

HOOD PARK

OFFICE AND LAB
SPACE AVAILABLE

NEWMARK



DYNAMIC ENERGY AND UNMATCHED ACCESS

Hood Park is Boston's vibrant mixed-use campus, transforming a legendary dairy complex into a hub of innovation and style. The cutting-edge spaces, surrounded by vibrant retail destinations and lively events, provide innovative companies with modern and flexible work and lab spaces. With convenient access to North Station, Sullivan Square, and Assembly Row, Hood Park is a pedestrian-friendly, transit-oriented development and an ideal urban hub for working and gathering.





LIVE, WORK, PLAY



600,000 SF

Office and Laboratory



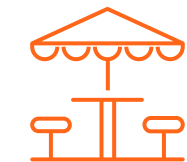
Nine

Shops and Restaurants



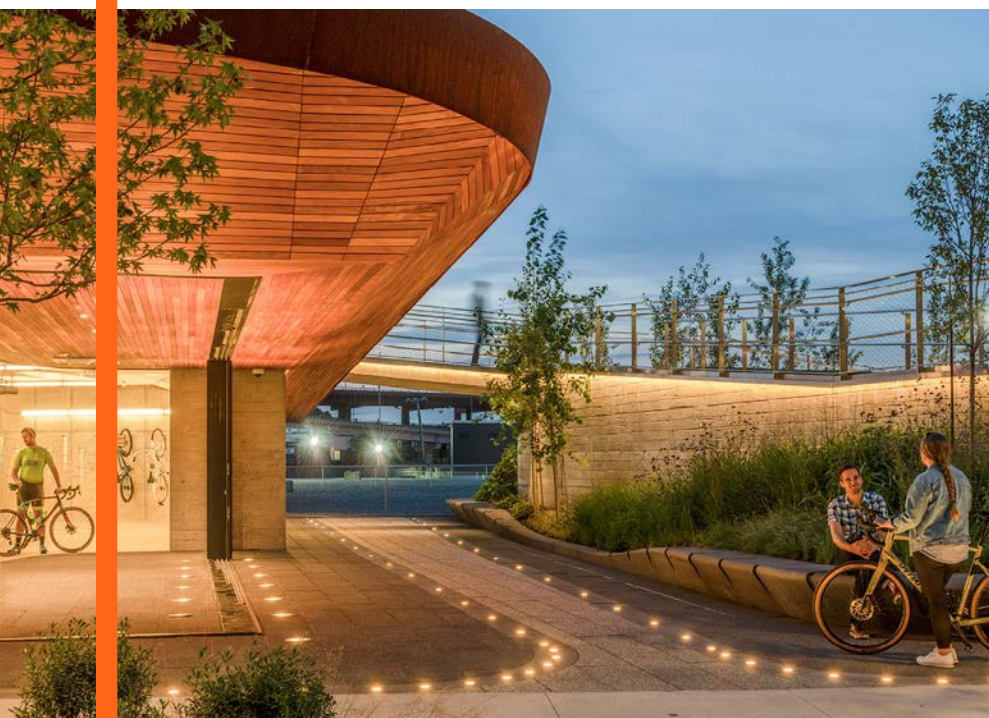
5 Minute

Walk to the Orange Line



Three Purpose-Built

Outdoor Year-Round
Event Spaces



**Commuter &
Shuttle Bus**

from Hood Park to North
Station, Assembly Row,
Sullivan Square, and
Kendall Square



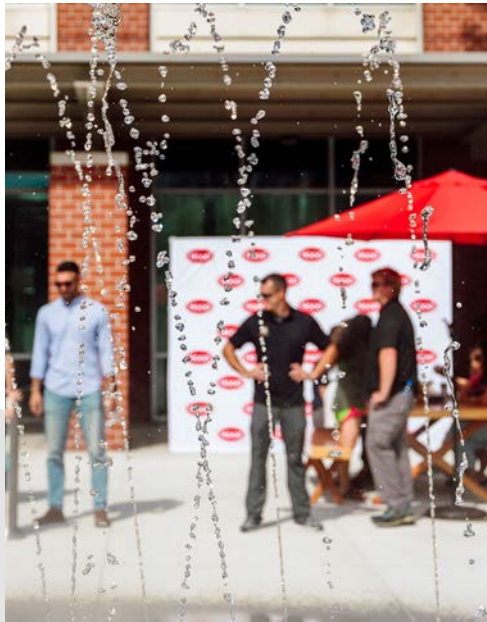
177 Units

Residential

AMENITIES AND ACTIVATED SPACES

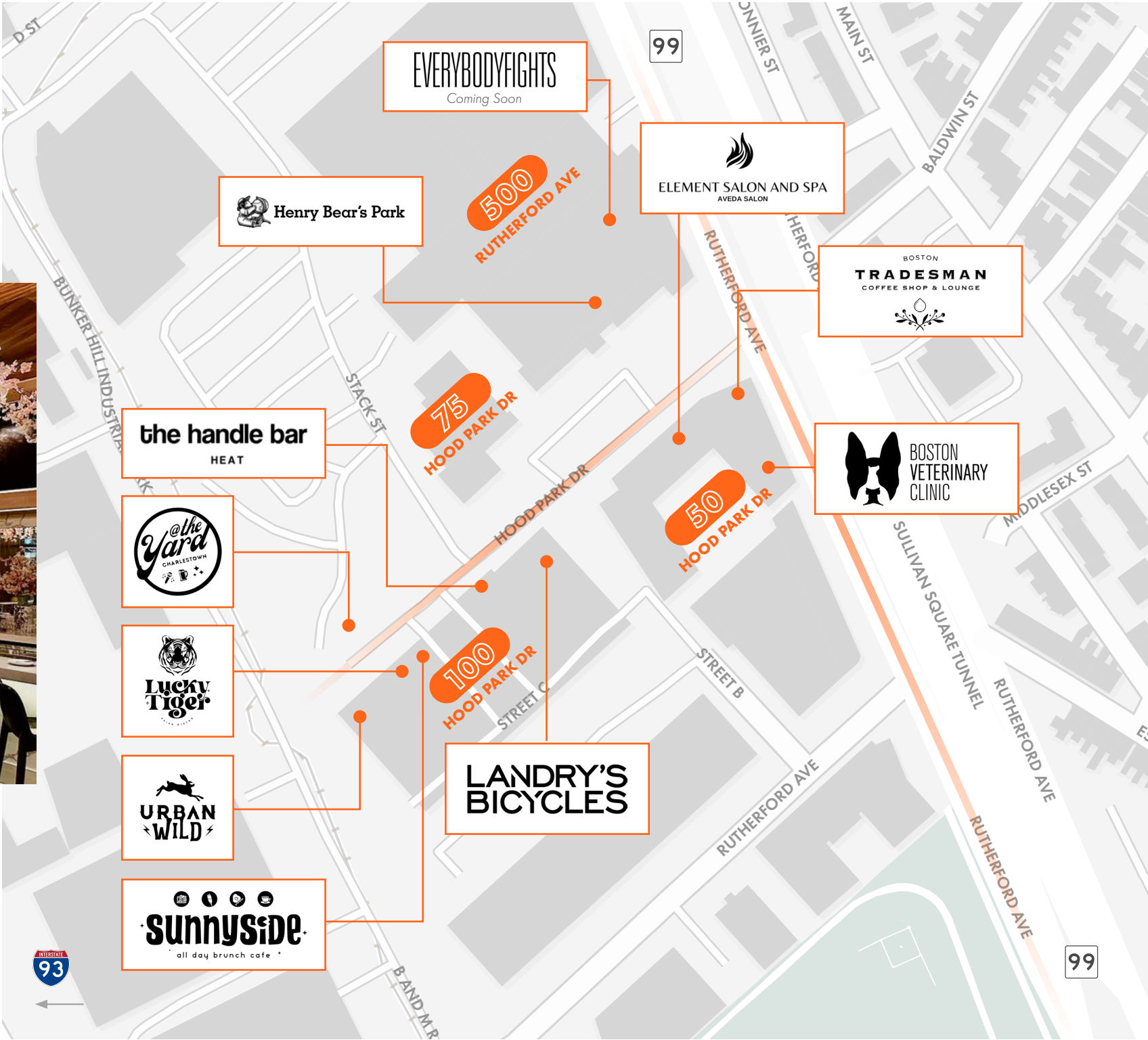
At the heart of Hood Park is Hood Green, a vibrant one-acre oasis that transforms the community with publicly accessible open spaces. This dynamic lawn serves as the perfect backdrop for an array of events, from concerts and art exhibits to farmers markets and fitness classes, creating the ultimate gathering spot.

