

THE  
S U D B U R Y  
CONDOMINIUMS

110 SUDBURY STREET, BOSTON MA, 02114

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CONDOMINIUMS

A BOUTIQUE COLLECTION OF 55 LUXURY RESIDENCES AT THE  
NEXUS OF BOSTON'S MOST HISTORIC NEIGHBORHOODS,  
SHOWCASING EXQUISITE HARBOR AND CITY VIEWS.



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## COLLABORATORS

### **NATIONAL REAL ESTATE ADVISORS**

National Real Estate Advisors, LLC (“National”) is an investment manager developing, operating, and managing commercial real estate projects across the United States. National’s mission is to create lasting value through projects that produce solid, long-term returns for our clients while improving the communities in which we invest and develop. Since 2000, National’s investment team has been constructing investment portfolios of diverse property assets — primarily multifamily, data centers, office, healthcare, and medical buildings. National manages separate accounts and multiple commingled investment vehicles. National seeks to create value for investors by adhering to a rigorous investment process and development principles guided by profits, integrity, community, and collaboration. National is an independently operated subsidiary of the National Electrical Benefit Fund (“NEBF”), a pension trust with assets that are managed by National on a discretionary basis. For more information, please visit [www.natadvisors.com](http://www.natadvisors.com).

### **THE HYM INVESTMENT GROUP**

The HYM Investment Group is a premier development company that is leading the development of more than 20 million square feet of real estate throughout Greater Boston, creating mixed-use communities that strive to push the needle on sustainability, creativity and technology for a more productive and resilient future. Focused on the acquisition, development and management of complicated mixed-use urban projects with major residential, commercial and retail components, HYM and its principals have a long and successful track record in planning, permitting, financing, constructing and managing complicated mixed-use developments throughout the Greater Boston region.

### **THE COLLABORATIVE COMPANIES (TCC)**

The Collaborative Companies (TCC) is the leading advisory firm in the Greater Boston area, specializing in strategic planning, design consultation, in-depth market research, and comprehensive disposition strategies for developers, financial institutions, and commercial real estate firms. With over 40 years of experience and a proven track record representing more mixed-use developments than any other firm in the region, TCC is the trusted partner for maximizing real estate investment returns. We have successfully marketed and sold over \$20 billion in real estate and are actively reshaping the skyline—Boston and beyond.



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Delivered in 2021, The Sudbury Condominiums is a full-service luxury residential tower crowned with a boutique collection of two-to-four bedroom homes, renowned for their spectacular panoramic views and graciously scaled layouts.

As the only full-service high-rise in Boston with just 55 new homes available for sale in tandem with 25,000 sq.ft. of curated amenities, this first-of-its kind combination offers the best of both worlds—the benefits of an intimate ownership experience with the comforts and conveniences of a resort-style amenity package.

Nestled between the charming cobblestoned streets of Beacon Hill and the energetic North End, with close proximity to both Back Bay and the Seaport District on foot. Unrivaled access to I-93, Logan Airport, and the MBTA. 2 parking included.

99 *Walk Score*

100 *Transit Score*



THE SUDBURY

LOGAN AIRPORT

TD GARDEN

NORTH END

MIDTOWN

MGH

BEACON HILL

THE PUBLIC GARDEN

THE ESPLANADE

BACK BAY



**Within 5 minutes**

- Boston Public Market
- Rose Kennedy Greenway
- Hanover Street, North End
- Target, Cambridge Street
- Faneuil Hall Marketplace
- Haymarket MBTA
- Government Center MBTA
- TD Garden | North Station MBTA
- Star Market, Causeway Street
- CVS, Causeway Street



**Within 10 minutes**

- Charles Street, Beacon Hill
- Whole Foods, Cambridge Street
- Massachusetts General Hospital
- Post Office Square, Financial District
- Waterfront Marinas



**Within 15 minutes**

- Seaport District
- Theater District
- The Public Garden
- Newbury Street, Back Bay

