

# 275 GROVE



275 GROVE

NICK'S  
PIZZA

SIEMENS  
Healthineers

parexel

TechTarget



99 ERIE & 167 SIDNEY | CAMBRIDGEPORT, MA



THE CAMPUS AT MARLBOROUGH | MARLBOROUGH, MA



RIVERSIDE LABS | WESTON, MA



REVOLUTION LABS | LEXINGTON, MA

**GREATLAND**  
REALTY PARTNERS

2.0M+ SF  
Total Portfolio

TEAM

BARINGS      **CBRE**

ELKUS | MANFREDI

McNAMARA · SALVIA  
STRUCTURAL ENGINEERS

*Cosentini*  
A TETRA TECH COMPANY

## The Best of the Burbs

With the perfect blend of urban convenience and suburban comfort, 275 Grove offers the access, amenities, and atmosphere to reinvigorate your company's office experience. With exceptional on-site facilities, including a programmable atrium, conferencing facility, meeting spaces, full-service café, and fitness center, we're not just an office campus but a destination primed for your success.





1 MIN  
Riverside Station

15 MIN  
Auburndale



30 SEC  
I-95

15 MIN  
Route 3

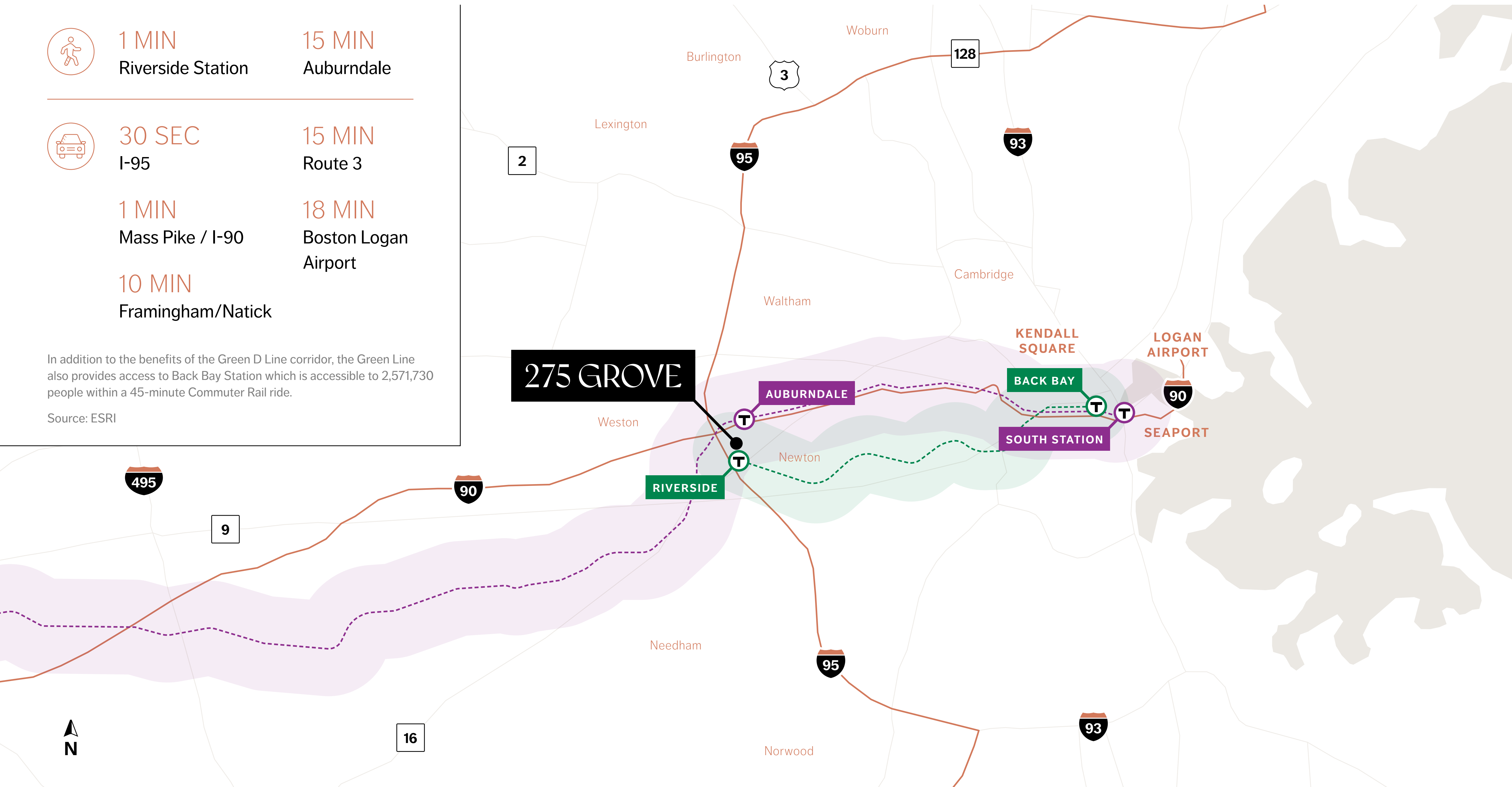
1 MIN  
Mass Pike / I-90

18 MIN  
Boston Logan  
Airport

10 MIN  
Framingham/Natick

In addition to the benefits of the Green D Line corridor, the Green Line also provides access to Back Bay Station which is accessible to 2,571,730 people within a 45-minute Commuter Rail ride.

Source: ESRI



275 GROVE

RIVERSIDE

AUBURNDALE

SOUTH STATION

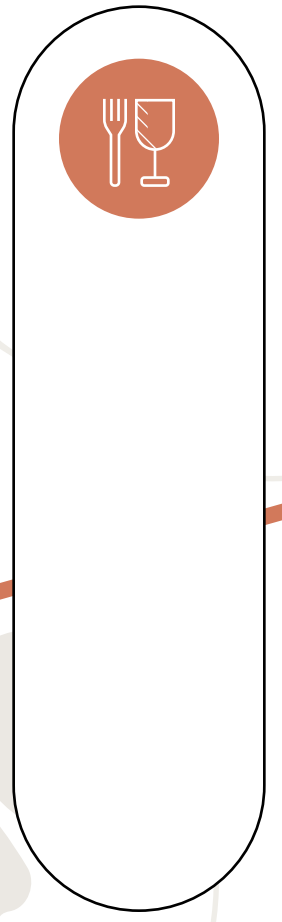
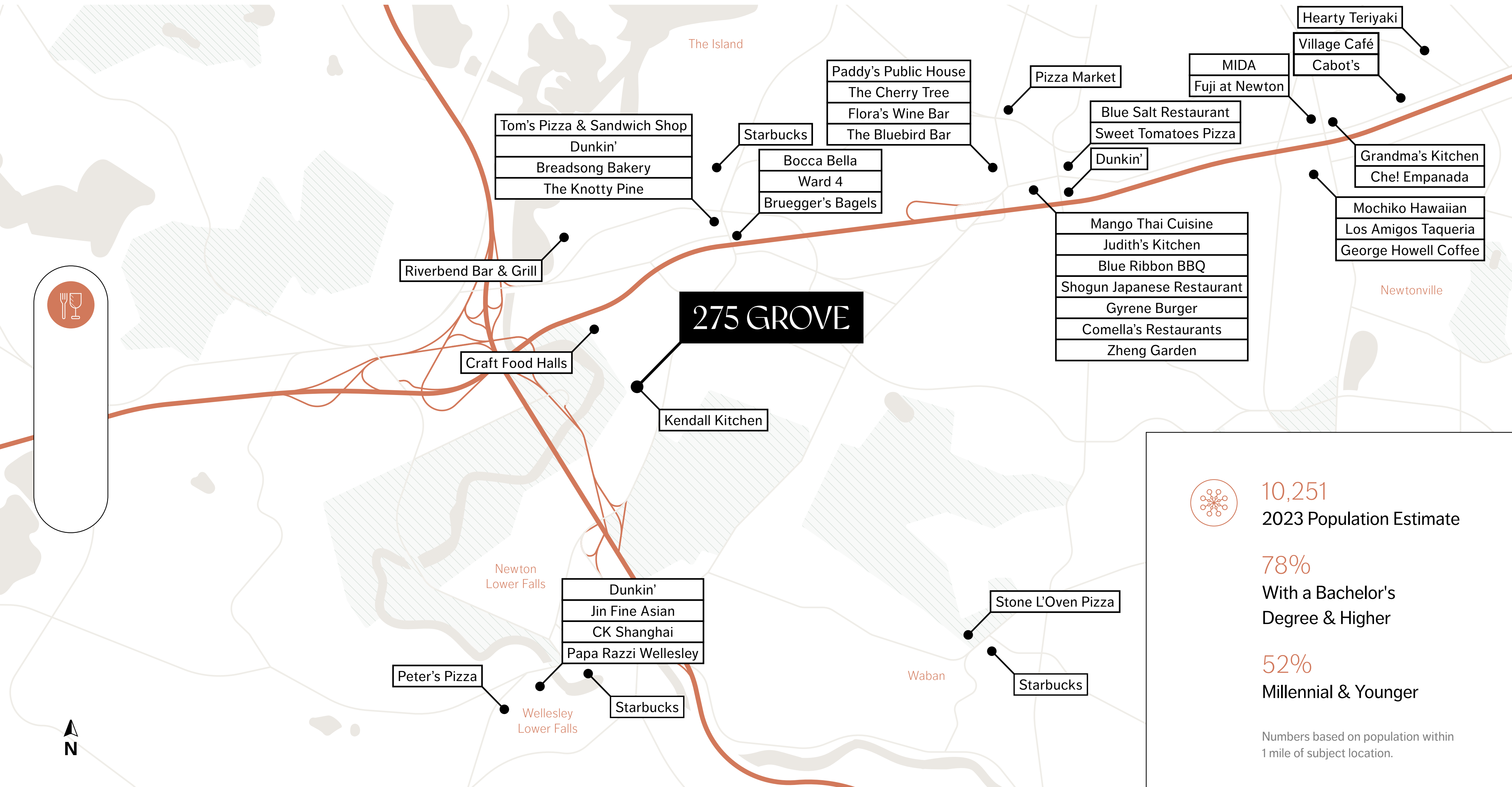
BACK BAY

KENDALL SQUARE

LOGAN AIRPORT

SEAPORT





# 275 GROVE

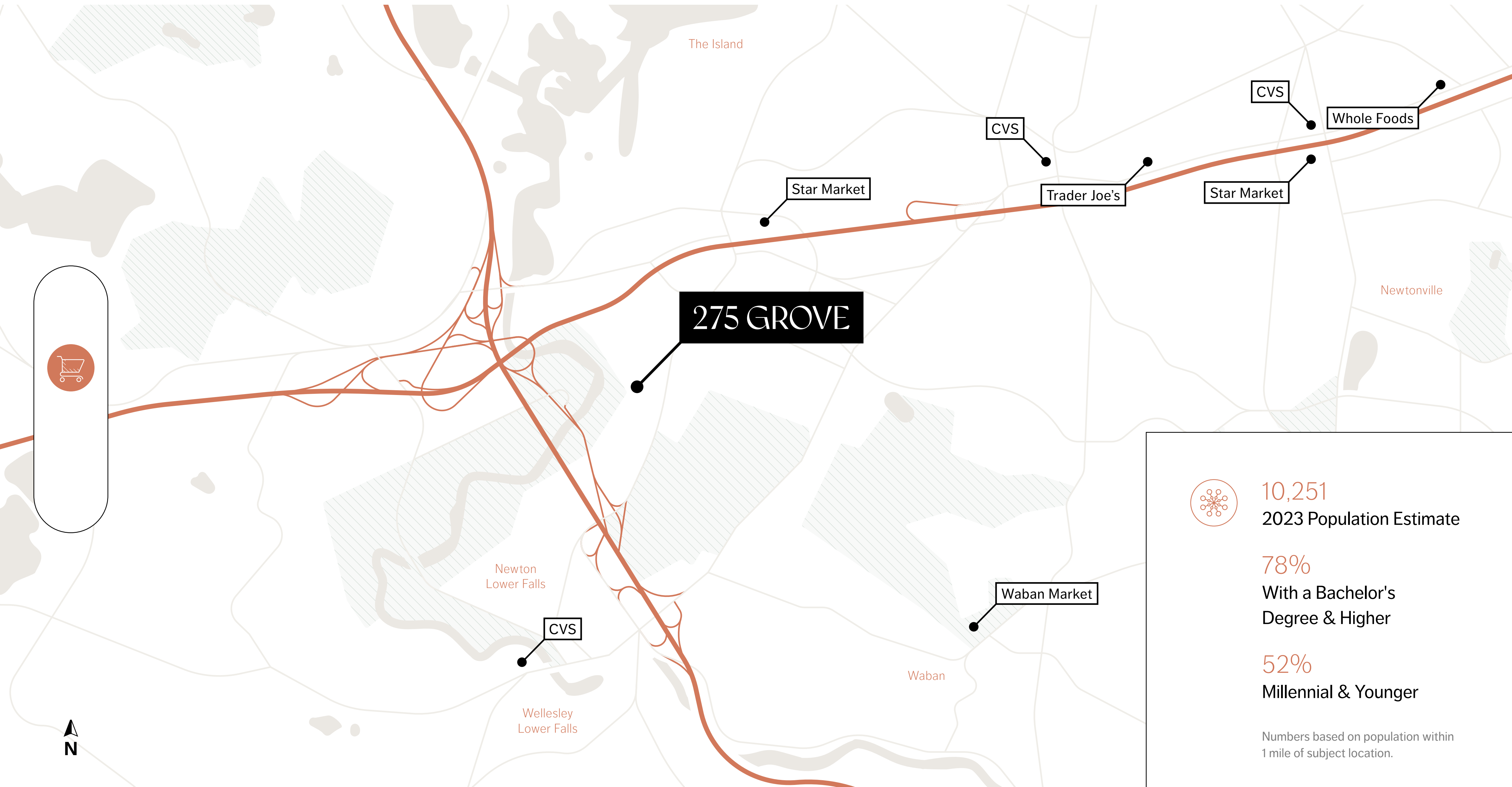
 **10,251**  
2023 Population Estimate

**78%**  
With a Bachelor's Degree & Higher

**52%**  
Millennial & Younger

Numbers based on population within 1 mile of subject location.