- **Vibrant Public Art**
- **Active Green Spaces**
- **Bike Pavilion with Storage and Repair**
- **Fitness Facility with Showers and Lockers**
- **Brand New Conference Center**
 - Cafe & Lounges
 - 150-Person Large Conference Room/Auditorium
 - (2) 50-Person Conference Rooms



SHOPPING AND DINING OPPORTUNITIES

Hood Park’s retail scene features a dynamic array of restaurants, boutiques, and service-oriented shops that energize the street. Walking paths connect the office spaces to the retail, creating a lively destination to grab coffee or lunch, meet friends for dinner, or treat yourself.



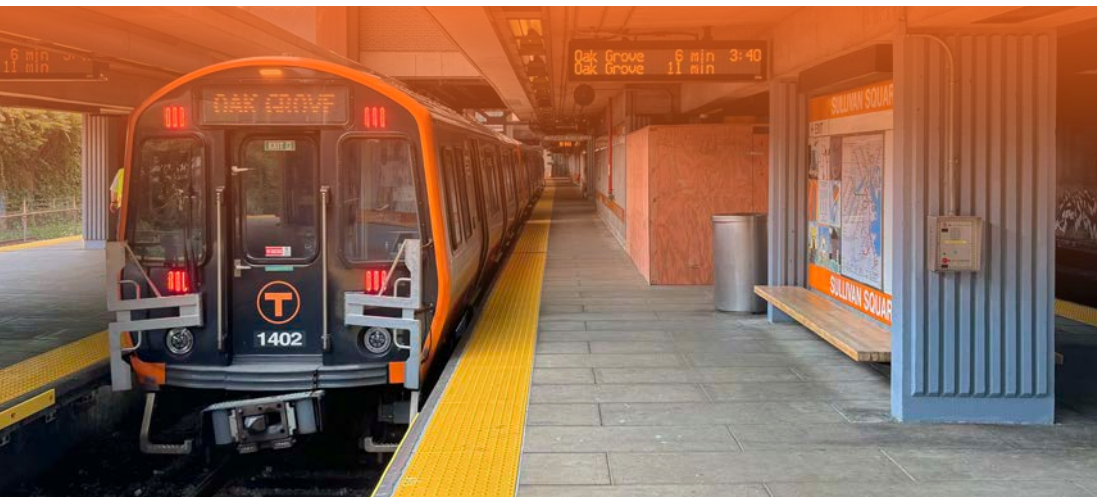
UNMATCHED CONNECTIVITY

 **I-93**
Immediate Access

 **12**
Accessible Bus Lines

 **On-Site**
— Bluebikes
— Bike Pavilion

 **Direct Access**
— North Station: **5 Minutes**
— Sullivan Square: **5 Minutes**
— Assembly Row: **6 Minutes**
— Kendall Square: **7 Minutes**
— Union Square: **8 Minutes**



HOOD PARK SHUTTLE BUS

COMMUTER SCHEDULE

Monday - Friday

SHOPPING SCHEDULE

Tuesday and
Thursday



- TRANSIT STOPS**
- Sullivan Square
 - North Station



- EMPLOYEE & RESIDENTIAL STOPS**
- Hood Park
 - The Harvey Residence



- ASSEMBLY ROW**
- CVS on Rutherford Ave
 - Capital One Café
 - Artisan Way
 - Trader Joe's



MODERN, FLEXIBLE WORKSPACES

Hood Park presents a compelling alternative to Kendall Square, Downtown Boston, and the Seaport District for innovative companies looking for modern, flexible workspaces in an energetic urban setting. With three existing and five upcoming office and laboratory buildings, this dynamic corporate campus is strategically positioned just north of Downtown Boston and east of Kendall Square. Its prime location along the MBTA Orange Line makes it ideal for attracting, growing, and retaining a high-quality workforce.

