On-Site Parking & Charging Stations



850-Space Bike Room & Repair Facility



Events & Conference Facility



State-of-the-Art Fitness Center



Exclusive In-Building Dining



±15,000 SF Rooftop Terrace

One Congress
1 CONGRESS STREET BOSTON, MA

OneCongress

CLASS A OFFICE BUILT IN THE 2000'S

Outdoor Access	15,000 SF Landscaped Rooftop Terrace	Rare to None
Energy Efficiency	45% More Efficient than a 2000-Build Exceeds Ashrae-2013 & Stretch Energy Code Chilled Beam System Energy Recovery Unit	Meets ASHRAE-2001 Code VAV System Standard Air Handlers
Air Quality	MERV-15 Filtration (90-95% dust spot efficiency; screens out sneeze & smoke particles) 4 Turns of Outside Air Per Hour	MERV-8 Filtration (30-35% dust spot efficiency; screens out mold spores) 2 Turns of Outside Air Per Hour
Thermal Comfort	Water-Based Heating/Cooling: Significantly Reduced Air Drafts	Occupant Discomfort from Conventional Forced Air
Noise	Virtually Silent HVAC System	Noticeable for Heating/Cooling
Resiliency	Dedicated Customer Generator Available	No Customer Generators
Water Efficiency	35% More Efficient than Code Minimum	Older, Less Stringent Code Requirements
Touchless Technology	Touchless Turnstiles & Doors Destination Dispatch Elevators Integrated with Mobile	Manual
Natural Light	360° Natural Light 10.5' High Windows Column-Free Interior	Sightlines Interrupted Shorter Column Spans
Connectivity	Multiple Telecom Entry Points for Redundancy DAS Infrastructure for Cellular Connectivity	Obsolete Network Infrastructure
Fitness Center	7,000 SF State-of-the-Art	Retrofit of Second-Rate Space
In-Building Dining	Varied Options from 7am to 9pm Integrated Into Building Operations	None as building amenity
Collaboration Spaces	Indoor & Outdoor Spaces of Varied Size Equipped with AV Systems 100-Seat Conference Room	None as building amenity
Social Spaces	Indoor & Outdoor Programming	None as building amenity
Bike Access	State-of-the-Art Bike Room with 850 Spaces & Repair Facility	None as building amenity