# 275 GROVE

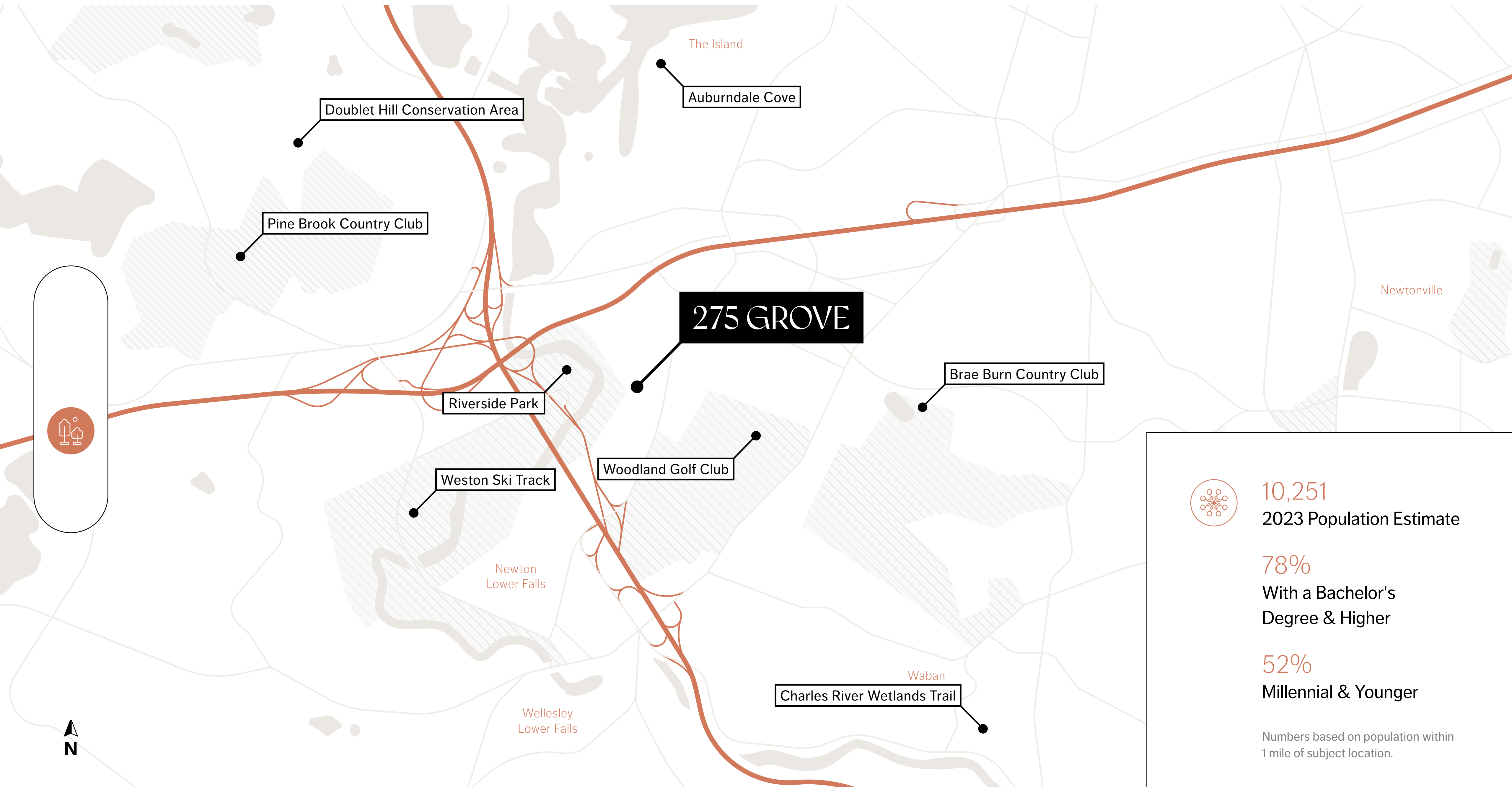


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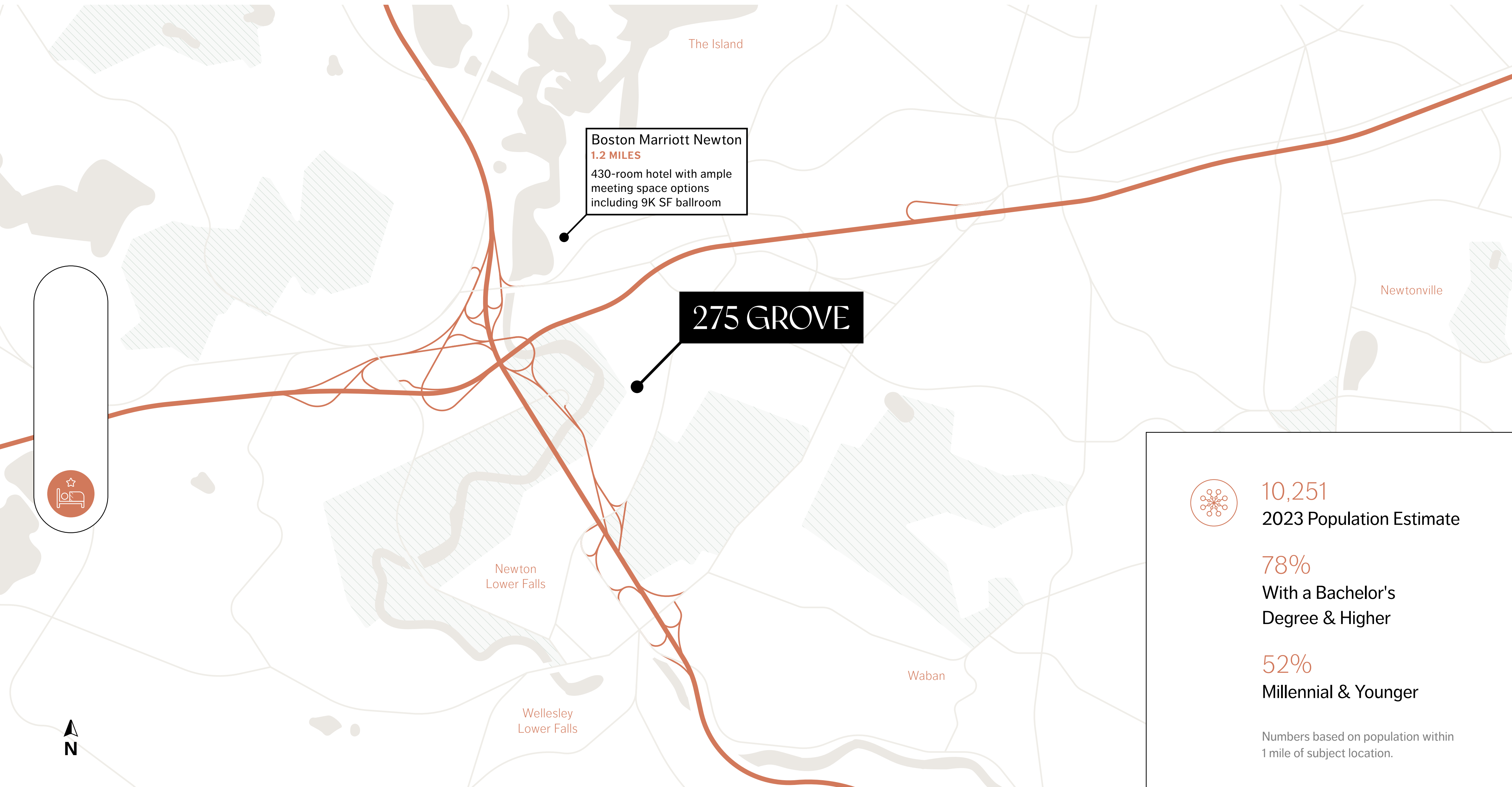


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**Boston Marriott Newton**  
**1.2 MILES**  
430-room hotel with ample meeting space options including 9K SF ballroom

**275 GROVE**



**10,251**  
2023 Population Estimate

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With a Bachelor's Degree & Higher

**52%**  
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## CAMPUS

# Overview

510,000 SF  
Total Campus Size

2000  
Year Built

3.0/1,000 SF  
Parking Ratio  
(Covered Parking)

24/7  
On-site Security

MBTA  
Green Line Adjacent





CAMPUS

# Amenities

Campus 1<sup>ST</sup> Floor

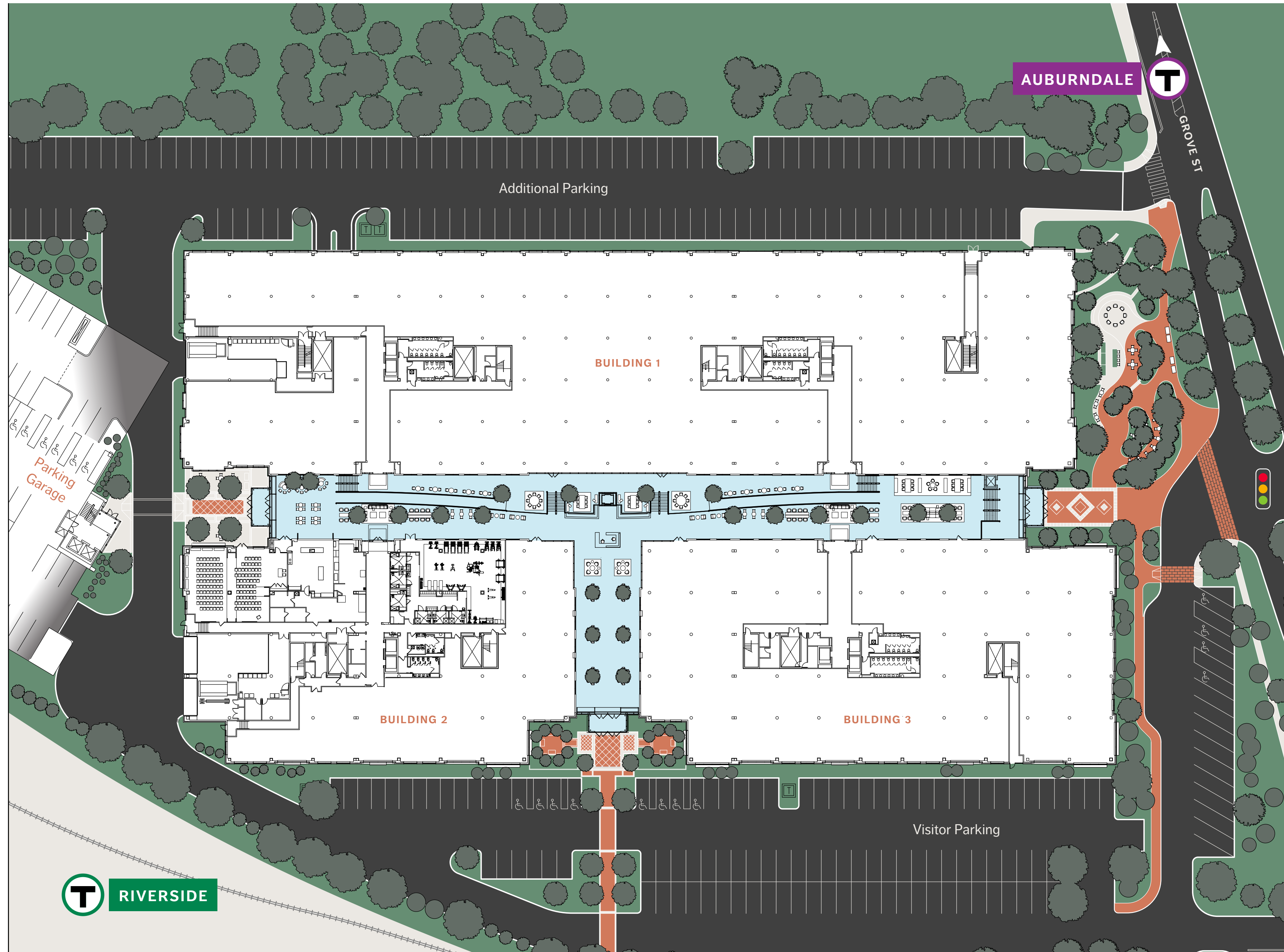
New Fitness Center

New Conference Center  
(340 Max.)