First-Class

Office and Laboratory Campus

Future 1.8M SF

Office and Lab

Existing 600,000 SF

Office / Lab / Tough Tech / R&D
Space Available Today



100

HOOD PARK DR

900 Space

Parking Garage

180,000 SF

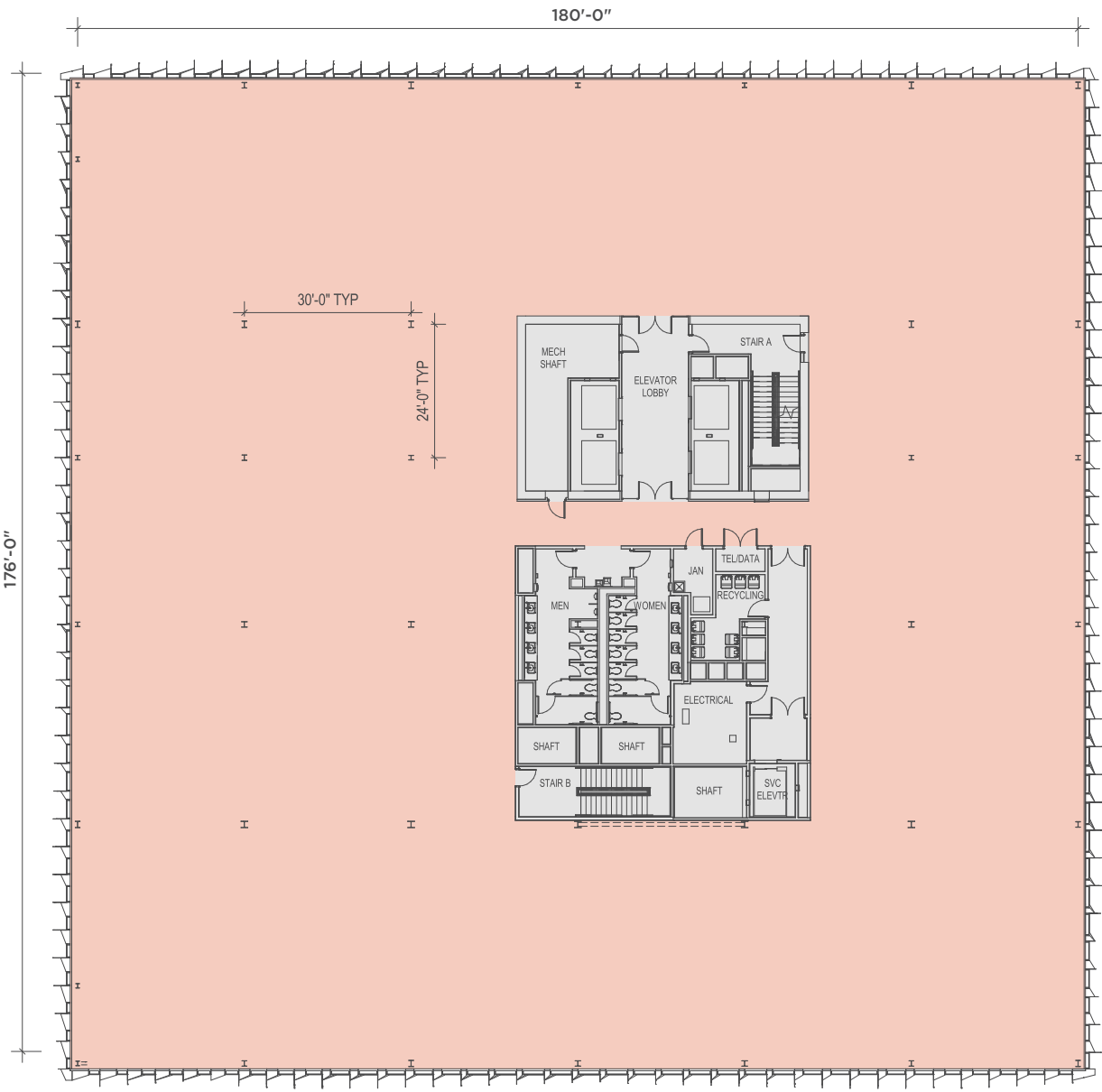
New Lab Construction



Typical Floor Plan

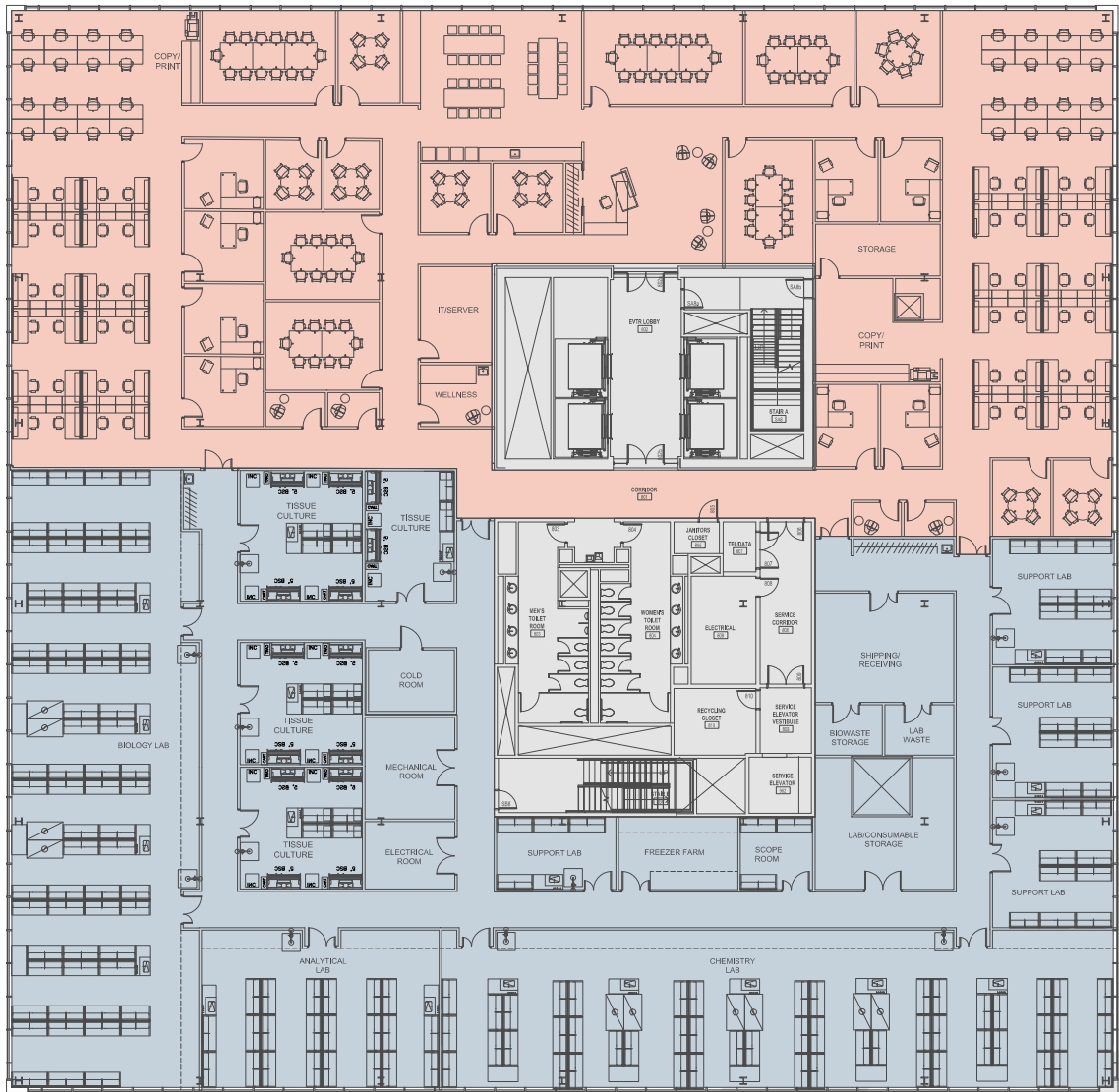
Office or Lab

FLOORS 8 - 12 | 37,226 SF



Typical Single Tenant Floor Plan

Office & Lab Test Fit



- OFFICE
- Conference Seats (100)
 - Offices (8)
- LAB
- 1,242 LF of Lab Bench
 - 5' Benches (32)
 - 6' Workstations (48)
 - Central Vac
 - Shared Chemical Storage
 - Loading

