

**Project Name:** The Overlook at St. Gabriel's  
**PR POC:** Molly Silvia, Nickerson  
**Molly.Silvia@nickersoncos.com** | 617.459.4724  
**Website:** [www.theoverlookstgabriels.com](http://www.theoverlookstgabriels.com)  
**Total SF:** 590,000  
**Property Address:** 159 Washington Street Brighton, MA 02135



### Project Description:

The Overlook at St. Gabriel's is a redevelopment of the historic St. Gabriel's Monastery Site in Brighton, MA. The project will include four new residential buildings at the rear of the site, overlooking Brighton High School and St. Elizabeth's Hospital. Important existing features will be retained and restored, such as the abandoned monastery and church, which will become an amenity space totaling over 22,000 square feet. The development will offer 555 apartments and 105 studios, ranging from studios to four-bedroom units. Our location in Brighton Center makes us a convenient place to live for those engaged in teaching, training, and research in a wide variety of professions in the area.

### Project Team:

**Developer & Owner:** Cabot, Cabot & Forbes and Peak Campus  
**Architects:** CUBE 3 Studio and Bargmann Hendrie + Archetype Inc  
**Architect (Landscape):** Shadley Associates  
**Construction Management:** John Moriarty & Associates  
**Project Engineers:** Landworks Inc, Haley & Aldrich, Howard/Stein-Hudson Associates and Bohler

### The Overlook at St. Gabriel's Background:

- Groundbreaking held in June 2018
- Accessible, urban location
  - Close proximity to MBTA Green Line and bus routes, I-90 (Mass Pike), and Storrow Drive
  - 15-minute drive to Downtown Boston
  - Complimentary community shuttle service to nearby universities and research areas
- Amenity space in restored church will include features such as:
  - 5,000 SF fitness center with Peloton bikes and on-demand fitness
  - 12,000 SF amenities floor with vintage arcade games, a TV wall, and private conference rooms
  - Sky Lounge with views of Downtown Boston
- Phase 1 opened in May 2020, development set for completion by December 2020

### Phase I:

- 27 units in former monastery, "The Landmark"
- 130 units in first new building, "Overlook East"
- The Overlook amenities:
  - Several acres of open recreational space
  - On-site Blue Bikes station

- Resident lounge areas

## **Phase II:**

- Completion of second new building, “Overlook North”
- Completion of amenities building in restored church, “Maker’s Hall”
- The Overlook amenities:
  - Resort-style pool with sundeck
  - Furnished patio areas with grilling stations and fire pits
  - Storage lockers
  - Guest Suite

## **Phase III:**

- Completion of third new building, “Overlook West”

**Project Name:** 117 Kendrick Street  
**PR POC:** Molly Silvia, Nickerson  
**Molly.Silvia@nickersoncos.com** | 617.459.4724  
**Website:** [www.bulfinch.com](http://www.bulfinch.com)  
**Total SF:** 213,000  
**Property Address:** 117 Kendrick Street Needham, MA 02494



### Project Description:

117 Kendrick Street is a lab and office building located in the Needham Crossing Business Park, in the N2 Innovation District, one of Greater Boston's leading tech hubs and home to some of the nation's fastest growing and well-known innovation companies. The property is also adjacent to the 700-acre Cutler Lake Reservation, with numerous walking and jogging trails. Bulfinch identified key renovations to the common areas and outdoor spaces to help reinvigorate the property to improve the tenant experience as well as attract top-tier tenants.

### Project Team:

**Developer & Owner:** Bulfinch

**Architects:**

**Construction Management:**

### 117 Kendrick Street Background:

- Renovations completed in spring 2018, which included:
  - Modern, welcoming lobbies
  - A new 154-seat café and lounge space with flexible seating areas and games
  - An updated outdoor courtyard with multi-tiered seating options and a fire pit
- Accessible, suburban location
  - 20-minute drive to Downtown Boston
  - Shuttle service to Needham MBTA Green Line stop
  - Close proximity to I-90 (Mass Pike), and Route 128/I-95
- Amenities include:
  - Tenant engagement HqO app
  - Fully equipped fitness center
  - Full-service cafeteria
  - Free and dedicated parking
  - Gold WireScore
- Tenants Include:
  - Workbar
  - Candel Therapeutics
  - Waterstone Properties Group
  - Verastem Oncology



- Warner Brothers
- Standing Stone Games
- Enservio
- Firestone Financial
- BBK Worldwide