Kendall Kitchen Café

Renovated Exterior  
Gathering Space

Underground  
Parking Garage





YOUR COMPANY NAME

YOUR COMPANY NAME

275 GROVE



SOUTH ENTRY



ATRIUM RENOVATION & NEW BUILDING 1 & 2 ENTRANCES



COMMUNITY MANAGER'S DESK



ATRIUM & FURNITURE RENOVATION

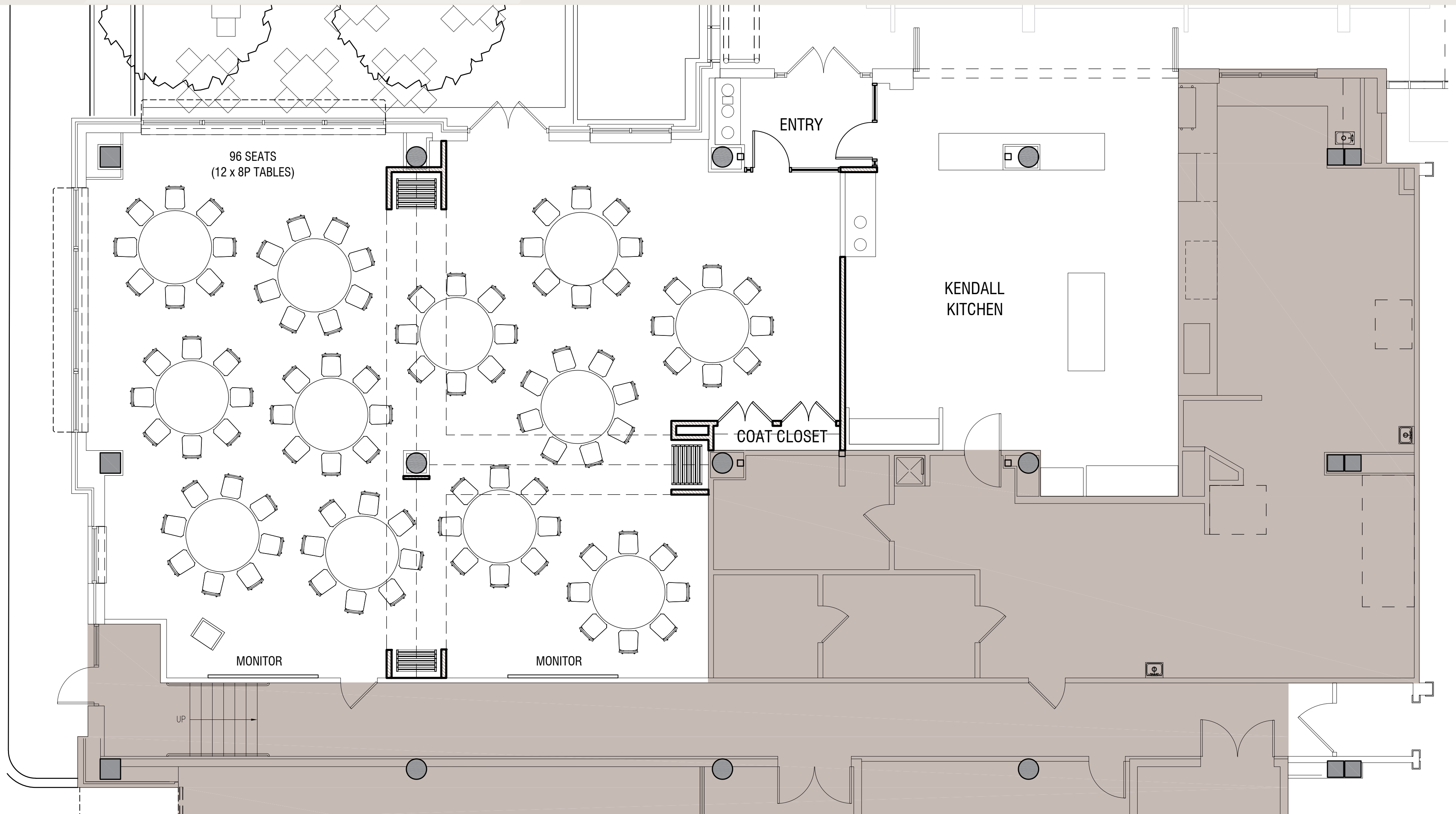


EAST ENTRANCE RESERVABLE ZONES

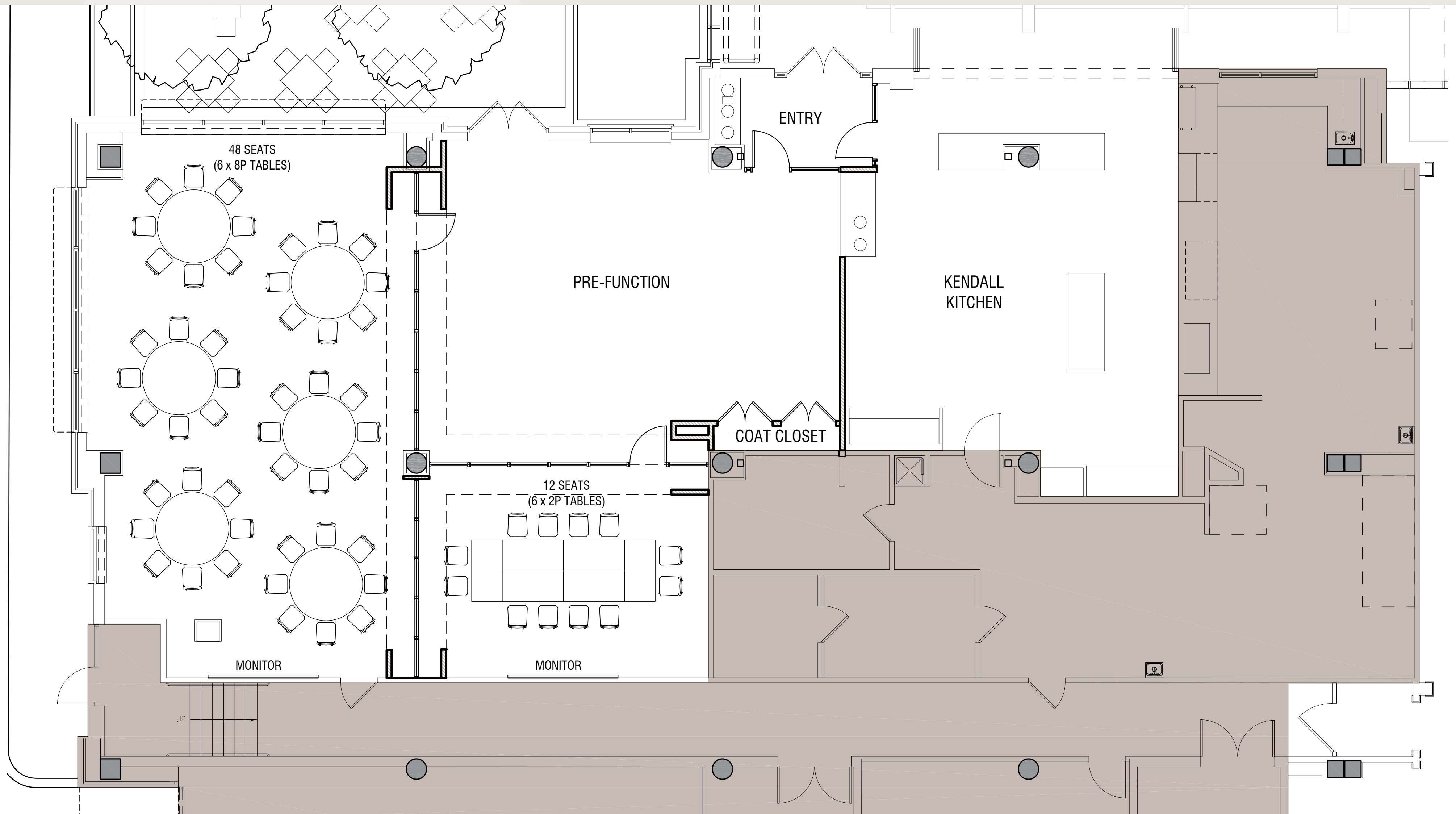




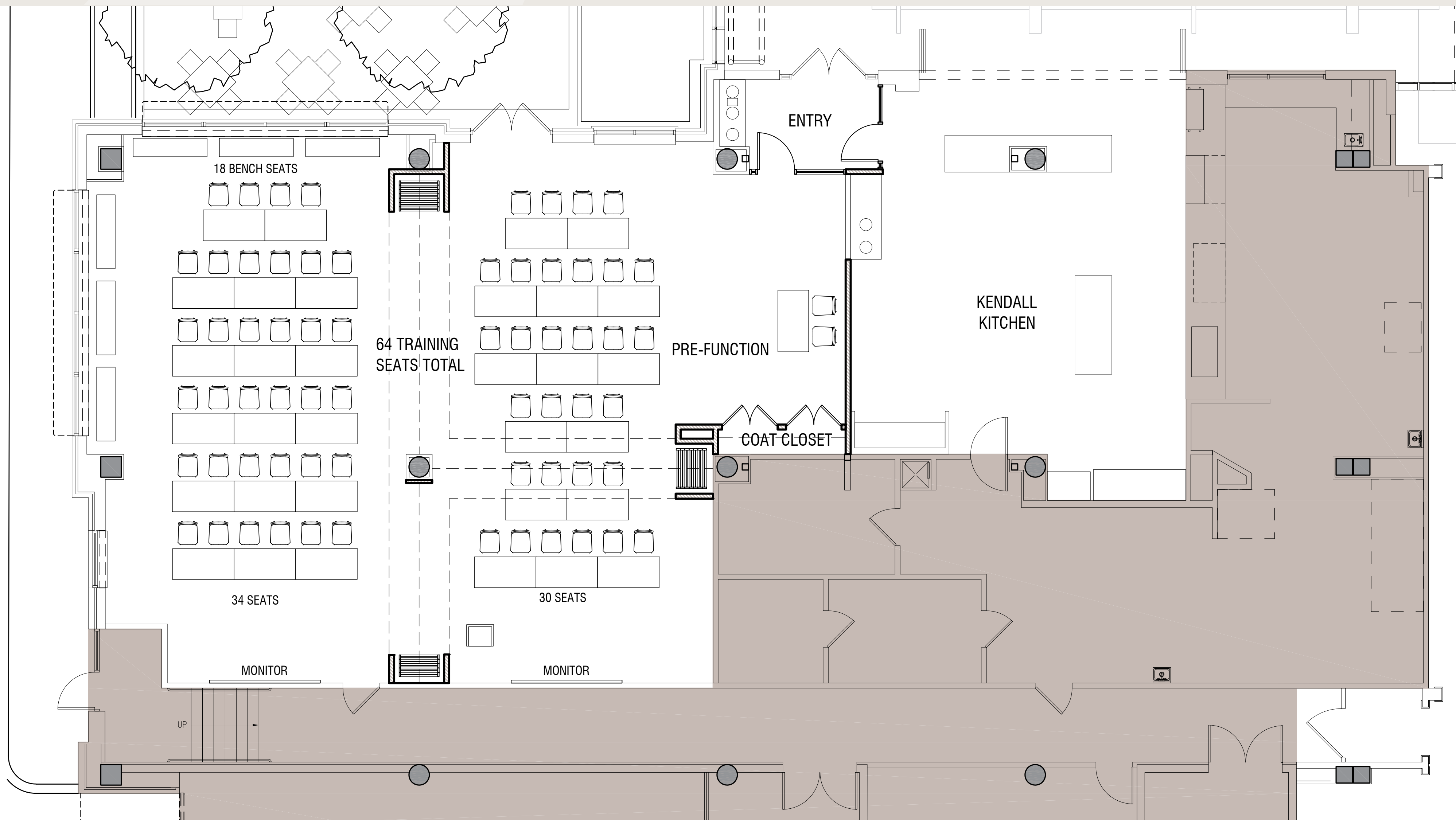
NEW MULTI-PURPOSE & CONFERENCE FACILITY



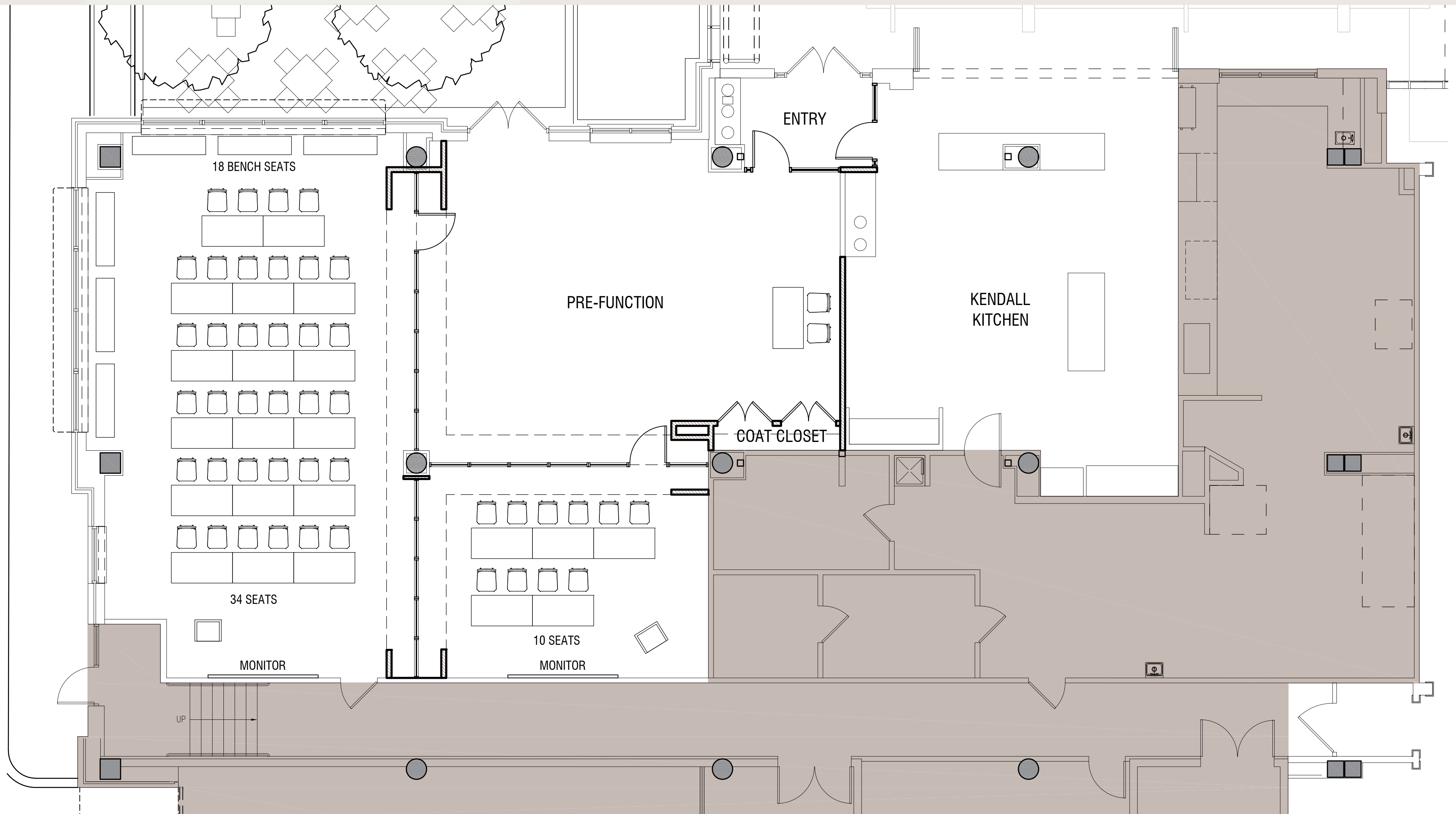
NEW MULTI-PURPOSE & CONFERENCE FACILITY



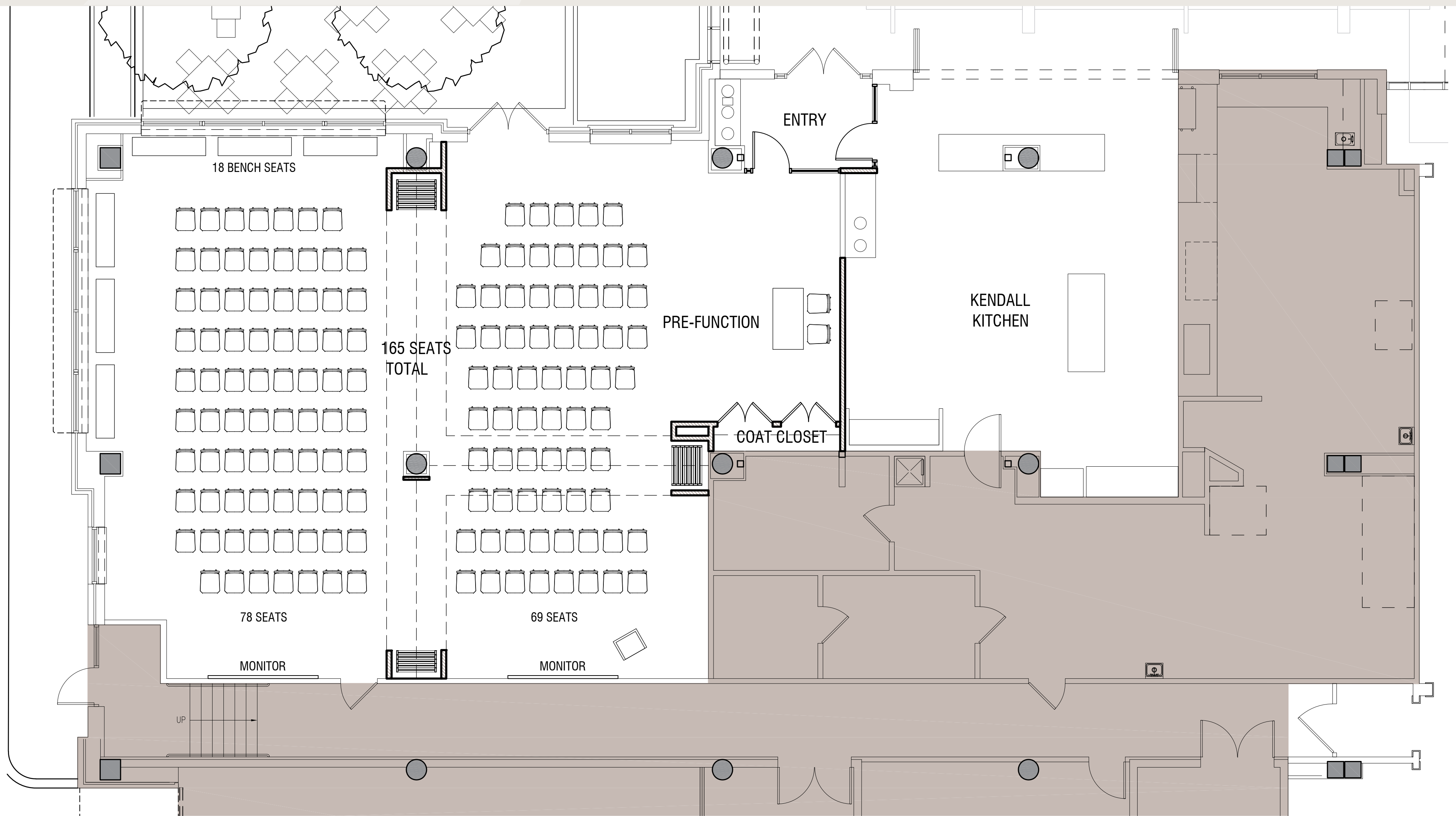
**NEW MULTI-PURPOSE & CONFERENCE FACILITY**



