

RESERVOIR WOODS / 850 WINTER STREET

Reservoir Woods – 850 Winter Street

Waltham, Massachusetts

Class 'AA' Corporate Headquarters Office Campus – phased new construction at former Polaroid Property – Gold LEED 'Core & Shell' Certification



Project: This 180,039 square foot three story headquarters building has been designed and constructed to meet the LEED GOLD STANDARD CERTIFIED energy conservation requirements and provides new parking located under a portion of the building. The building is part of an overall new corporate campus development of 1,082,000 SF now in construction and leasing called RESERVOIR WOODS. The overall development consists of two related corporate campus parcels of wooded land and includes associated extensive off-site traffic improvements to Winter Street.

The property on which this new three story headquarters office building is located is the former Polaroid Facility located on wooded land in Waltham,

Massachusetts (just west of Boston). It is located within the mid-portion of *Boston's Route 128 Technology Corridor* and the campus faces the Cambridge Reservoir.

This new headquarters building has been designed to meet the LEED energy conservation GOLD Standard (Shell & Core) and has a unique ability to either offer two headquarter main building entrances with separate lobbies or a single headquarters lobby with two entrances (one on the North and one on the South facade). This leasing advantage is expressed in the unique building façade using a different but compatible curtain wall design on the two ends of the building.

Project Status: The entire property was purchased in partnership between Davis Marcus Partners (Developer) and Prudential Real Estate Investors (Equity Partner) to create a world-class headquarters campus.

The first phase of redevelopment, a 590,000 SF Office building with attached parking structure is now completed and fully leased, the East Campus features a 312,000 square foot office complex and new six-story parking garage now in construction using 'Fast-track GMP' procedures with the project scheduled for delivery within a demanding thirteen month period ('Core & Shell' to be delivered in February 2009).

This 180,000 SF new office building (phase two), called 850 Winter Street is now completed (June 2008) and ready for leasing.



View of South Main Building Entrance with Two Story Atrium During Construction



View of Two Story Atrium During Construction



View of Stair in two Story Entry Atrium



View of Atrium Stair from 2nd Floor



View of Stair Detail at Stone Veneer



View During Construction of Employees Cafeteria



View at 1st Floor Public / Multi-tenant Corridor



View of Elevator Core Finishes – Veneer Wood, Stainless Steel & Tile Floors



View of Public Toilets During Construction

Harley-Services: GDHarley & Associates represented the equity investor – Prudential Real Estate Investors providing due diligence services and review of the proposed architectural designs prior to the loan closing; during following construction phase we provided monthly construction inspections, attendance at selected construction coordination meetings, review of monthly DRAW Package and project close-out reviews.



View of Stone Base at East End of Building – This End of Building Provides Underground Parking



View of Future Outdoor Eating Area During Landscaping



View of Future Outdoor Eating Area During Paving Operations

Project Design-Construction-Credits:

Office Headquarters Development – Reservoir Woods-850 Winter Street:

Developer:	Davis Marcus Partners
Owner:	PDM 850 Unit, LLC
Equity Partner:	Prudential Real Estate Investors
Lender:	Wachovia Bank, NA
Contractor:	John Moriarty & Associates, Inc.
Architect:	Elkus Mandfredi Architects
Geotechnical Engineer:	McPhail Associates
Structural Engineer:	McNamara / Salvia, Inc.
MEP Engineer:	AHA Consulting Engineers
Specifications:	Kalin Associates, Inc.
Civil Engineers:	John Crowe Associates
Landscape Architect:	Geller Devellis Associates
Owner's Environmental Consultant:	Rizzo Associates – A Terra Tech Company
Owner's Materials Testing Consultant:	UTS of Massachusetts

Brief Project Technical Description – 850 Winter Street

- Site work improvements include renovated and new parking lots connected by sidewalks to both main building entrances; the south facing entrance features a two story atrium, new storm drainage system including controlled retention structures, renovated campus fire

protection system, supplemental new driveways and plazas, new electrical services and site lighting and extensive new landscaping; special stone base to building to accommodate underground parking grade changes

- Building constructed with concrete foundations and steel frame
- Three story, 180,039 SF
- Two story entrance Atrium with special feature stairway to 2nd floor
- On-site Employees Cafeteria with full kitchen, out-door seating area
- Parking garage under ½ of building