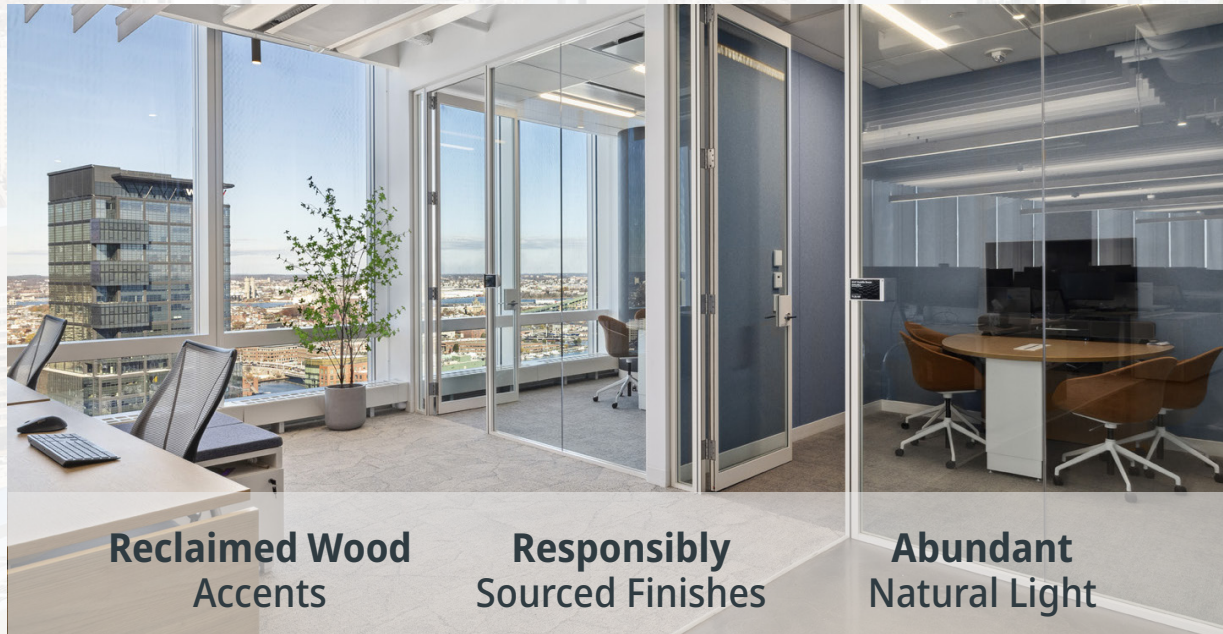
Collaborative Eco-Conscious Environment



**Exposed
Ceilings**

**Low-Impact
Textiles**

**Raw Concrete
Floors**



**Reclaimed Wood
Accents**

**Responsibly
Sourced Finishes**

**Abundant
Natural Light**

Building Details

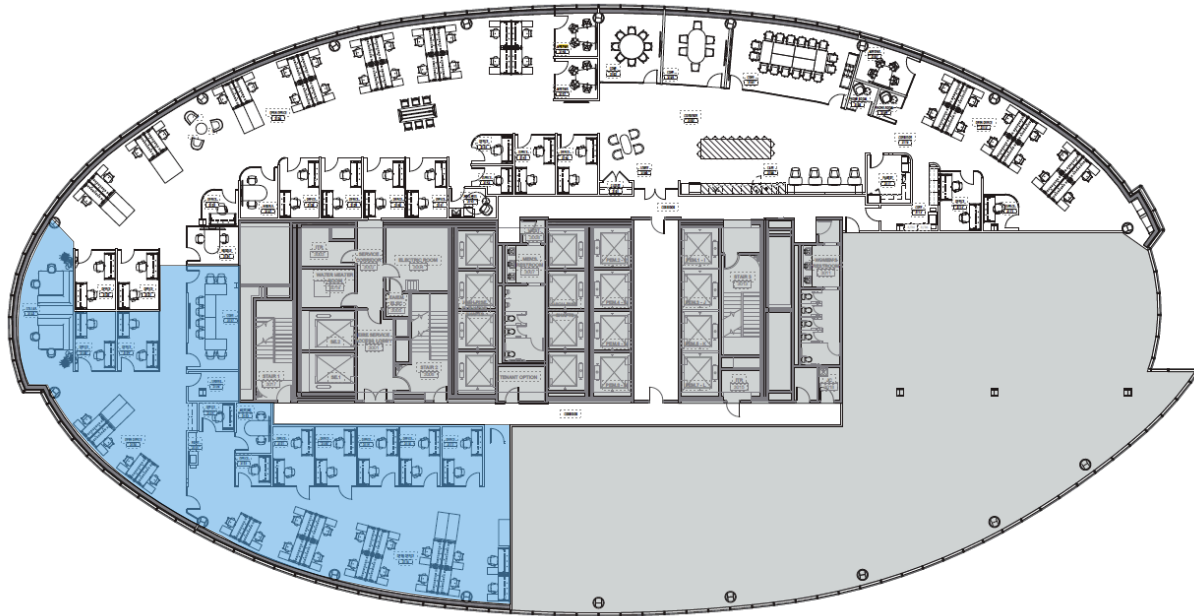
RSF	1,006,500 Office RSF / 8,700 Retail RSF
TYPICAL FLOOR PLATE	29,800 RSF
BUILDING CLASS	Class A
NO. OF FLOORS	43
YEAR BUILT	2023
NO. OF ELEVATORS	27 Passenger

Available Space Details

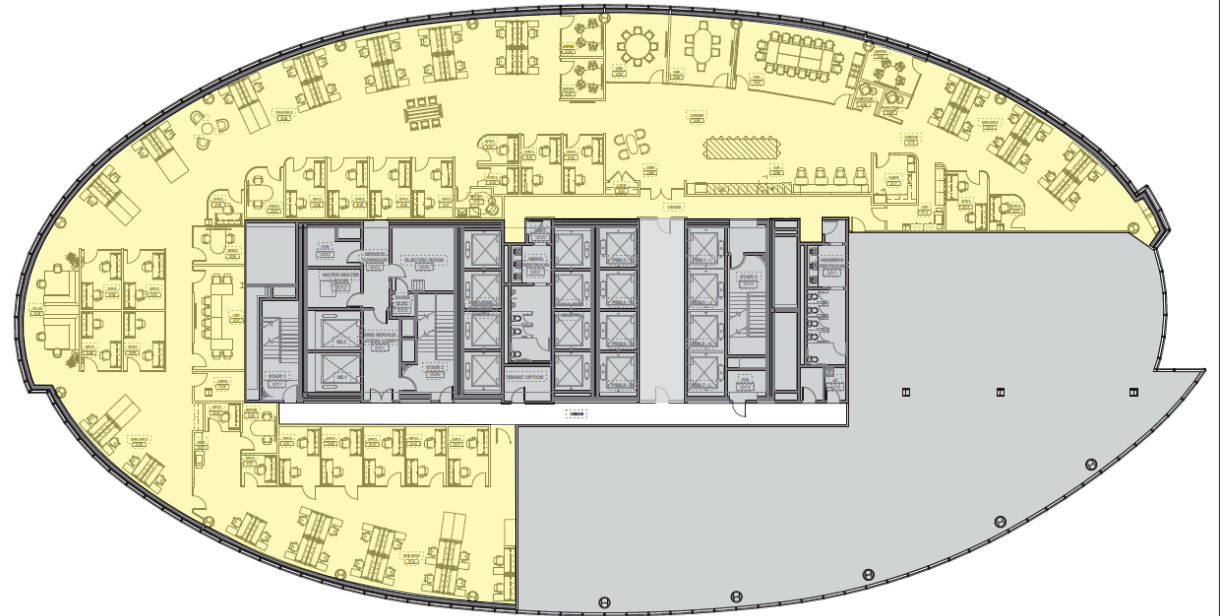
RSF	6,425 - 19,217 RSF
FLOOR	31 ST Floor
SUBLEASE TERM	Through 6/30/32
DELIVERY DATE	Custom buildout delivered in 2024
OCCUPANCY	60 Days

Potential Subdivision Options

Option A | 6,425 RSF



Option B | 19,217 RSF



Unrivaled Location

One Congress is at the convergence of many of the city's most diverse, historic, and vibrant neighborhoods, just steps from multiple transit hubs, restaurants, retail shops, entertainment venues, and green spaces.



**5 MIN
DRIVE**

To Logan Airport



**2 ON-SITE
T STATIONS**

MBTA Green and
Orange Lines



**DIRECT
HIGHWAY ACCESS**

To I-93 N/S On-Ramp



**2 COMMUTER
RAIL HUBS**

North and South Station
within Walking Distance



**5 MIN
BIKE RIDE**

To the Boston Common
and Public Garden



**2 MIN
WALK**

To 100+ Restaurants
in the North End



For leasing information, please contact Lee & Associates:

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