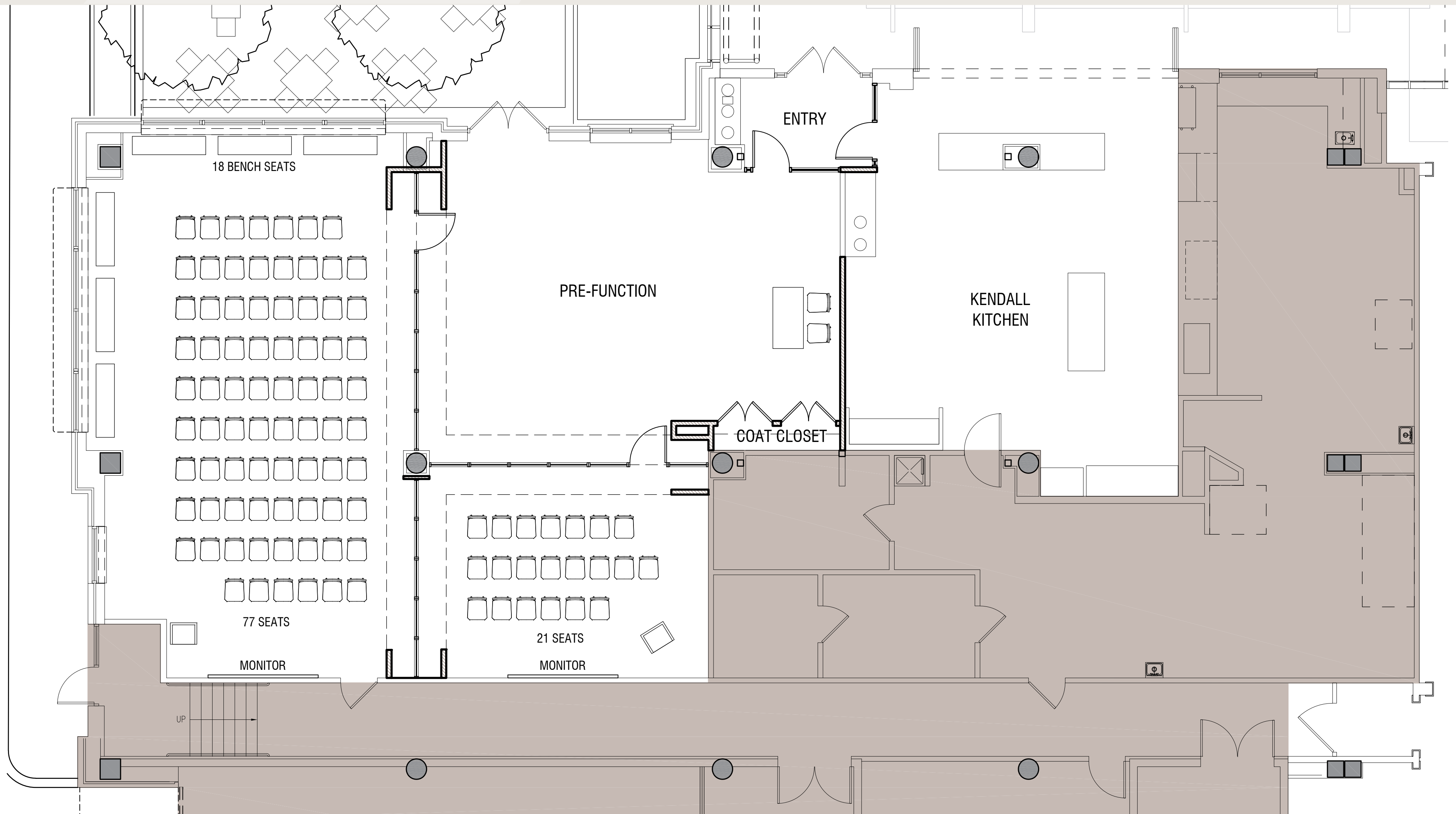
**NEW MULTI-PURPOSE & CONFERENCE FACILITY**



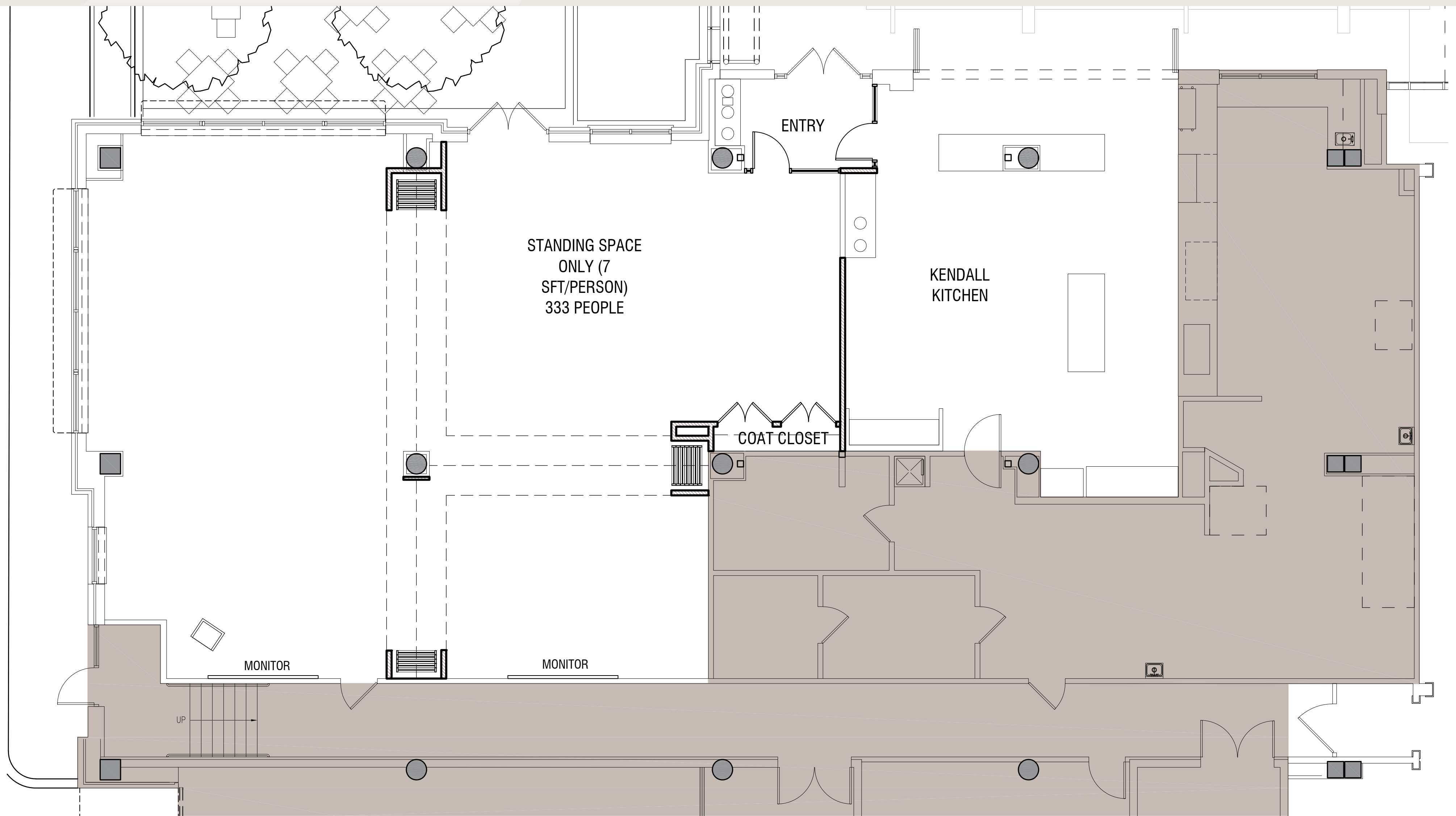
**NEW MULTI-PURPOSE & CONFERENCE FACILITY**



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**NEW MULTI-PURPOSE & CONFERENCE FACILITY**



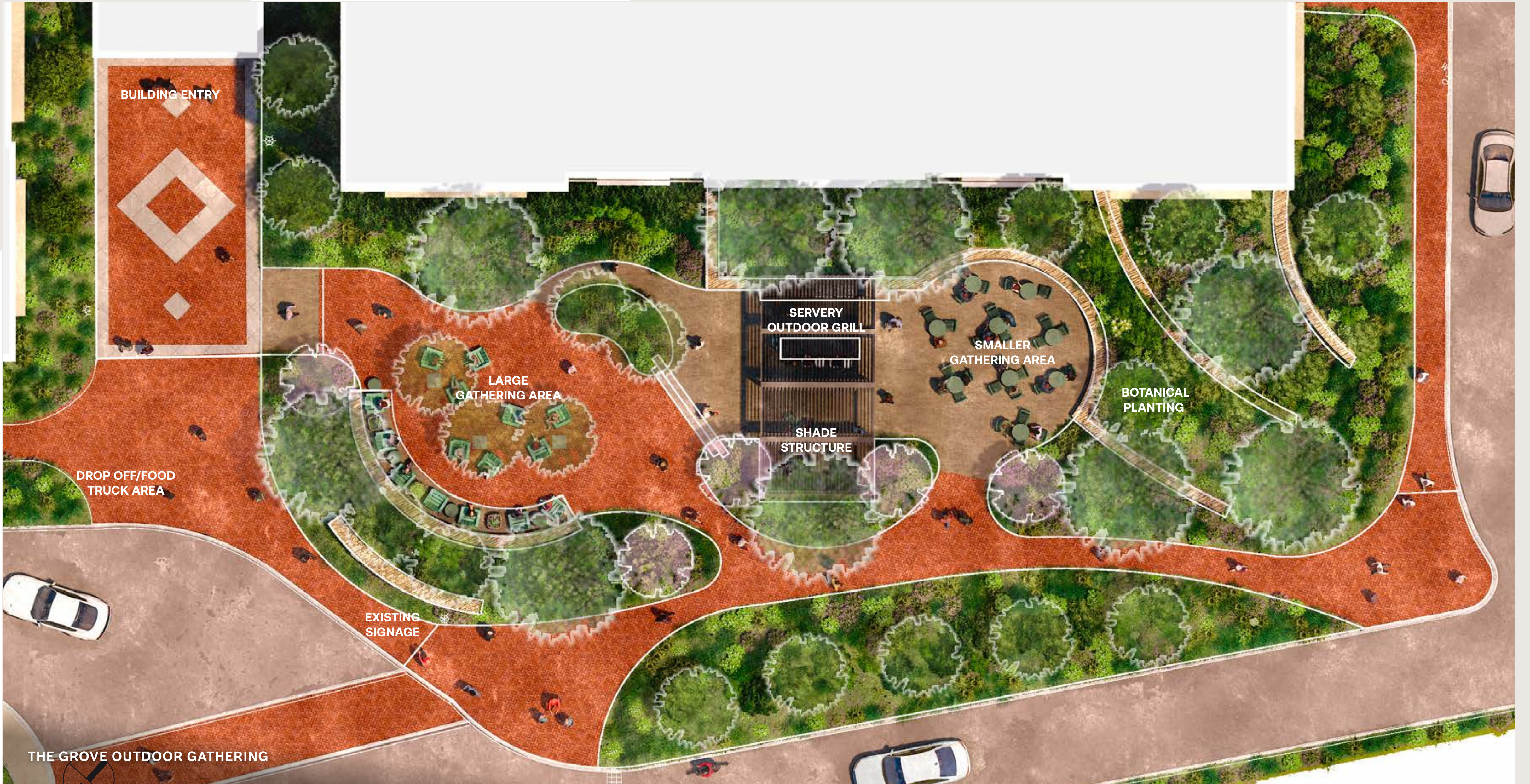
NEW MULTI-PURPOSE & CONFERENCE FACILITY





- ESPRESSO DRINKS
- Americano
  - Cappuccino
  - Cafe' Latte
  - Caramel Macchiato
  - Vanilla Latte
  - Dark Chocolate Mocha
  - Toasted Hazelnut Latte
  - Cinnamon Brown Sugar & Vanilla
  - Caramel Pistachio Latte
  - Peppermint Pattie Latte

KENDALL KITCHEN: FULL-SERVICE, ON-SITE CAFÉ



BUILDING ENTRY

LARGE GATHERING AREA

SERVERY  
OUTDOOR GRILL

SMALLER GATHERING AREA

BOTANICAL PLANTING

SHADE STRUCTURE

DROP OFF/FOOD TRUCK AREA

EXISTING SIGNAGE

THE GROVE OUTDOOR GATHERING

BUILDING ENTRY

NEW WALL

SLOPED WALK

SEVERY/  
OUTDOOR GRILL

EXISTING WALLS  
TO REMAI

+65.95'

+67'

+68'

+68.23'

+68'

+68.6'

ISLAND/  
WORK BAR

+66.49'

+67'

STEPS

+68.32'

+66.49'

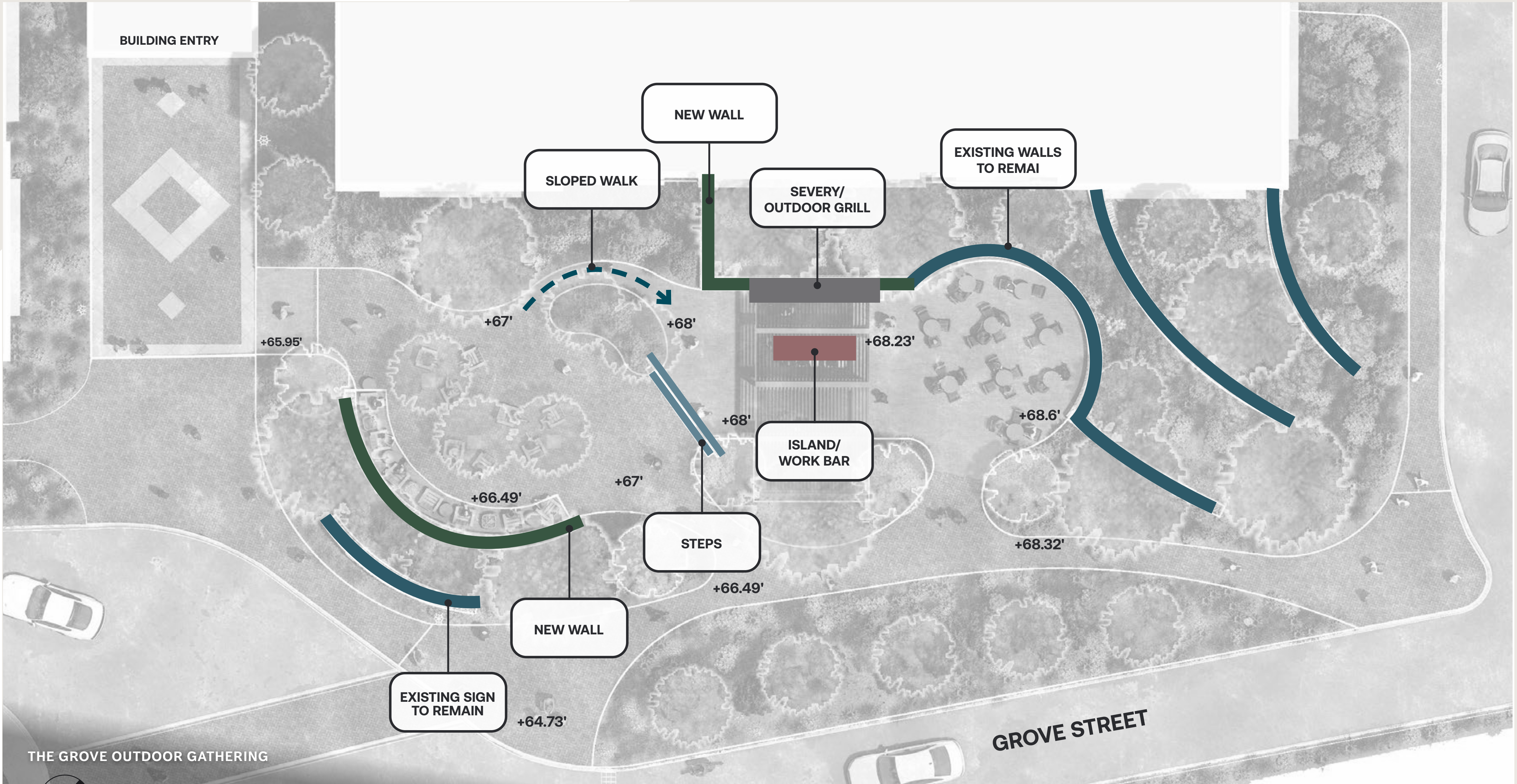
NEW WALL

EXISTING SIGN  
TO REMAIN

+64.73'

GROVE STREET

THE GROVE OUTDOOR GATHERING



**LARGE GROUP GATHERING**  
800 SF  
DAY TO DAY OCCUPANCY LOAD  
32 at 25 SF per person  
SPECIAL EVENT OCCUPANCY LOAD  
128 at 6.25 SF per person