**Project Name:** Cambridge Discovery Park  
**PR POC:** Molly Silvia, Nickerson  
**Molly.Silvia@nickersoncos.com** | 617.459.4724  
**Website:** [www.cambridgediscoverypark.com](http://www.cambridgediscoverypark.com)  
**Total SF:** 670,000  
**Property Address:** 31 Acorn Park Drive Cambridge, MA 02140



## Project Description:

Cambridge Discovery Park is a master-planned Life Science campus covering more than 27 acres on Route 2 in Cambridge, MA. CDP currently includes 3 state-of-the-art buildings and a parking garage, lush green space, and bicycle and pedestrian paths. The project has been designed and constructed to minimize its negative impact on the natural environment, and to create an urban oasis while protecting natural resources. When complete, CDP will include first-class tenants across 6 buildings, two parking garages, and a 150-room hotel with contemporary guest rooms, a conference center, restaurant and bar.

## Project Team:

**Developer & Owner:** Bulfinch  
**Architect:** Stantec  
**Construction Management:** John Moriarty & Associates  
**Leasing:** JLL

## Cambridge Discovery Park Background:

- Accessible, urban location
  - Walking distance to Alewife MBTA Station and Minuteman Bike Path
  - Close proximity to MBTA Red Line, I-95, and Route 2
  - 20-minute drive to Downtown Boston and Logan Airport
- On-site amenities include:
  - Full-service fitness center with studio classes
  - Bike lanes and racks
  - Blue Bike bike-sharing program
  - Zipcar
  - Electric car charging station
- Tenants include:
  - Arbor Biotechnologies
  - Fog Pharmaceuticals
  - Forrester Research
  - Genocoe Biosciences
  - Kintai Therapeutics
  - LifeMine Therapeutics
  - Simcere
  - The Smithsonian Astrophysical Institute





### Building 100:

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### Building 200-300:

- 6 floors | 193,000 SF
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### Building 400-500:

- 6 floors | 286,000 SF
- State-of-the-art design
- Zoning: Life Sciences/R&D Laboratory
- High visibility with tremendous signage opportunities
- Boston skyline views
- LEED Gold Certified



**Project Name:** Colby College Harold Alfond Athletics and Recreation Center

**POC:** Molly Silvia, Nickerson

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**Website:** [www.sasaki.com](http://www.sasaki.com)

**Total SF:** 350,000

**Property Address:** 4000 Mayflower Hill Drive Waterville, ME 04901



## Project Team:

**Developer & Owner:** Colby College

**Architects:** Sasaki, and Hopkins Architects

**Landscape Architect:** Sasaki

## Project Description:

Sasaki is teamed with Hopkins Architects for the design and implementation of the Harold Alfond Athletics and Recreation Center at Colby College in Waterville, Maine. The approximately 350,000 SF facility—the largest building project in Maine at the time of construction—will put the college at the forefront of Division III athletics, as a leader in athletics facility program, quality, and performance. The new building and surrounding landscape will become the epicenter for athletics, recreation, health & wellness on campus. The project is part of a larger effort of Colby’s to improve the competitive results of its intercollegiate athletics’ programs, promote and encourage a healthy campus, and deepen its connection to the local community and region.

## Sasaki’s Background:

For over sixty years, Sasaki has brought together the best of landscape architecture, planning, urban design, architecture, interior design, civil engineering, graphic design, place branding, and data science to shape the places in which we live. With offices in Boston and Shanghai, Sasaki has been defining the contours of place and redefining what’s possible along the way.

## Sasaki’s vision statement for Colby College Athletic Center:

### Project Features:

- An indoor competition center with a 200-meter track
- Maine’s only Olympic-sized pool and New England’s only Myrtha pool, the type used in Olympic competition
- A multi-level, 13,500-square-foot fitness center, connected to new spaces for yoga and other fitness classes
- A state-of-the-art squash competition center
- An interior atrium that will permit natural light throughout the complex
- New spaces for athletic trainers, coaching, and team gatherings

### Sustainability:

- The college is one of the leading sustainable environments in the country, and is one of only four to achieve carbon neutrality
- The environmentally sound for the site and building includes:
  - Compact footprint



## *JUST THE FACTS*

- Renewable energy
- Ecosystem-sensitive landscape with native plantings
- Wetland conservation
- LEED Gold certification
- First SITES certified project in Maine