OFFICE

LAB

COMMON AREA

100 HOOD PARK DR

61,139 SF
Office / Lab

900 Space
Parking Garage

180,000 SF
New Lab Construction



2ND FLOOR

New Plug & Play Lab Space
Available Immediately | Subdividable

TENANT 1

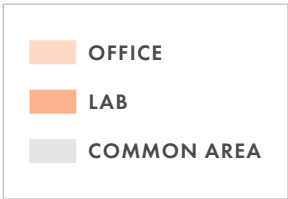
42,616 SF

OFFICE

- 164 Workstations
- 14 Touchdown Rooms
- 1 Phone Room
- 12 Huddle Rooms
- 8 Conference Rooms

LAB

- 2 Fume Hoods
- 8 Specialty Labs



TENANT 2

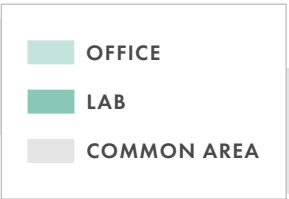
18,523 SF

OFFICE

- 70 Workstations
- 6 Touchdown Rooms
- 1 Phone Room
- 3 Huddle Rooms
- 5 Conference Rooms

LAB

- 2 Fume Hoods
- 4 Specialty Labs



500 RUTHERFORD AVE

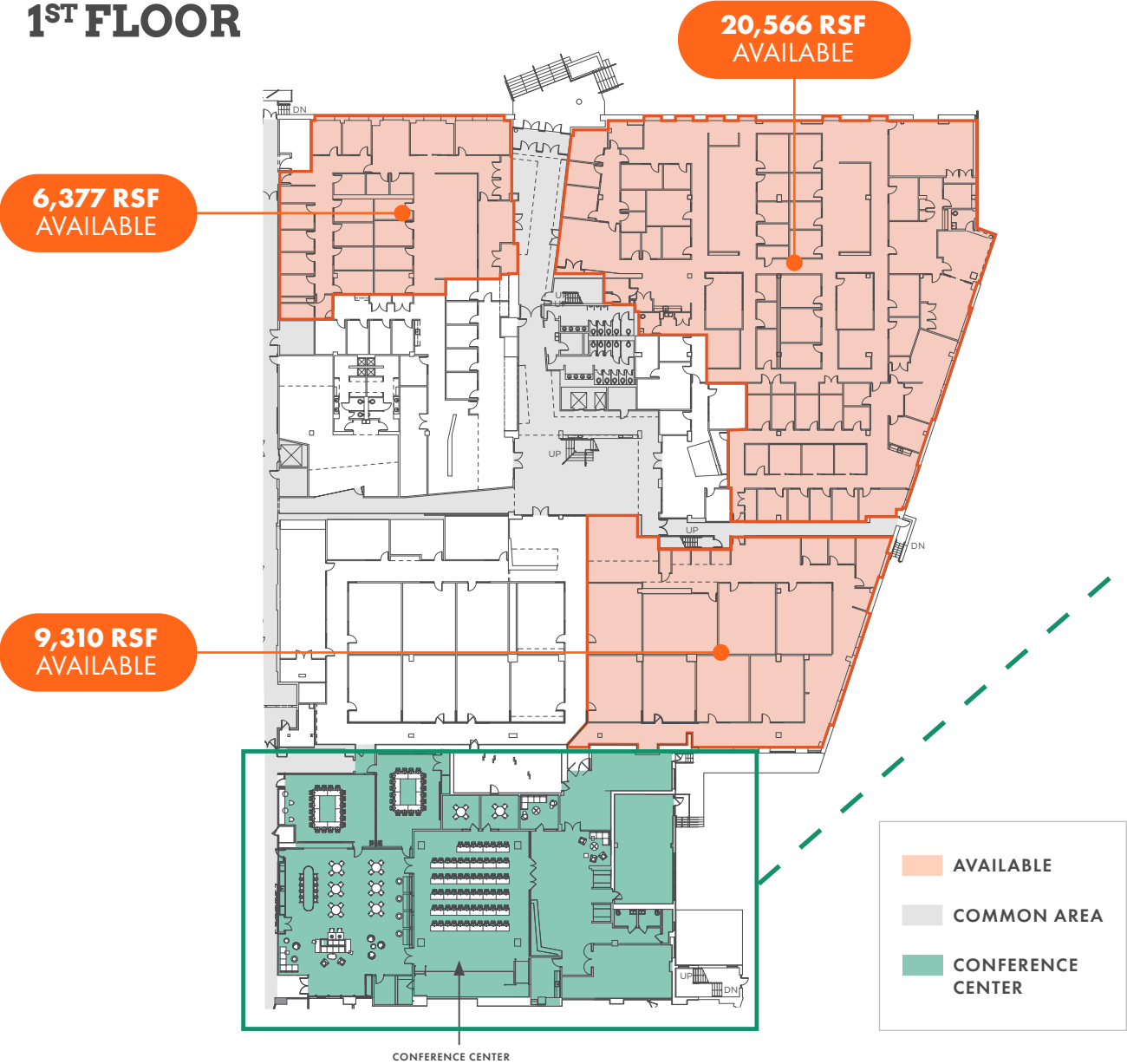
360,000 SF
Office / Lab
Redevelopment

Tenant-only
Fitness Center, Conference
Center, and The Cooler Lounge

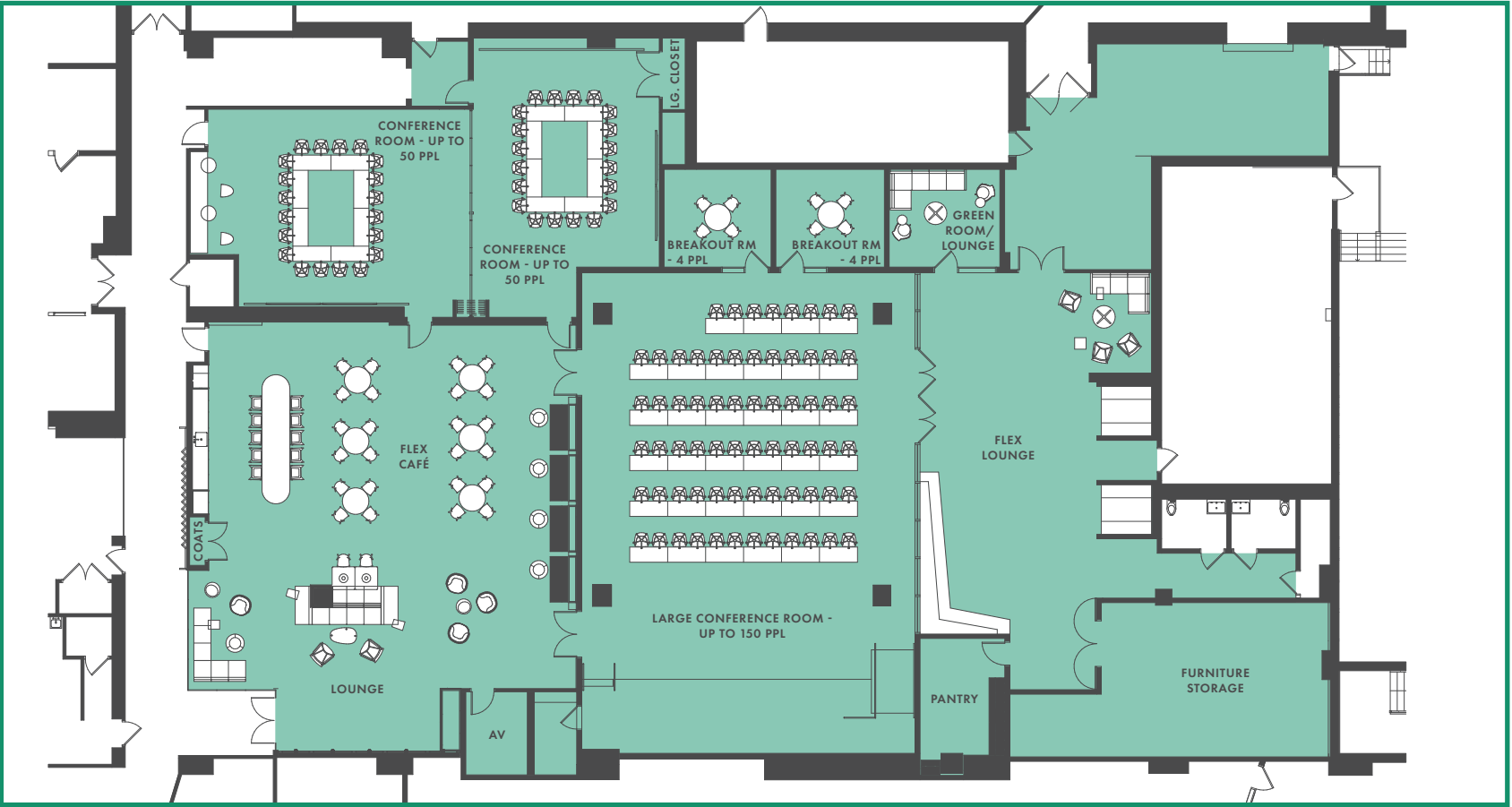
**Newly
Renovated**
Lobby & Atrium



1ST FLOOR



CONFERENCE CENTER



CONCEPTUAL RENDERINGS



Office Space

36,253 SF Available

500
RUTHERFORD AVE

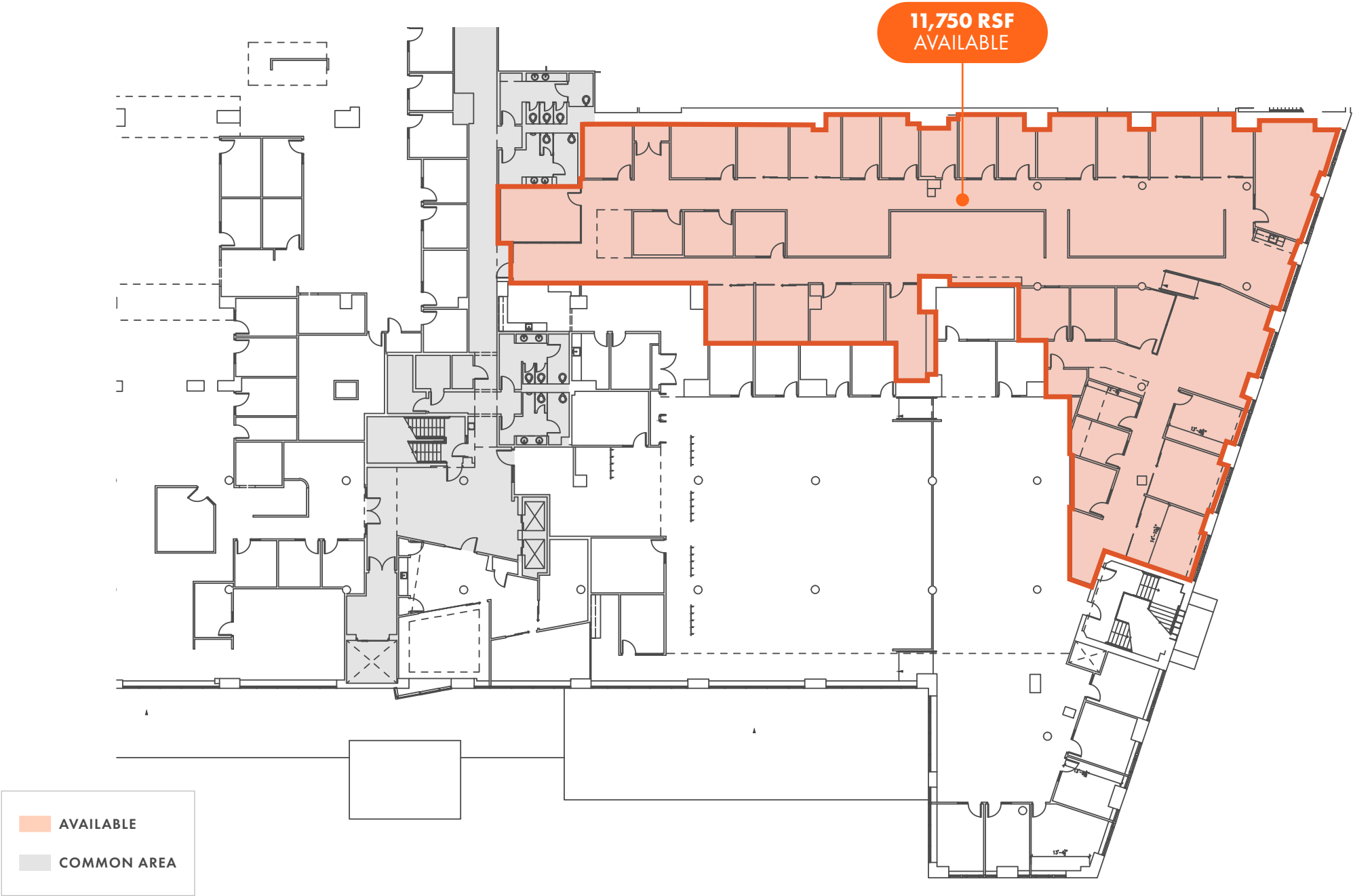
360,000 SF
Office / Lab
Redevelopment

Tenant-only
Fitness Center, Conference
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Newly
Renovated
Lobby & Atrium