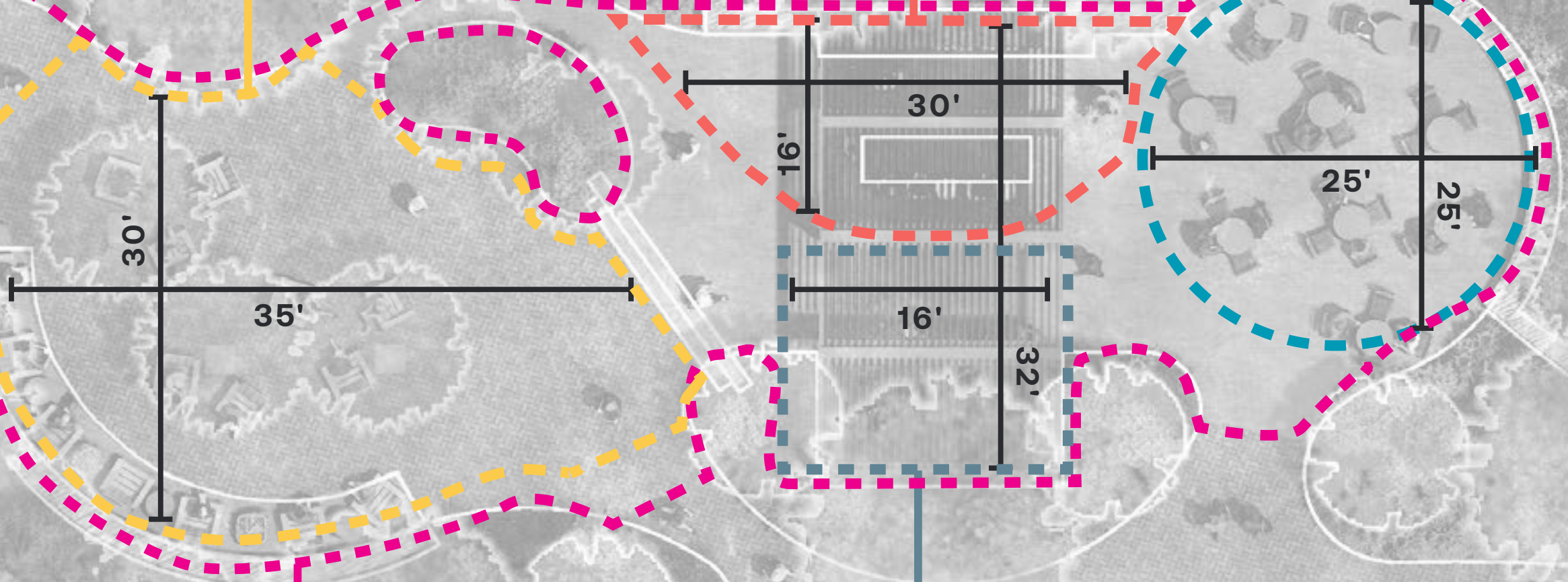
**SERVERY + OUTDOOR GRILL**  
400 SF  
DAY TO DAY OCCUPANCY LOAD  
16 at 25 SF per person  
SPECIAL EVENT OCCUPANCY LOAD  
64 at 6.25 SF per person

**FIRE PIT - FLEXIBLE SEATING**  
600 SF  
DAY TO DAY OCCUPANCY LOAD  
24 at 25 SF per person  
SPECIAL EVENT OCCUPANCY LOAD  
96 at 6.25 SF per person

**TOTAL EVENT PROGRAM**  
4150 SF  
DAY TO DAY OCCUPANCY LOAD  
165 at 25 SF per person  
SPECIAL EVENT OCCUPANCY LOAD  
665 at 6.25 SF per person

**SHADE STRUCTURE**  
500 SF  
DAY TO DAY OCCUPANCY LOAD  
20 at 25 SF per person  
SPECIAL EVENT OCCUPANCY LOAD  
80 at 6.25 SF per person