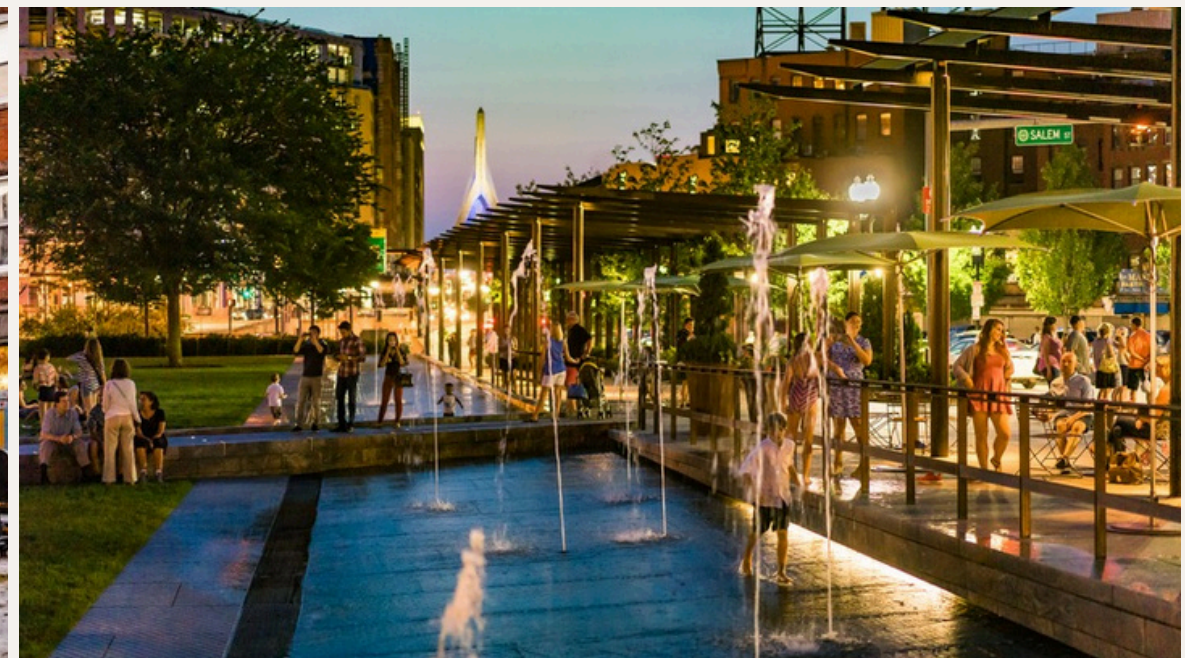


**Within 20 minutes**

- Copley Square, Back Bay
- Kendall Square, Cambridge
- Tufts Medical Center



- I-93 in less than 2 minutes
- I-90 in less than 5 minutes
- Storrow Drive in less than 5 minutes
- Logan Airport in less than 5 minutes



## Boston, at Your Doorstep...

The Sudbury's most prized amenity? Unparalleled access to the best of Boston. Just a few steps from the city's most culturally-rich districts, it's perfectly situated for spontaneous strolls to brunch in Beacon Hill, shopping in Back Bay, or dinner in the North End's vibrant restaurant scene. Catching a game at the TD Garden has never been easier. Explore new pastimes with sailing lessons from the harbor and river marinas, visiting the latest exhibits at the Institute of Contemporary Art in Seaport or watching classic movies outdoors at the waterfront on warm summer nights. There's an abundance of choices to keep your outdoor routines from being stale, with Boston's most beautiful parks and waterscapes such as The Rose Kennedy Greenway, Harbor Walk, and Charles River Esplanade just minutes away. And for edible necessities, Whole Foods, Star Market, Boston Public Market, and European bodegas are just a few of the grocery options within 1 to 3 blocks.







The Sudbury is the first of four buildings planned for the most transformative revitalization in Boston, Bulfinch Crossing, which embodies Boston's rising prominence as a cosmopolitan city and global hub. Bulfinch Crossing is an unprecedented 4.8-acre development, reweaving the urban fabric and creating a new neighborhood at the nexus of Boston's most notable districts.