2ND FLOOR



Office Space

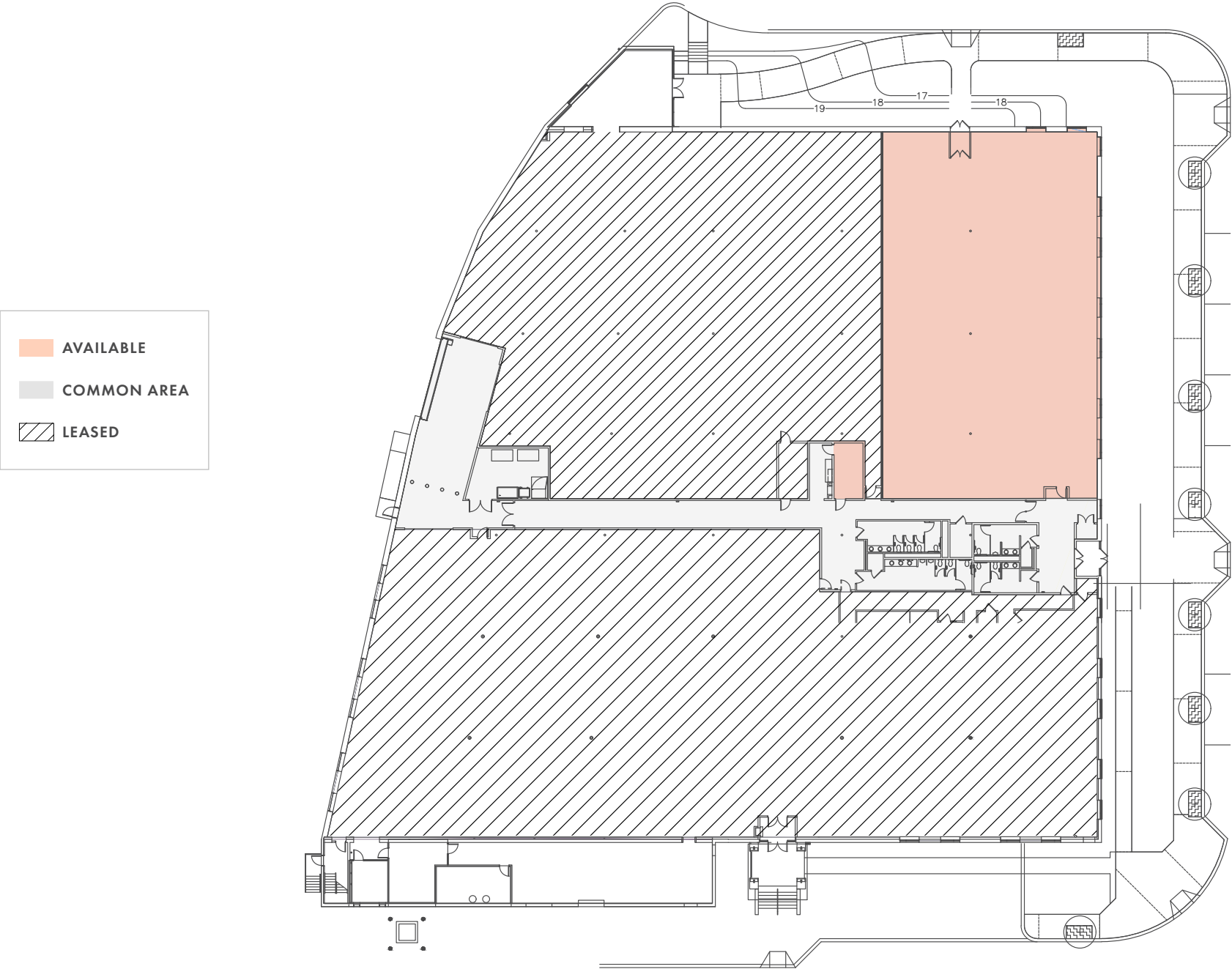
11,750 SF Available

570
RUTHERFORD AVE

- Office / R&D / Lab Space
- 23' Clear Heights
 - New Loading Facility



1ST FLOOR



Floor Plan

9,730 SF Available

Private Entry

THE FUTURE OF THE PARK

Hood Park's transformation from a former dairy manufacturing complex into a vibrant mixed-use campus will be completed in phases, which will build upon the pervious phase and the campus' legendary history, in order to maximize synergies between working, living, shopping, dining, and gathering.



1.8M SF

Office / Laboratory



100,000 SF

Retail



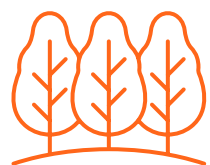
335

Residential Units



150

Hotel Rooms

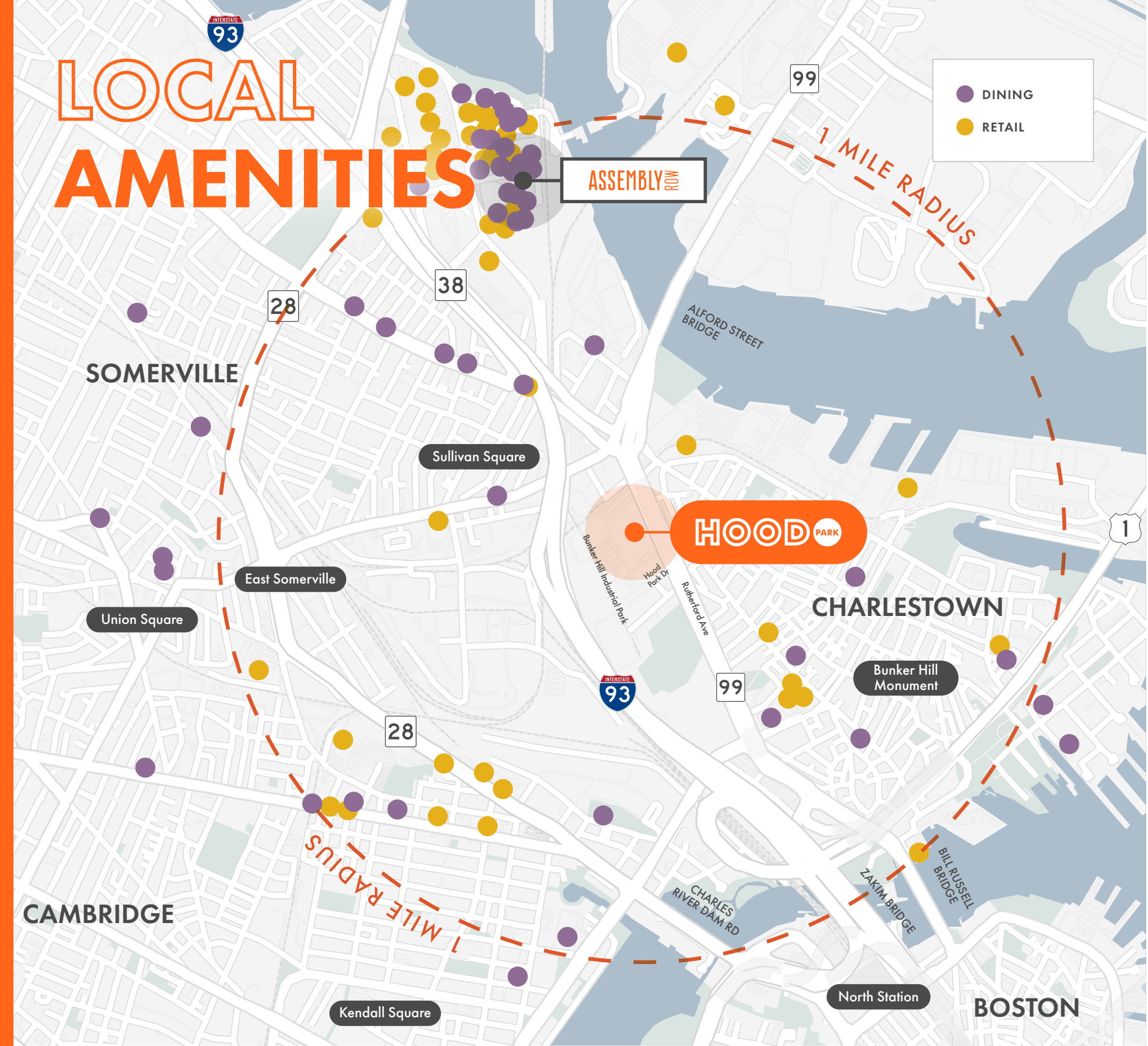


One Acre

Lawn & Public Event Space



LOCAL AMENITIES



330 Stores
Cumulatively within Seven Nearby Shopping Centers



100+
Restaurants within 2 Miles of Hood Park



DINING

ASSEMBLY ROW

- | | | |
|--|---|---|
| Amelia's Taqueria
An Nam
Caffè Nero
Capital One Café
Civility Social House
Earls Kitchen + Bar
Ernesto's Pizza
Fuji at Assembly
Juicygreens
Legal Sea Foods | Mama Ana Latin-Brazilian Cuisine
Mike's Pastry
Outback Steakhouse
Parla XXI
Pokémoto
Posto
Ruth's Chris Steak House
Salt + Stone
Shake Shack
Southern Kin Cookhouse | Sweetgreen
Tatte Bakery & Café
The Smoke Shop BBQ
Totto Ramen
Tribos Peri Peri
Union Square Donuts
Yakitori Totto
Zo Greek |
| Blackmoor Bar & Kitchen
Brewer's Fork
Bronwyn Restaurant
Cafe Beatrice
Clover
Dovetail Restaurant
Dumpling Xuan
Field & Vine
Gufo
La Brasa | Los Paisanos Restaurant
Michette
Monument Charlestown Restaurant & Tavern
Mount Vernon Restaurant & Pub
Nibble Kitchen
Peruvian Taste
Sarima Restaurant
Tavern at the End of the World
The Anchor | The Cheesecake Factory
The Neighborhood Restaurant
Toscanini's Ice Cream
Vinni's Ristorante
Warren Tavern
Waverly Kitchen & Bar
Charlestown
99 Restaurants
9Zaab Thai Street Food |

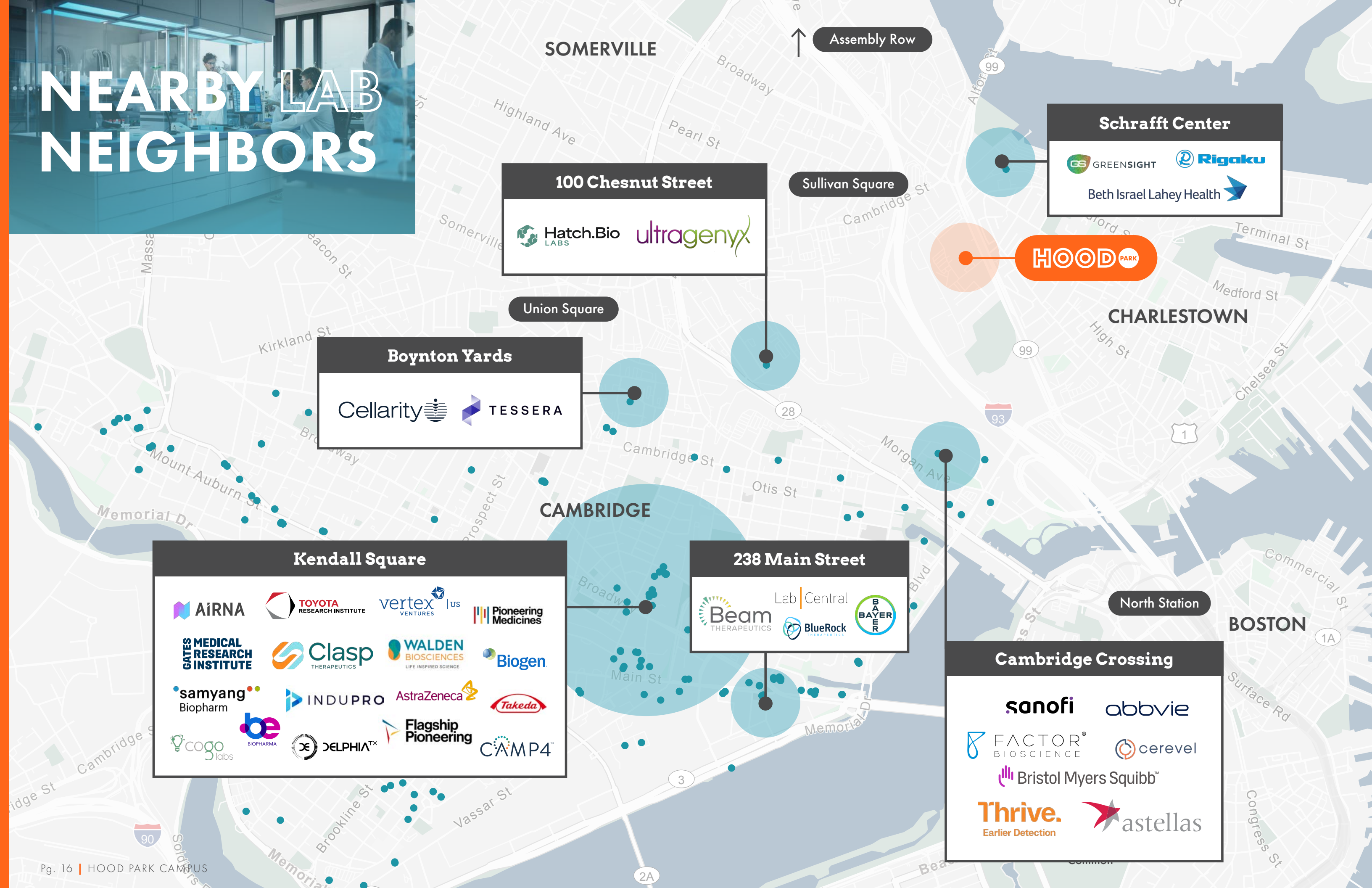


RETAIL / LIFESTYLE

ASSEMBLY ROW

- | | | |
|--|--|---|
| Adidas Outlet
Marketplace
Banana Republic Factory Store
Brooks Brothers
Carter's
Club Pilates
Club Volo
Coach Outlet
Converse Store
CycleBar
Express Factory Outlet
Good Time Golf | It'Sugar
J. Crew Factory
Kay Outlet
Levi's Outlet
Lucky Strike Somerville
Lululemon
Nike Factory Store
OshKosh B'Gosh
Pandora Jewelry
Pure Barre
Purple
Raymour & Flanigan | Saks OFF 5th
Sephora
Soma Salon & Spa Aveda
Squeeze Massage
Staples Connect
Stop & Shop
SweatHouz
The Row Hotel
Tillys
Trader Joe's
Warby Parker
YogaSix |
| Bunker Hill Mall
Cambridge Antique Market
City Schemes
Costco Wholesale
CVS
Elmendorf Baking Supplies & Cafe
Encore Boston Harbor
Fairfield Inn & Suites Boston Cambridge
HDO Sport
Holiday Inn Boston Bunker Hill Area | Holiday Inn Express & Suites
Home Depot
Monument Fitness Charlestown
New Deal Fish Market
Residence Inn Boston Harbor on Tudor Wharf
Star Market
Target
Twin City Plaza
Whole Foods Market | |

NEARBY LAB NEIGHBORS



SOMERVILLE

Assembly Row

Schrafft Center

GREENSIGHT Rigaku
Beth Israel Lahey Health

HOOD PARK

CHARLESTOWN

Boynton Yards

Cellarity TESSERA

Union Square

CAMBRIDGE

238 Main Street

Beam Lab Central BlueRock BAYER
THERAPEUTICS THERAPEUTICS

Kendall Square

AIRNA TOYOTA RESEARCH INSTITUTE vertex VENTURES | US Pioneerering Medicines
GATES MEDICAL RESEARCH INSTITUTE Clasp WALDEN BIOSCIENCES Biogen
samyang Biopharm INDUPRO AstraZeneca Takeda
cogo labs be BIOPHARMA DELPHIA™ Flagship Pioneerering CAMP4™

Cambridge Crossing

sanofi abbvie
FACTOR BIOSCIENCE cerevel
Bristol Myers Squibb
Thrive. Earlier Detection astellas

NEARBY CORPORATE NEIGHBORS

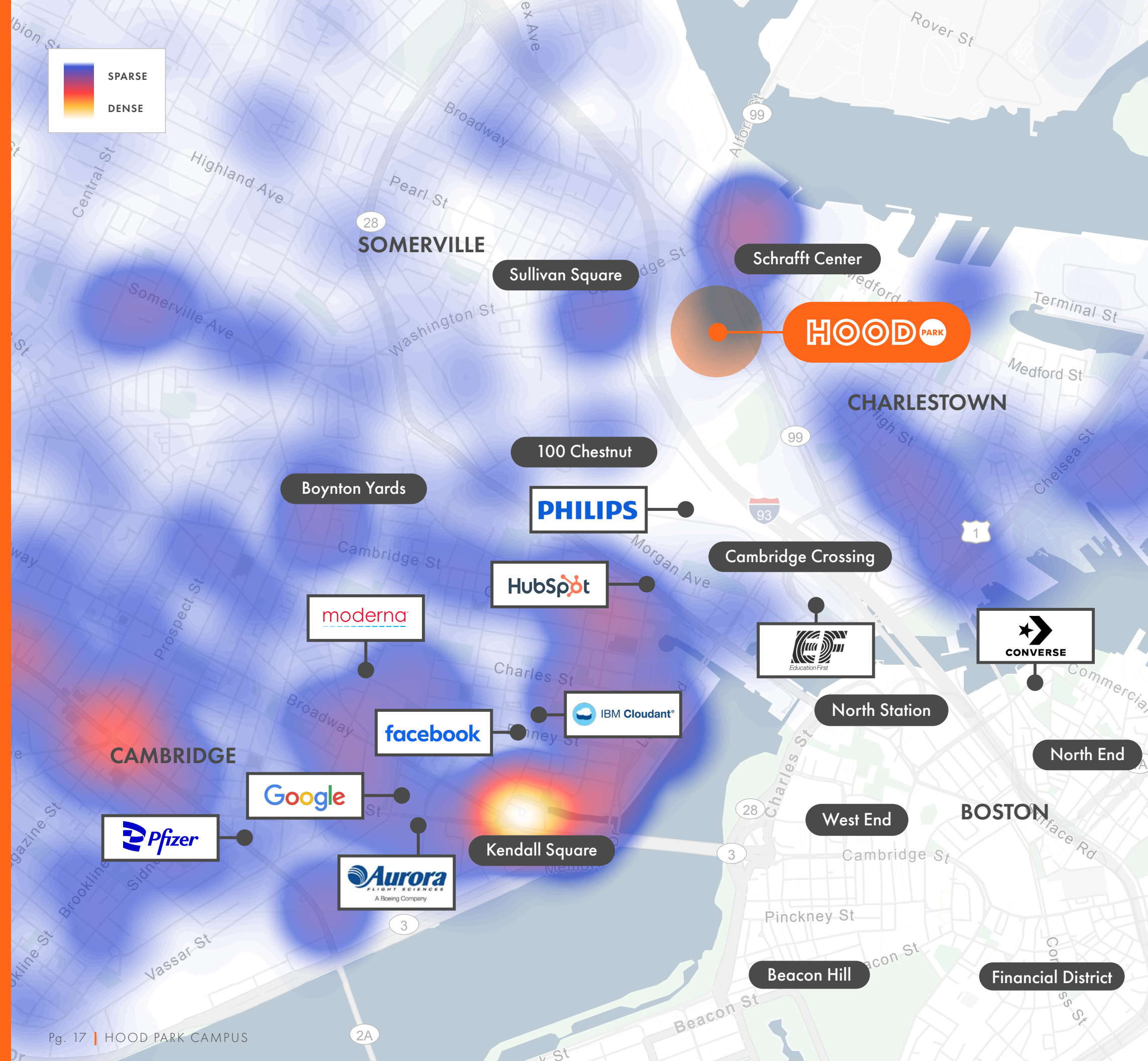


387 Businesses
within 1 Mile Radius

3,684 Businesses
within 1 - 2 Mile Radius

NOTABLE CORPORATE NEIGHBORS INCLUDE:

- | | |
|---|--|
| AKAMAI TECHNOLOGIES | MASS GENERAL PRIMARY CARE ASSEMBLY ROW |
| AMGEN | MASS GENERAL HOSPITAL |
| BEVI | MERCEDES-BENZ OF BOSTON |
| BOEING (AURORA FLIGHT SCIENCES - AUTONOMY CENTER) | MODERNA THERAPEUTICS |
| CAMBRIDGE INNOVATION CENTER | NOVARTIS |
| CONVERSE | PARTNERS HEALTHCARE |
| EF EDUCATION | PFIZER |
| FACEBOOK | PHILIPS |
| GOOGLE, INC. | PILLPACK |
| HUBSPOT | PUMA CORPORATE OFFICE |
| IBM CLOUDANT | SHRINERS CHILDREN'S BOSTON |
| MASS GENERAL BRIGHAM | THE ENGINE |



HOOD PARK

**For More Lab & Office Leasing
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