food truck parking





GROUP SEATING

NEW WALL

RECYCLED BRICK PAVING

THE GROVE OUTDOOR GATHERING



SHADE STRUCTURE

SERVERY +  
OUTDOOR GRILL

ALTERNATIVE  
PAVEMENT

BOTANICAL  
PLANTING

RECYCLED BRICK  
PAVING

THE GROVE OUTDOOR GATHERING



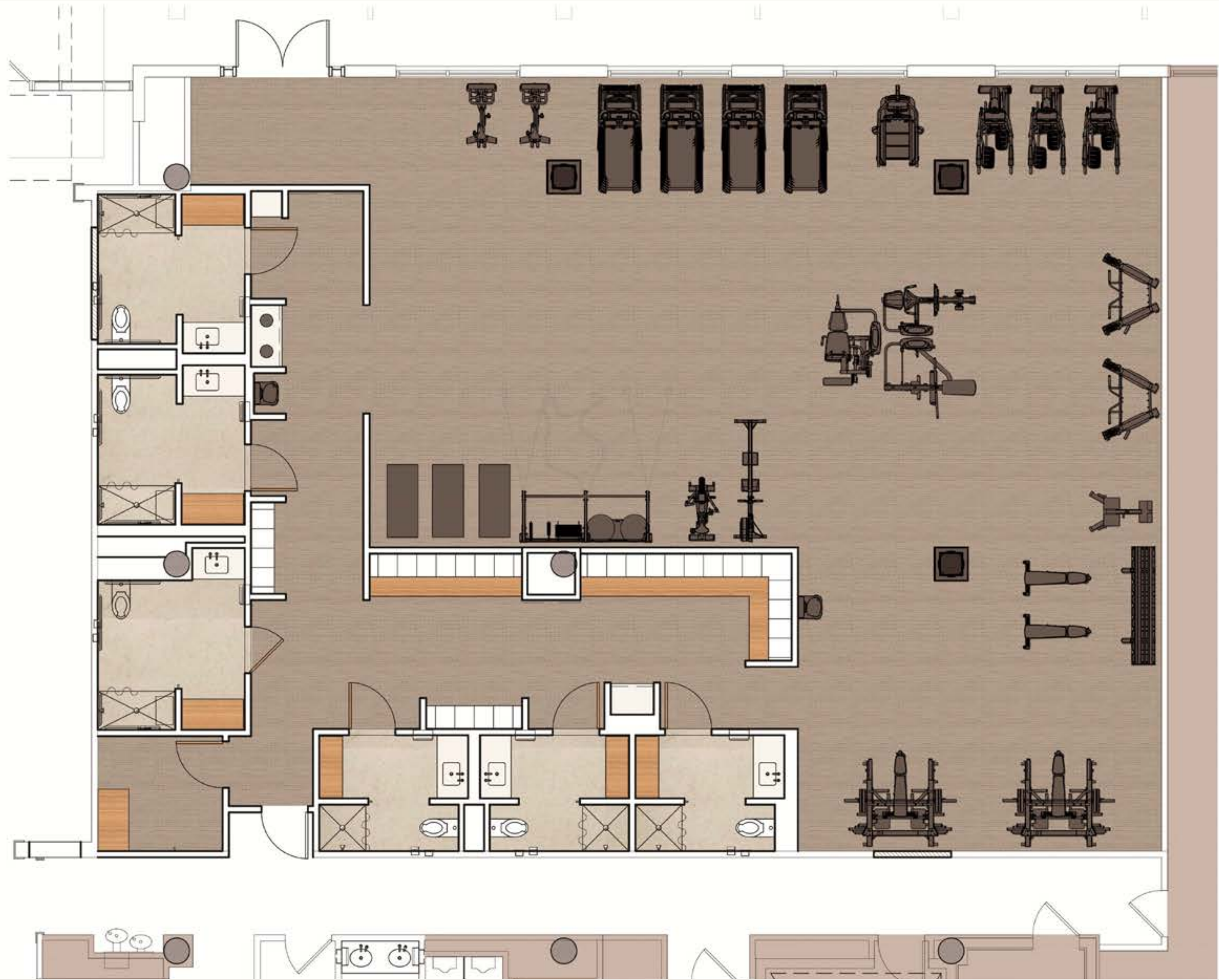
GROUP SEATING

PRESERVED STONE WALL

BOTANICAL PLANTING

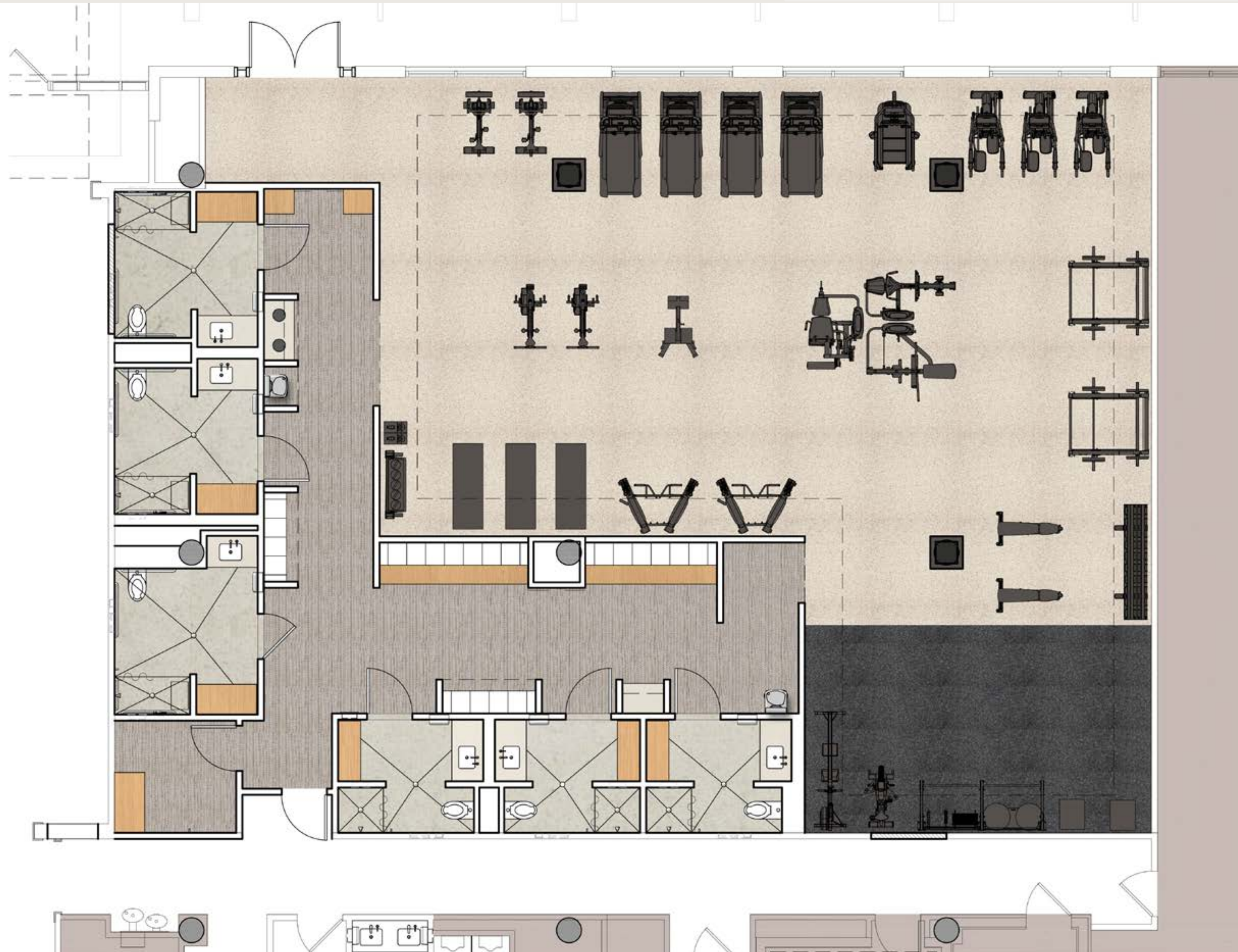
ALTERNATIVE PAVEMENT

THE GROVE OUTDOOR GATHERING



FITNESS CENTER





FITNESS CENTER



Prominent  
Exterior Signage



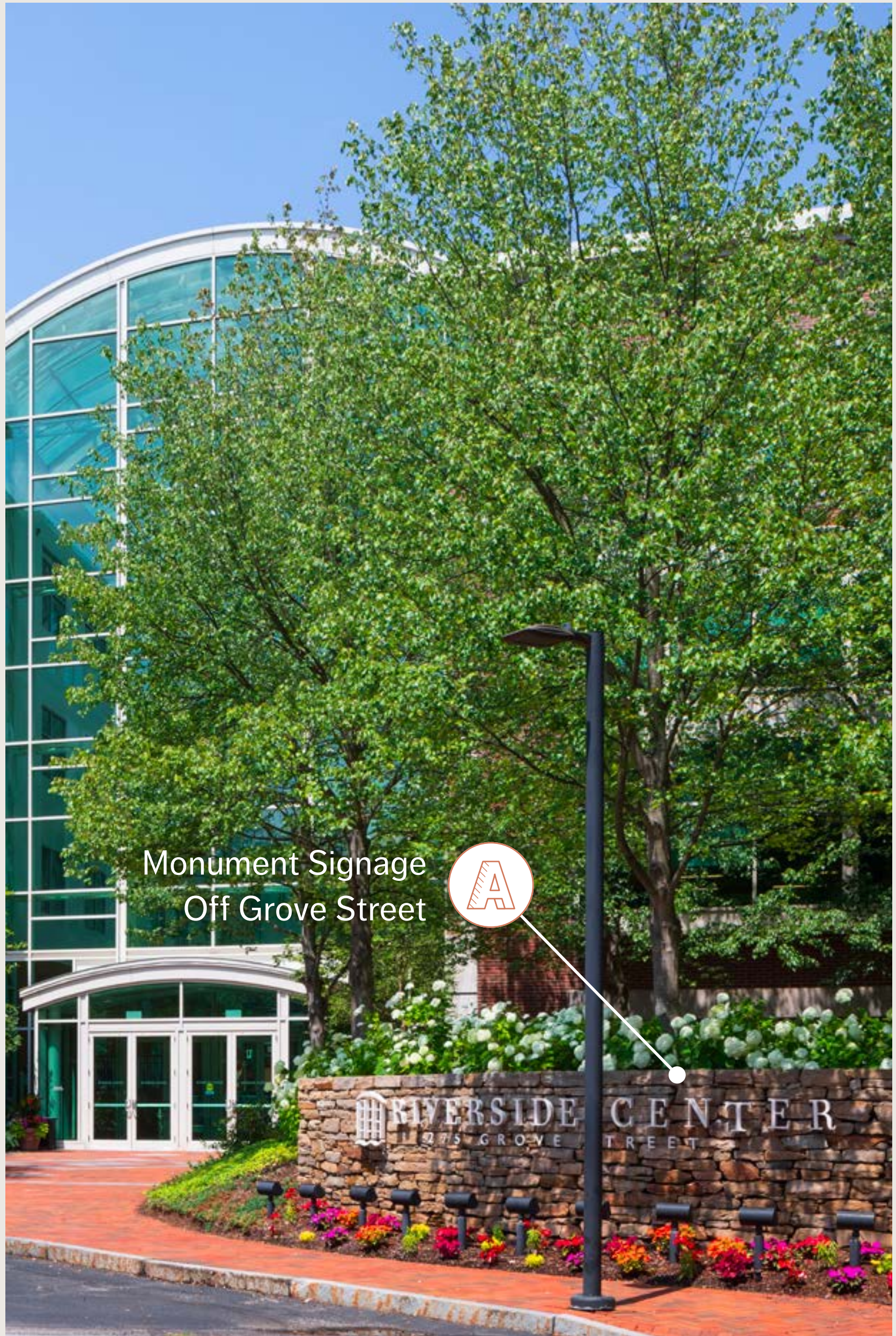
YOUR COMPANY NAME

YOUR COMPANY NAME



Dedicated  
Canopy Signage

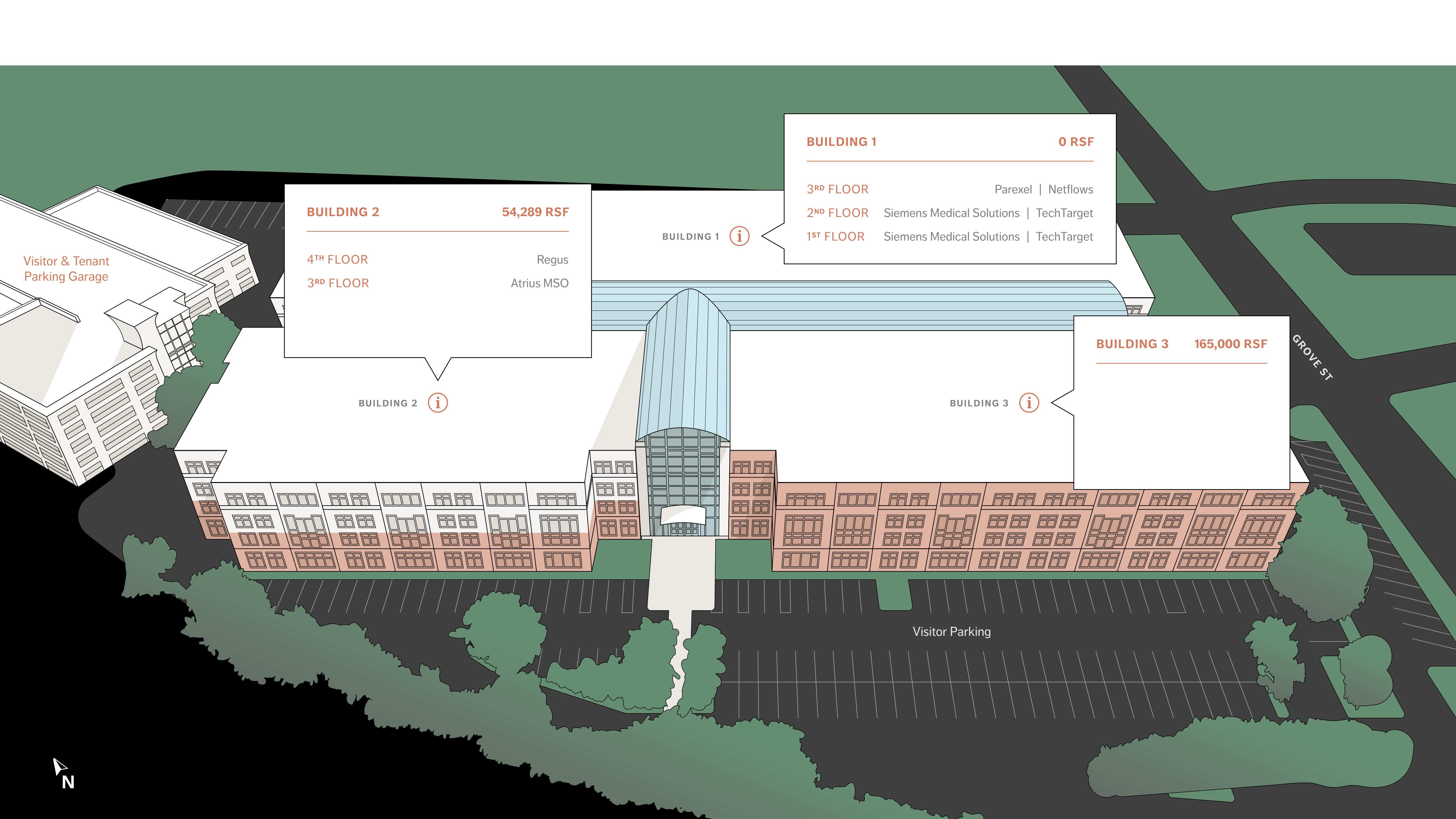
275 GROVE



Monument Signage  
Off Grove Street



RIVERSIDE CENTER  
275 GROVE STREET



Visitor & Tenant  
Parking Garage

**BUILDING 2** **54,289 RSF**

4<sup>TH</sup> FLOOR Regus  
3<sup>RD</sup> FLOOR Atrius MSO

BUILDING 2 ⓘ

**BUILDING 1** **0 RSF**

3<sup>RD</sup> FLOOR Parexel | Netflows  
2<sup>ND</sup> FLOOR Siemens Medical Solutions | TechTarget  
1<sup>ST</sup> FLOOR Siemens Medical Solutions | TechTarget

BUILDING 1 ⓘ

**BUILDING 3** **165,000 RSF**

BUILDING 3 ⓘ

Visitor Parking

GROVES ST



**BUILDING 2**

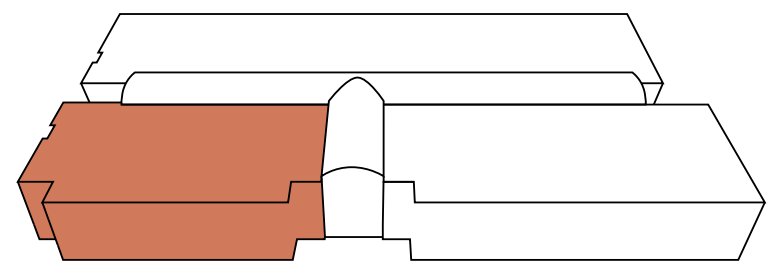
20,000 SF

1<sup>ST</sup> Floor

**FLEXIBLE FLOOR PLATES**

25'  
Column Spacing

12'-11"  
Slab-to-Slab Height



■ Amenity ■ Tenant Space

**BUILDING 2**

34,289 SF

2<sup>ND</sup> Floor

**FLOOR DENSITY**

**TENANT 1**

Workstation 193

Total Personnel 193

Coats/Storage 8

Coffee/Lounge 1

Conference 5

Copy/Print 4

IT/Server Room 1

Mail Room 1

Meeting 19

Reception 1

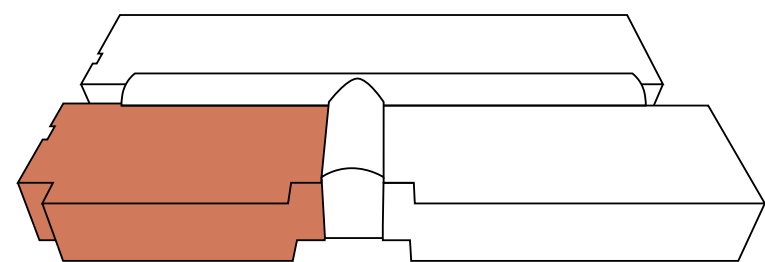
Wellness 3

EXISTING PROGRAMMING

Tenant Entrance

Atrium

South Entrance



Tenant Space Core & Mechanical

**BUILDING 2**

34,289 SF

2<sup>ND</sup> Floor

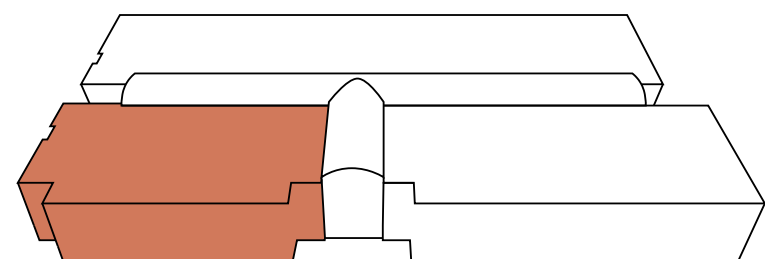
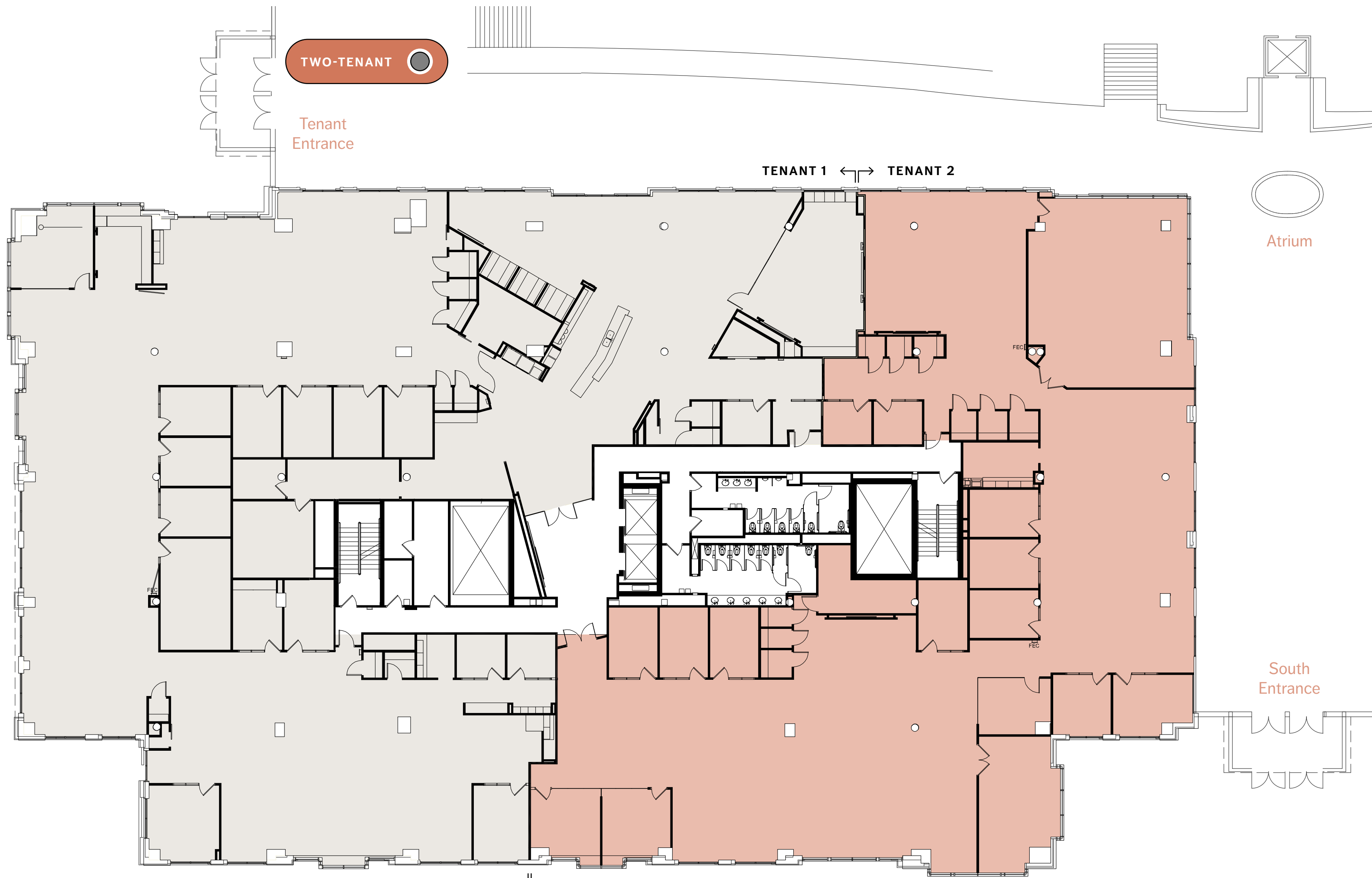
**FLEXIBLE FLOOR PLATES**

TENANT 1

19,881 RSF

TENANT 2

14,408 RSF



Legend:  Tenant 1  Tenant 2  Core & Mechanical

**BUILDING 2**

34,289 SF

2<sup>ND</sup> Floor

**FLOOR DENSITY**

**TENANT 1**

Workstation 193

Total Personnel 193

Coats/Storage 8

Coffee/Lounge 1

Conference 5

Copy/Print 4

IT/Server Room 1

Mail Room 1

Meeting 19

Reception 1

Wellness 3



Conference
  Meeting
  Closed Office
  Open Office
  Wellness
  Reception
  Coffee/Lounge
  Core & Mechanical



**BUILDING 3**

40,000 SF

1<sup>ST</sup> Floor

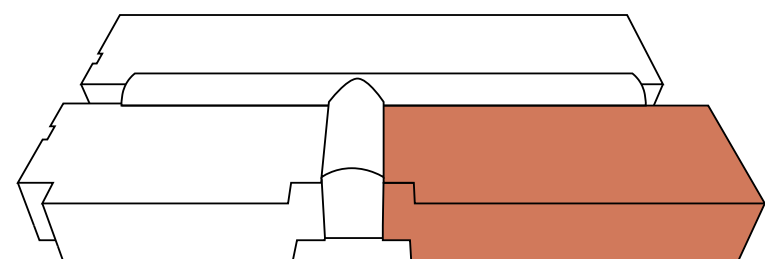
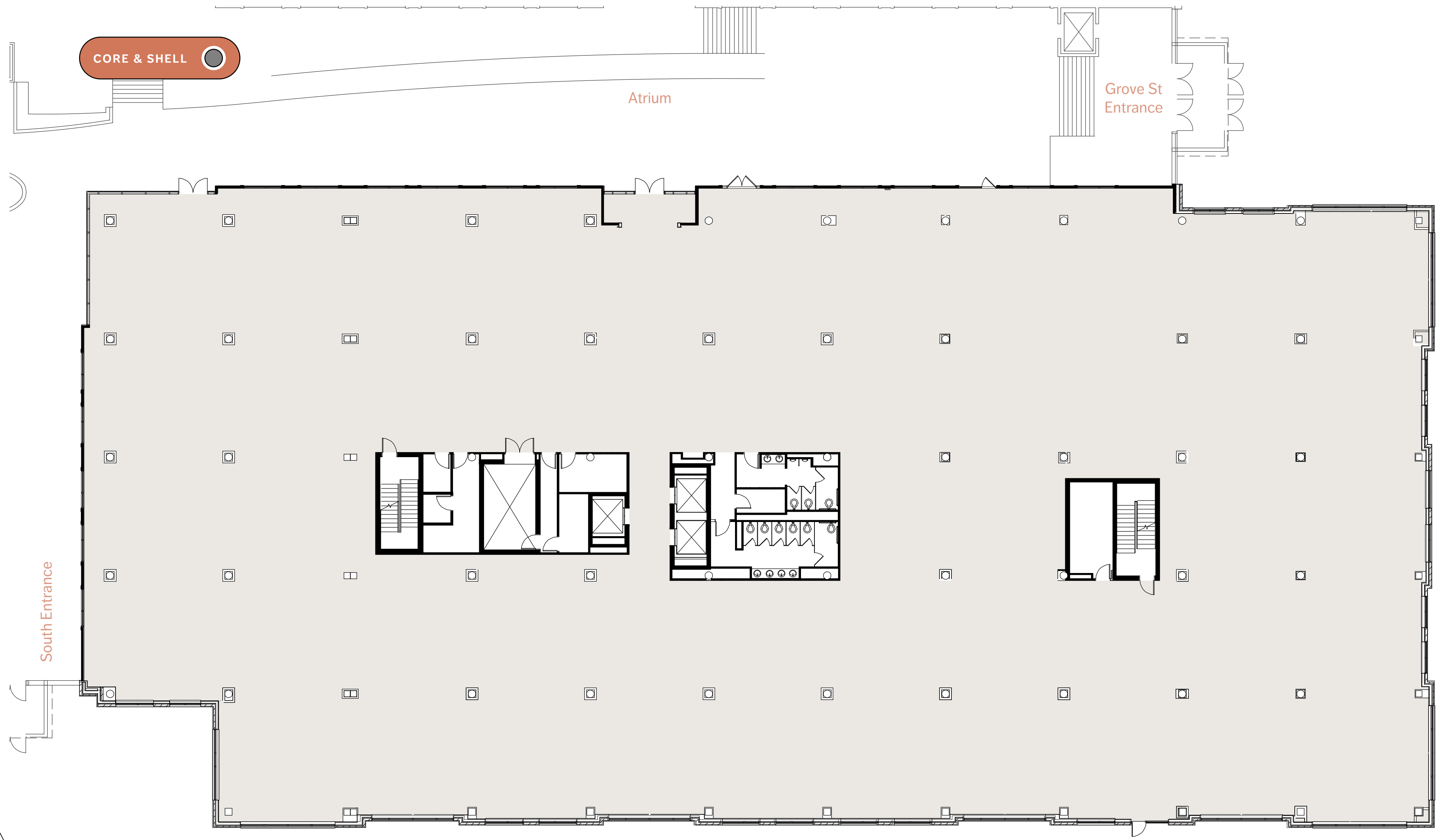
**FLEXIBLE FLOOR PLATES**

25'

Column Spacing

12'-11"

Slab-to-Slab Height



■ Tenant Space    □ Core & Mechanical



**BUILDING 3**

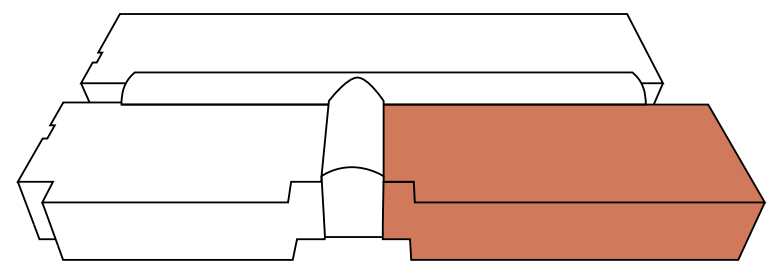
14,015 SF

Partial 1<sup>ST</sup> Floor

**FLOOR DENSITY**

**TENANT 1**

Office	4
Total Personnel	4
Coats/Storage	4
Coffee/Lounge	2
Conference	9
Copy/Print	1
Electrical	1
IT/Server Room	1
Meeting	1
Reception	1
Wellness	1



- Conference
- Meeting
- Closed Office
- Open Office
- Wellness
- Reception
- Coffee/Lounge
- Core & Mechanical

**BUILDING 3**

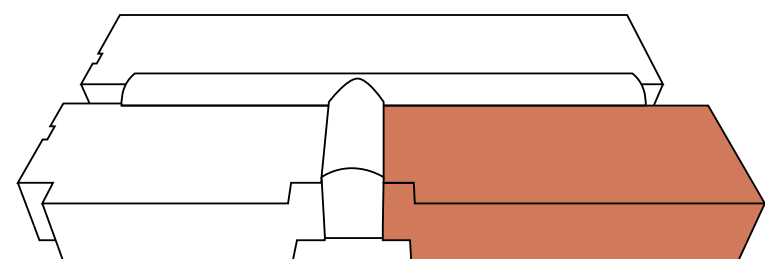
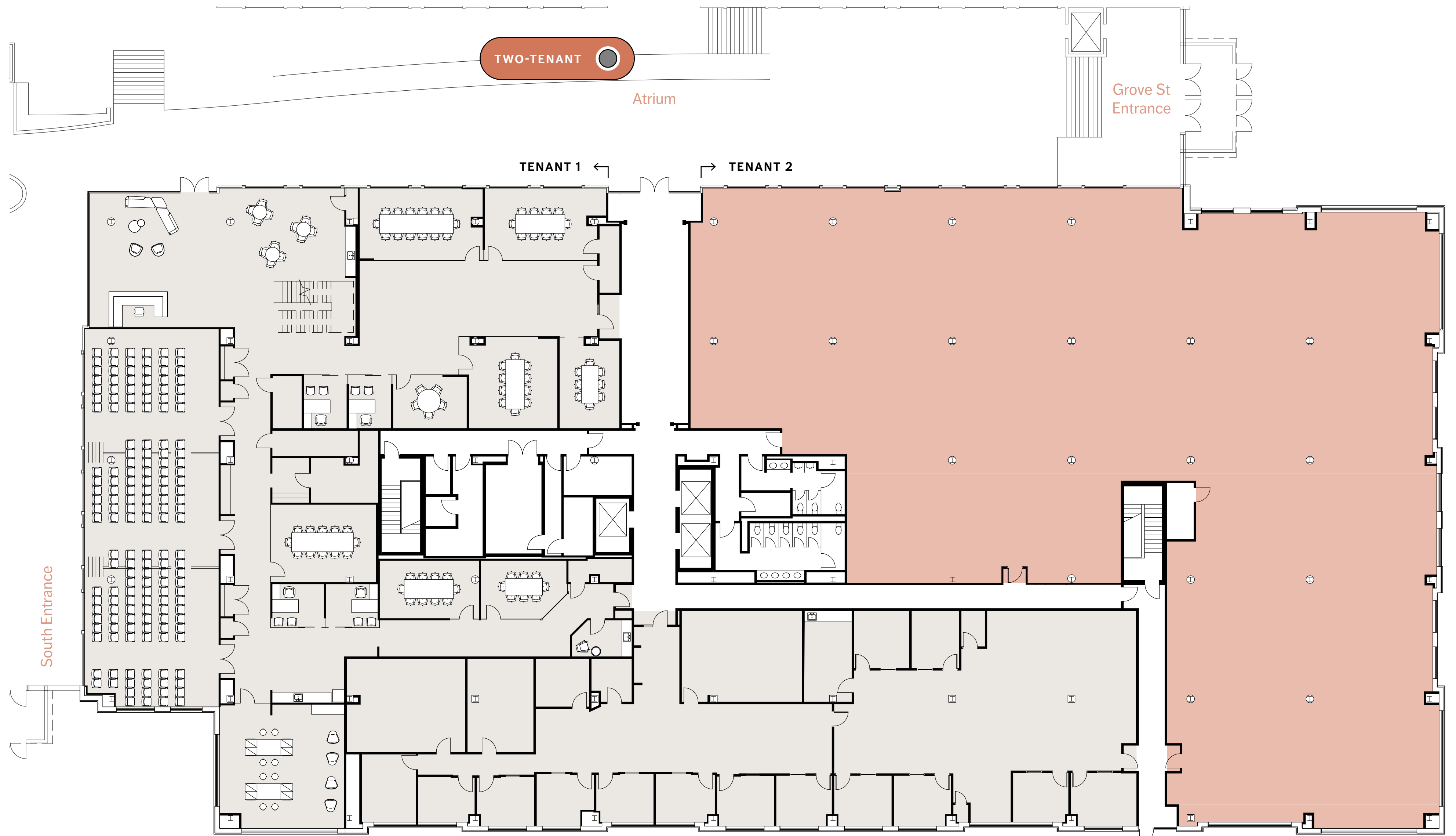
40,000 SF

1<sup>ST</sup> Floor

**FLEXIBLE FLOOR PLATES**

TENANT 1  
~22,000 RSF

TENANT 2  
~18,000 RSF



Legend:  Tenant 1  Tenant 2  Core & Mechanical

**BUILDING 3**

42,000 SF

2<sup>ND</sup> Floor

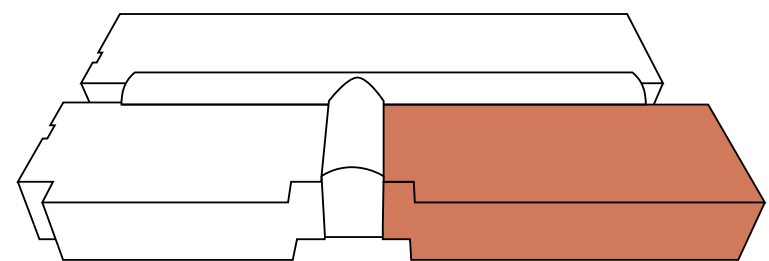
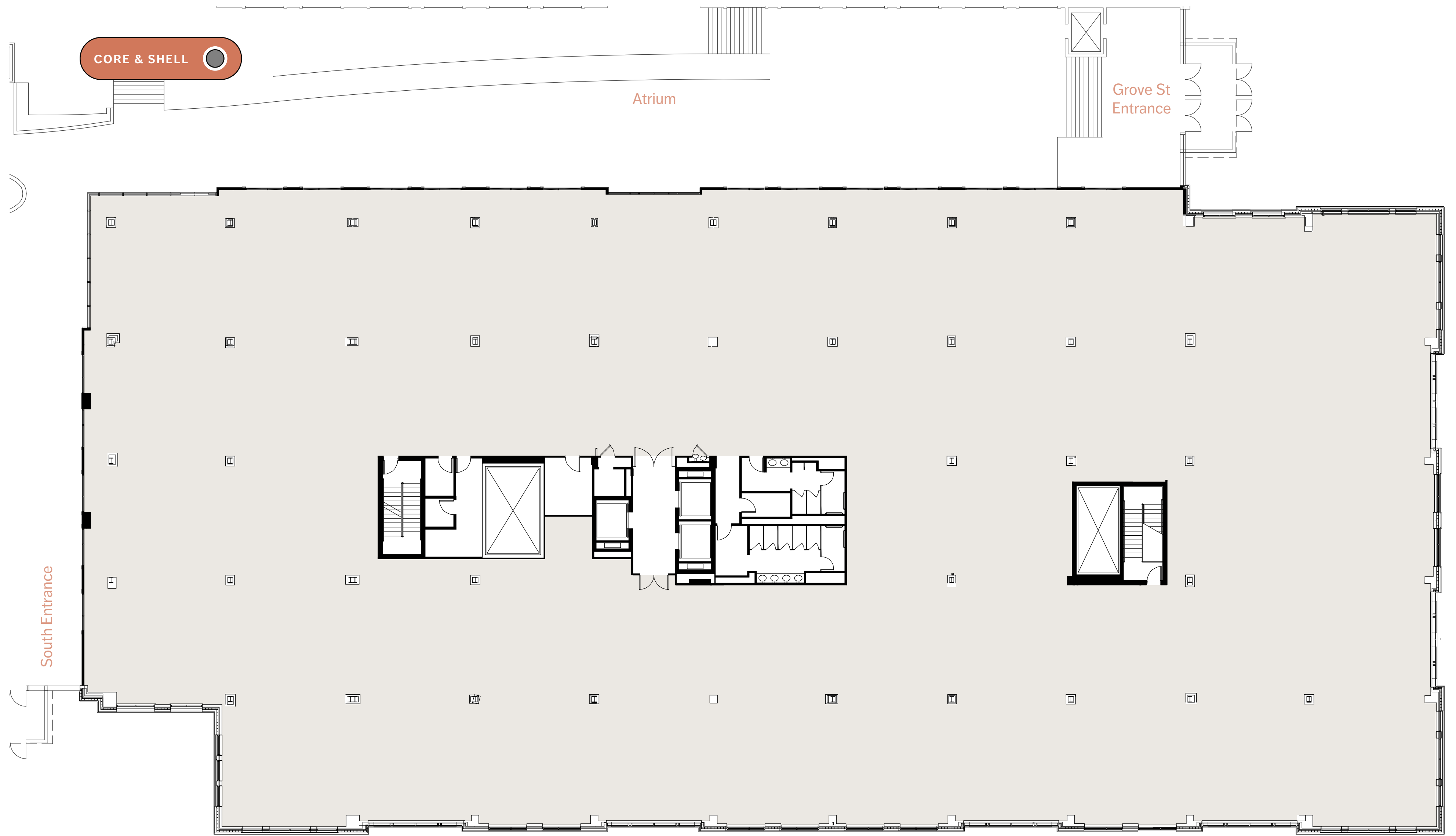
**FLEXIBLE FLOOR PLATES**

25'

Column Spacing

12'

Slab-to-Slab Height



■ Tenant Space □ Core & Mechanical

**BUILDING 3**

42,000 SF

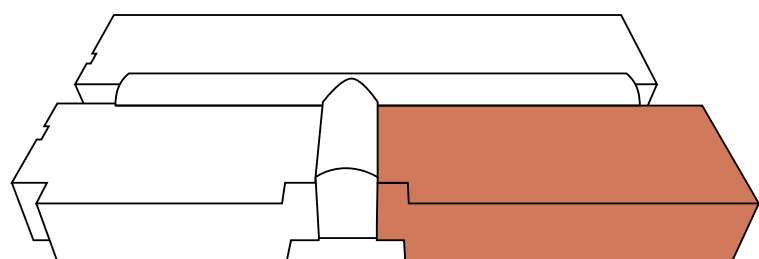
2<sup>ND</sup> Floor

**FLOOR DENSITY**

**TENANT 1**

Workstation	156
Office	68
<b>Total Personnel</b>	<b>224</b>

Coats/Storage	2
Coffee/Lounge	3
Conference	5
Copy/Print	2
Electrical	4
Files	1
IT/Server Room	1
Mail Room	1
Meeting	20
Reception	1
Wellness	1



Conference
  Meeting
  Closed Office
  Open Office
  Wellness
  Reception
  Coffee/Lounge
  Core & Mechanical

**BUILDING 3**

42,000 SF

3<sup>RD</sup> Floor

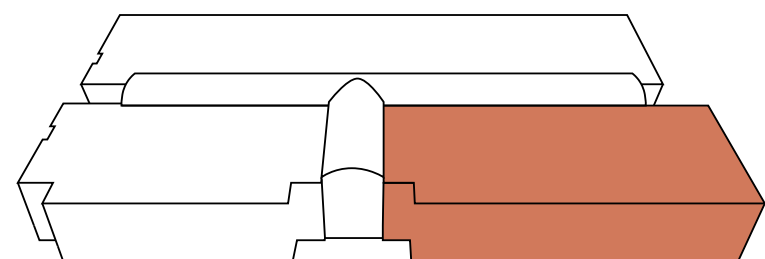
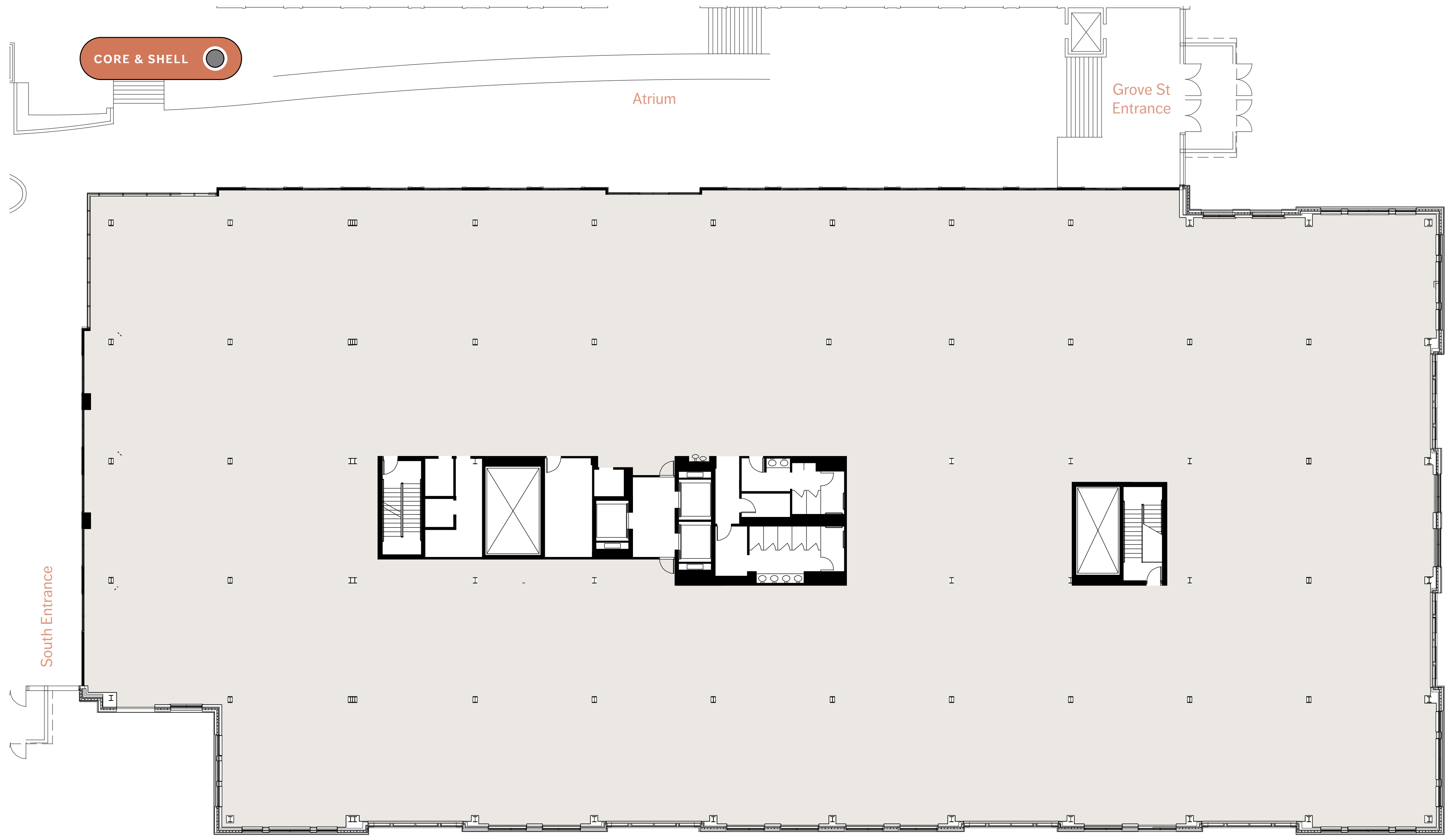
**FLEXIBLE FLOOR PLATES**