## PROJECT METRICS

- 4.8 acres over 2 city blocks
- Over 1 acre of rooftop gardens
- 2.9M SF of mixed-use development
- 30,000 SF of restaurant and retail space
- 1.4M SF of office and research laboratory space
- Public plaza with landscaping, seating, and amenities

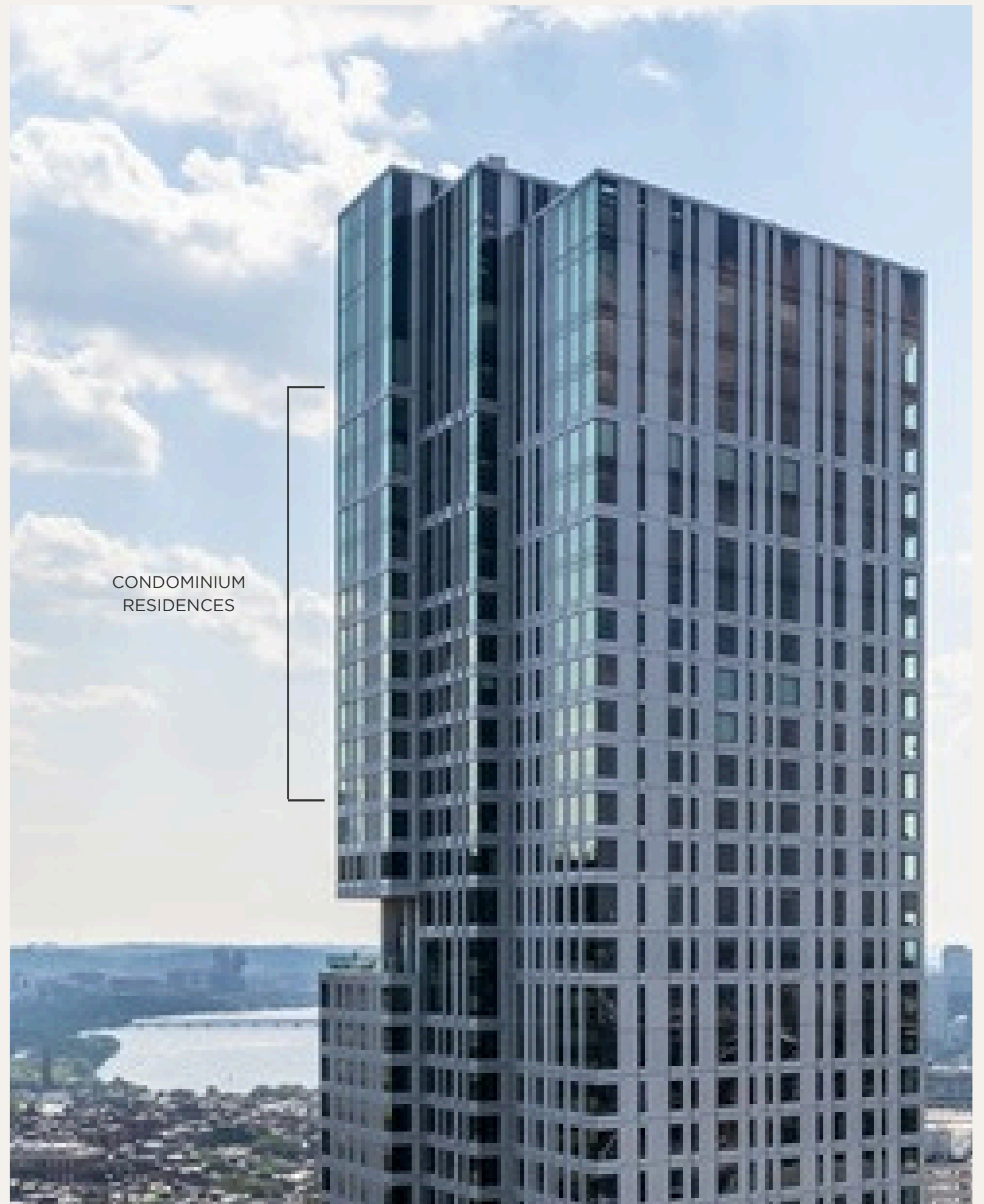




THE SUDBURY

## BUILDING OVERVIEW

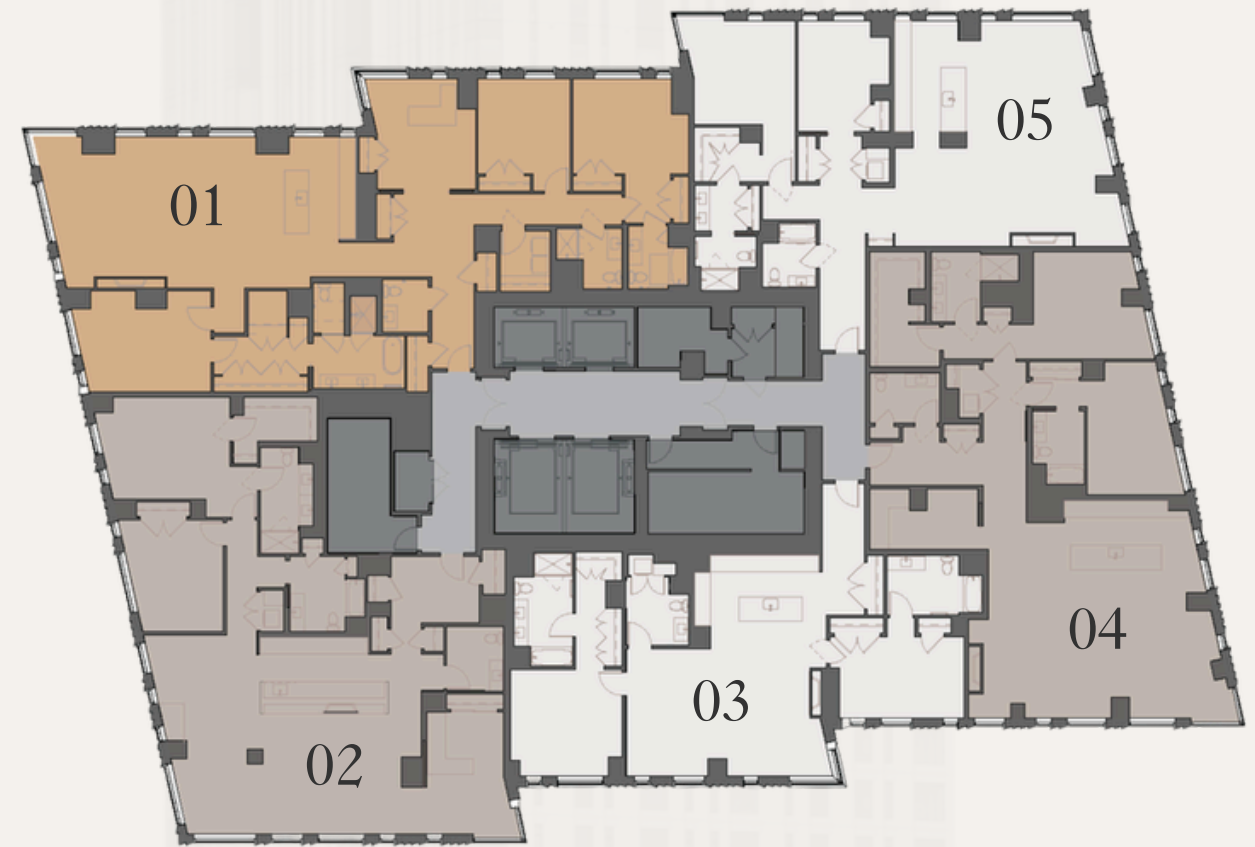
- 480' ft. luxury residential tower, one of the tallest in Boston
  - Post-tensioned reinforced concrete structure with 80' concrete foundation
  - LEED Gold Certified, committed to best practices in design and operational sustainability
  - Condominium residences for sale on Floors 36-47
  - Amenities and luxury rentals from studios to 3-bedrooms on lower 35 floors
  - High-speed destination dispatch elevators
  - For ultimate independence and privacy, each residence includes 2 self-park assigned garage spaces with convenient direct access into the Sudbury's 3<sup>rd</sup> floor elevator bay
- 
- Architect: CBT Architects
  - Structural Engineer: McNamara Salvia
  - General Contractor: Aecom Tishman
  - Condominium Interior Designer: Rottet Studio





## RESIDENCES OVERVIEW

- 55 condominium residences on Floors 36-47, beginning at approximately 390' elevation
- Penthouse residences on Floors 43-47, beginning at approximately 450' elevation
- 5 residences per floor, each offering 3 exposures
- Vented range hoods, bathrooms, and dryers
- 4' Spark Ventless Gas Fireplace
- