



ONE FINANCIAL CENTER

enlightened commerce



www.onefinancialcenter.com



Towering above the Rose Kennedy Greenway, One Financial Center serves as an elegant beacon to the center of the Boston business district. Long home to some of the world's prominent corporations and law firms, One Financial Center is an award-winning tower that is also LEED-Certified Gold. The skyscraper's orientation floods all 46 floors with abundant daylight and offers spectacular

views of the Boston Harbor, Back Bay and the Rose Kennedy Greenway. Every mode of transportation — car, subway, commuter rail, bus and boat — intersects at One Financial Center, making it the most accessible building in Boston.



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One Financial Center has undertaken a multi-million dollar renovation of its atrium, lobby, and elevators. Designed to highlight the public face of One Financial Center, the renovations have created a new sense of light and energy in the atrium by introducing a concierge welcome desk anchored by a two-story glass and metal feature wall.

In addition to the lobby improvements the scope of the renovations included newly refurbished elevator lobbies, elevator cabs and improved tenant access with discrete card-key based turnstiles.



LOBBY RENOVATIONS

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One Financial Center provides tenants with natural light and unmatched views of Boston Harbor, the Rose Kennedy Greenway, and the Back Bay.

With generous setbacks from surrounding buildings, the skyscraper's mid-rise floors offer high-rise views, while the high-rise floors offer panoramic, unobstructed, 360° views. Low-rise floors provide abundant

natural light and the most attractive view corridors of the greenest space in Downtown Boston.

No tower in Boston provides better views of the landmarks of Boston's commerce.



THE WHOLE OF BOSTON

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SOUTH STATION



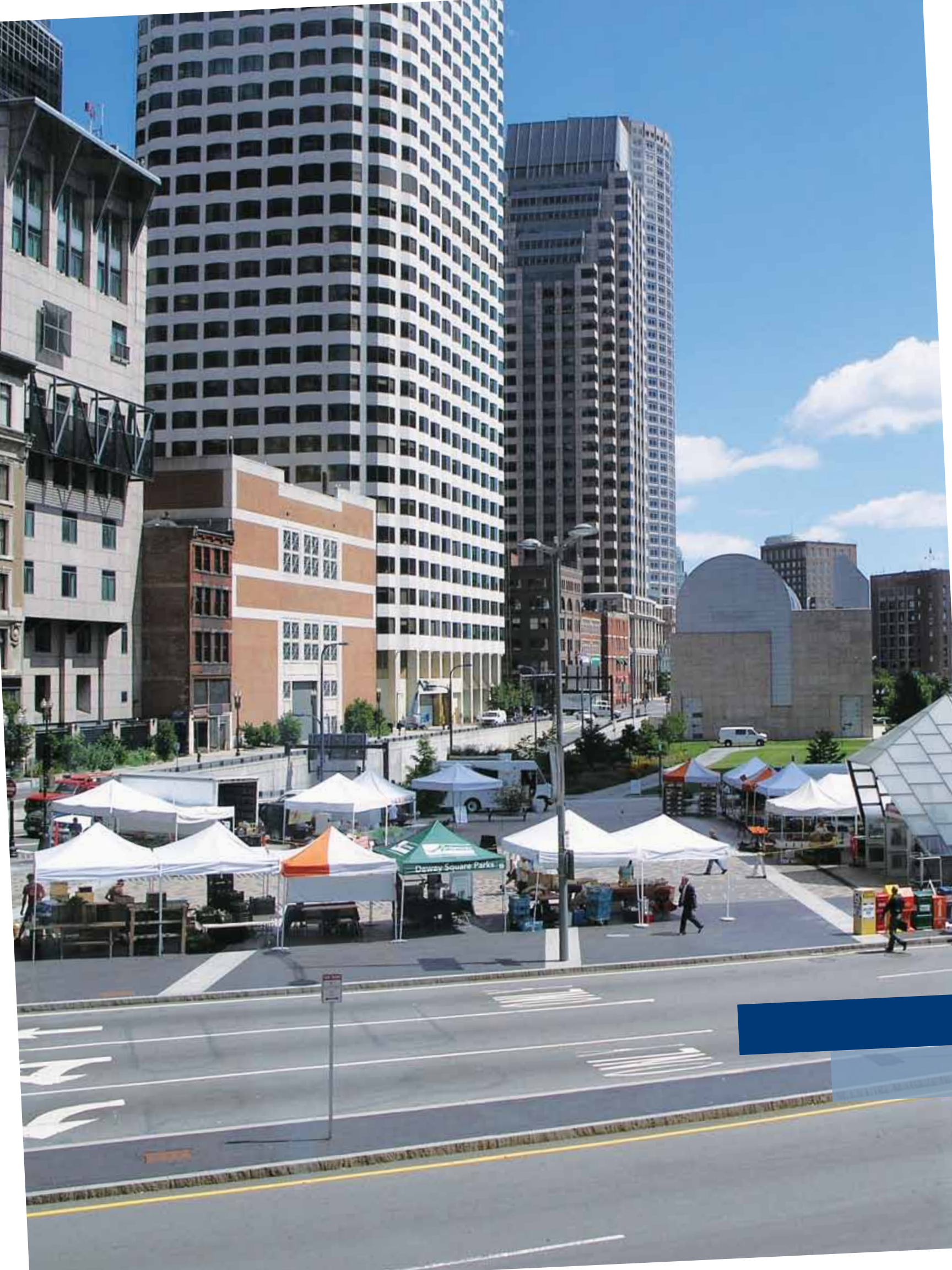
One Financial Center sits atop Boston's greatest collection of public and private transportation options. South Station houses the MBTA's Red Line, Silver Line, commuter rail and bus services, and is the region's Amtrak hub, including high-speed rail via the Acela service to New York and Washington, D.C. Three blocks away via the Rose Kennedy Greenway, the MBTA Commuter boat service offers regular and efficient access to the South Shore and Logan International Airport.

Access to and from the building by car is swift and easy. The Massachusetts Turnpike, I-93 and the Southeast Expressway all intersect at the foot of One Financial Center. Logan International is less than five minutes away through the Tip O'Neill Tunnel. And in addition to the tenant and visitor underground parking available at the building, there are more than 8,000 parking spaces within a five-block radius.



BEST IN BOSTON LOCATION

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ON-SITE AMENITIES

- Parking for 250 vehicles
- Starbucks Coffee
- Full-service Citizens Bank branch
- Patriot News sundry shop
- Shoe shine stand
- Bank of America ATMs
- Rebecca's Café offering high-quality breakfast and lunch fare, as well as catering services (seating for 200)
- First-class conference center that can accommodate up to 300 people
- The Children's Center operated by Bright Horizons Family Solutions

OFF-SITE AMENITIES

- Rose Kennedy Greenway
- South Station's retail concourse
- Downtown Crossing's many retail shops, lunch spots and restaurants are less than a five-minute walk
- Chinatown and its wealth of old-world Asian restaurants, shops and grocers are across the street
- Farmer's market
- Numerous restaurants are in close proximity including O Ya, Serafina, Menton and Les Zygomates as well as many galleries and shops in the burgeoning Leather District
- The nearby Fort Point Channel district offers exciting new residential and retail opportunities



WORLD CLASS AMENITIES

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SITE AREA

Approximately 1.23 acres

BUILDING PROFILE

A 46-story, 1,279,242-square foot
Class A office tower

AVERAGE FLOOR SIZE

28,747 square feet

TYPICAL BAY SPACING

15' x 31'

PARKING

250 spaces in below-grade,
two-level garage

ELEVATORS

The building is served by 27 elevators
and two escalators

LOADING DOCK

There are four (4) bay loading docks
located along Essex Street

UTILITIES

Electric: NSTAR

Water/Sewer: City of Boston

TELECOMMUNICATIONS

Verizon and AT&T Communications serve
One Financial Center. Comcast television
service is available to tenants

HVAC SYSTEM

Heating is provided by Brasch electric
resistance coils. The interior spaces are
served by central Trane air handling units
on each floor

LIFE SAFETY

The building is equipped with automatic
sprinkler protection throughout,
supported by a fully addressable
Edwards EST fire alarm system



BUILDING SPECIFICATIONS

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GOVERNMENT CENTER

AQUARIUM

STATE STREET

BEACON ST.

PARK STREET

BOSTON COMMON

POST OFFICE SQUARE PARK

DOWNTOWN CROSSING

WINTER ST.

HIGH ST.

ROSE KENNEDY GREENWAY

5 MINUTE WALK

BOYLSTON

CHINATOWN

SOUTH STATION

ONE FINANCIAL CENTER

SUMMER ST.

NE MEDICAL CENTER

90

93

90

HERALD STREET

ATLANTIC AVE.

AMTRAK/COMMUTER LINES

93

BROADWAY

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