25'

Column Spacing

13'-11"

Slab-to-Slab Height



■ Tenant Space □ Core & Mechanical

**BUILDING 3**

42,000 SF

3<sup>RD</sup> Floor

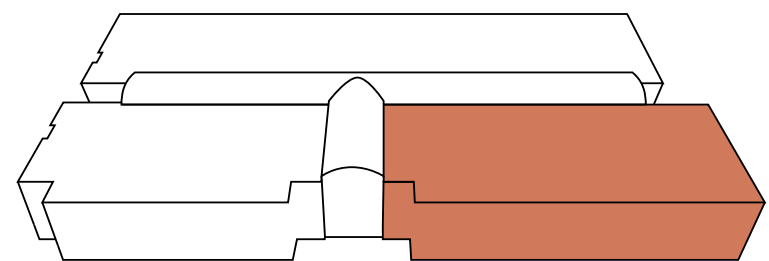
**FLOOR DENSITY**

**TENANT 1**

Workstation 184  
Office 28

Total Personnel 212

Coats/Storage 2  
Coffee/Lounge 1  
Conference 3  
Copy/Print 2  
Electrical 1  
IT/Server Room 1  
Meeting 18  
Reception 1  
Training Storage 1  
Wellness 2



Conference
  Meeting
  Closed Office
  Open Office
  Wellness
  Reception
  Coffee/Lounge
  Core & Mechanical

**BUILDING 3**

42,000 SF

4<sup>TH</sup> Floor

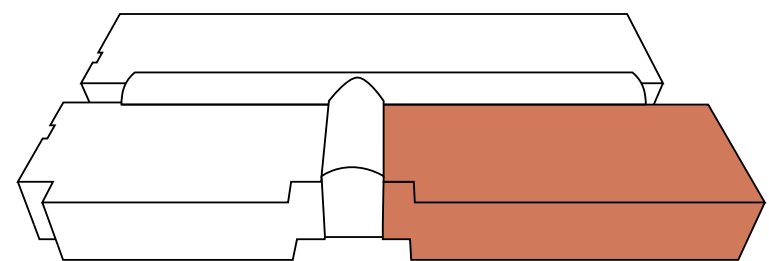
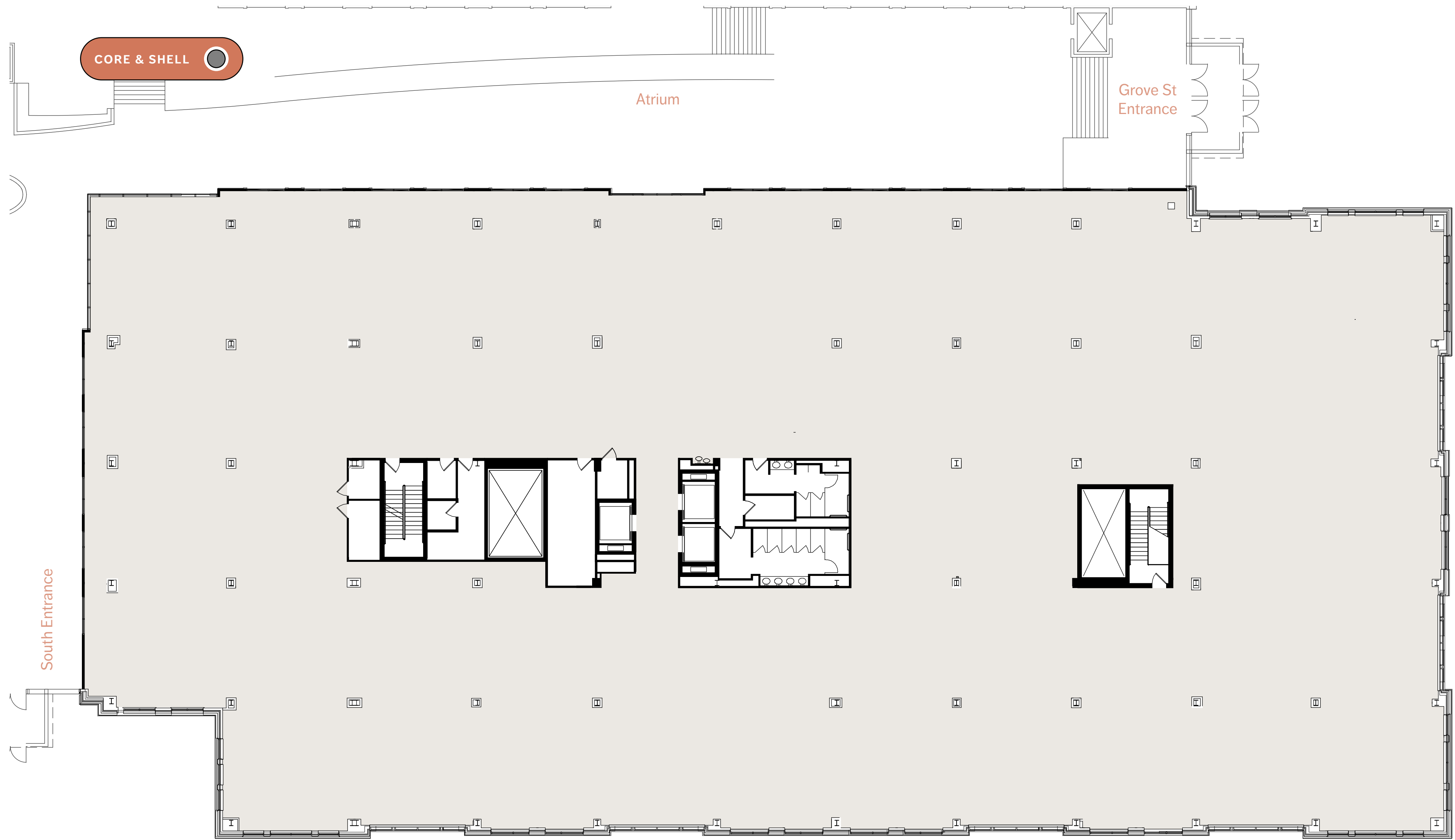
**FLEXIBLE FLOOR PLATES**

25'

Column Spacing

13'-8"

Slab-to-Slab Height



■ Tenant Space    □ Core & Mechanical

**BUILDING 3**

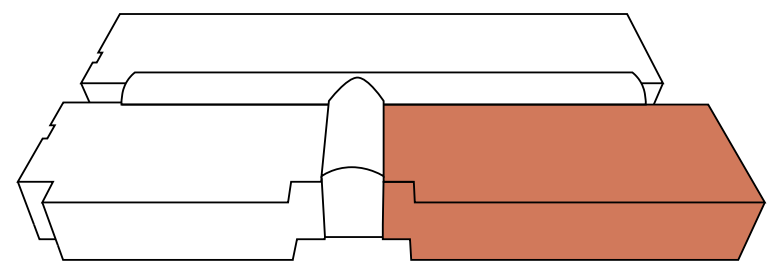
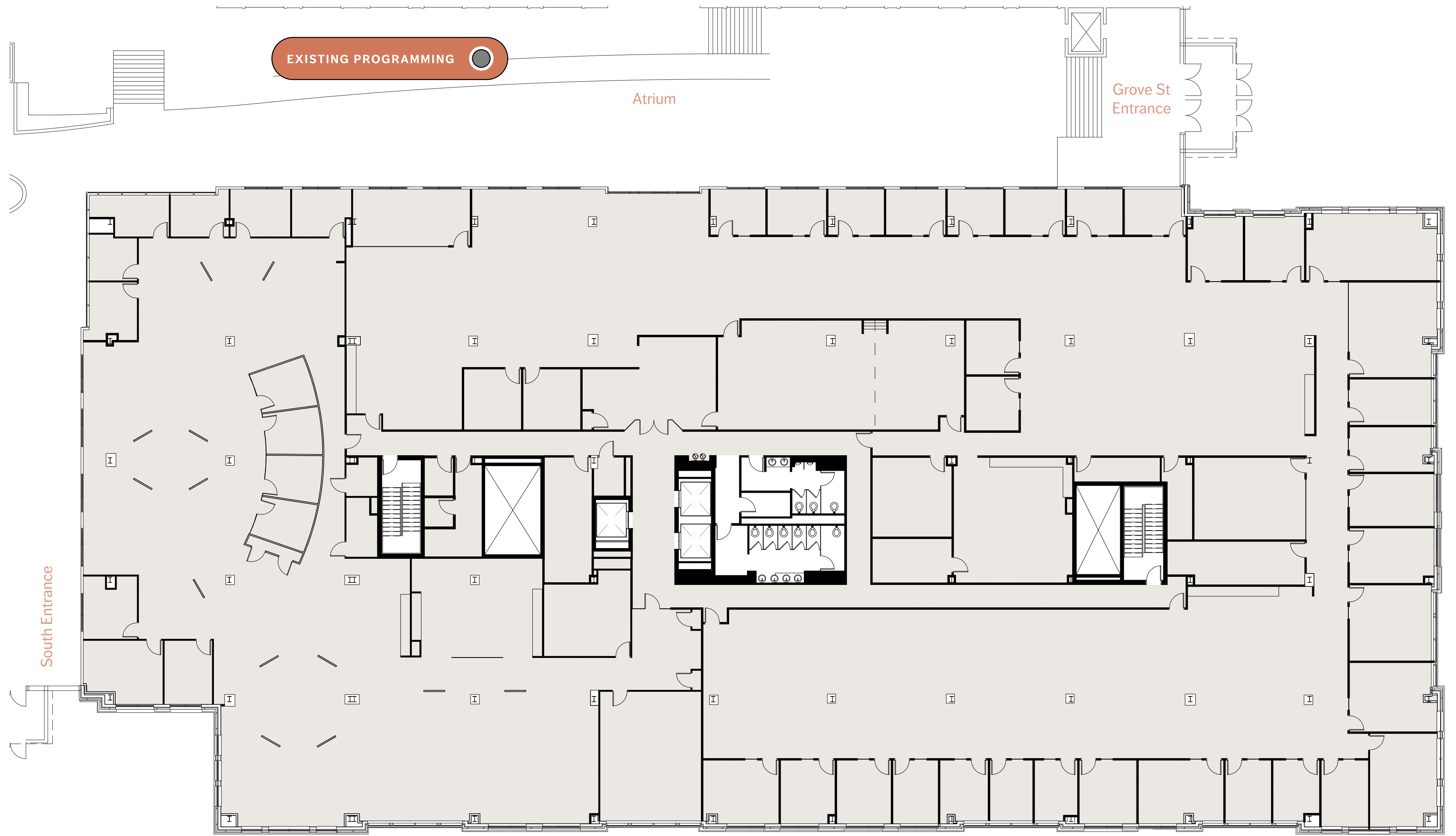
42,000 SF

4<sup>TH</sup> Floor

**FLEXIBLE FLOOR PLATES**

25'  
Column Spacing

13'-8"  
Slab-to-Slab Height



■ Tenant Space    □ Core & Mechanical



# Building Specifications

## NET RENTABLE AREA

511,635 square feet

## YEAR BUILT

2000

## ARCHITECT

Elkus Manfredi

## DEVELOPER

Cabot, Cabot & Forbes

## FRONTAGE

~618 feet along Grove Street

## PARKING

1,528 Parking Spaces (3.0/1,000 SF)

- 1,088 spaces in adjacent, six-story parking garage
- 131 spaces in underground executive parking area with elevator access to lobby
- 309 surface spaces around the building

## ENERGY STAR SCORE

88

## COLUMN SPACING

25'

## FOUNDATION

Concrete slab-on-grade with pad footages. Subterranean garage features CMU retaining and bearing walls.

## SLAB-TO-SLAB HEIGHT

### BUILDING 1: WEST

1 <sup>ST</sup> Floor	11'-11"
2 <sup>ND</sup> Floor	13'-1"
3 <sup>RD</sup> Floor	14'-8"

### BUILDING 1: EAST

1 <sup>ST</sup> Floor	11'-11"
2 <sup>ND</sup> Floor	12'-1"
3 <sup>RD</sup> Floor	12'-9"

### BUILDING 2

1 <sup>ST</sup> Floor	12'-11"
2 <sup>ND</sup> Floor	11'-10.5"
3 <sup>RD</sup> Floor	13'-1"
4 <sup>TH</sup> Floor	12'-5"

### BUILDING 3

1 <sup>ST</sup> Floor	12'-11"
2 <sup>ND</sup> Floor	12'
3 <sup>RD</sup> Floor	13'-11"
4 <sup>TH</sup> Floor	13'-8"

## EXTERIOR WALLS

Curtain wall with glazed vision panels. The parking garage features an exposed concrete exterior.

## FAÇADE

Brick veneer with architectural precast concrete cornice and base and a curtain wall with glazed vision panels.

## WINDOWS

Combination of aluminum-framed storefront systems and punched double-pane glass.

## ROOF

Consists of steel joists and beams with steel decks.

## ELEVATORS

### COMMON AREA

- One hydraulic elevator serves the executive parking garage
- One hydraulic elevator provides ADA access from ground floor to main lobby
- Two traction elevators serve the structured parking garage

### BUILDING 1

- Two traction elevators with 3,500 lbs. capacity

### BUILDING 2

- Two traction elevators with 3,500 lbs. capacity

### BUILDING 3

- Three traction elevators with 3,500 lbs. capacity

## HVAC

### GENERAL BUILDING

- Vertical air distribution is via medium pressure (3") and distributed by above ceiling VAV's
- The building is on an energy management system

### BUILDING 1

- 4 Rooftop-Mounted Units (RMU) each provide 135 tons of cooling

### BUILDING 2

- 2 Rooftop-Mounted Units (RMU) each provide 220 tons of cooling

### BUILDING 3

- 2 Rooftop-Mounted Units (RMU) each provide 220 tons of cooling

## ELECTRICAL

### GENERAL BUILDING

- Power distribution assemblies rated at 277/480 volt 3 phase 4 wire, digital metering units to monitor voltage and demand KW
- Alternating current (AC) power supplied by copper wire in metallic conduit

### BUILDING 1

- 4,000 amps

### BUILDING 2

- 3,000 amps

### BUILDING 3

- 3,000 amps

### PARKING STRUCTURE

- 1,200 amps

## FIRE PROTECTION/LIFE SAFETY

Fully sprinklered via an overhead, wet pipe, automatic sprinkler system. Life safety systems include a central alarm panel, strobe light alarms, illuminated exit signs, battery backup light fixtures, hard-wired/battery-operated smoke detectors, and fire extinguishers.

## EMERGENCY GENERATOR

Emergency power is run via a diesel-powered 410 KVA electrical generator with an above-ground fuel tank.

## UTILITIES

Water/Sewer: City of Newton

Electricity: Eversource

Gas: National Grid

# Project Timeline

**Q1 – Q2 2024**

Elkus Manfredi Concept  
& Due Diligence Design

**Q2 2024 – Q1 2025**

Atrium, Conferencing  
& Fitness Renovation

**MAY 2024**

Pricing  
Complete

**JUNE 2024**

Complete Drawing  
Set & Permitting

CAMPUS



# Improvement Program

- 1** New Conference Center (340 Max.)
- 2** New Fitness Center
- 3** Kendall Kitchen Café
- 4** New Furniture Throughout Atrium
- 5** New Elevator Improvements
- 6** New Paint Throughout Atrium
- 7** New Atrium Lighting
- 8** New Entry Finishes & Signage
- 9** New Fountain Planters
- 10** New Wooden Ramp Finishes
- 11** All New Planters
- 12** Upgrade B2 Common Area
- 13** New Wooden Floor on Mezzanine
- 14** Renovated Exterior Gathering Space
- 15** Underground Parking Garage
- 16** New Landscaping Around Perimeter
- 17** New Bike Racks
- 18** All New Wayfinding & Signage
- 19** New Exterior Furniture Throughout
- 20** Visitor's Parking



# 275 GROVE

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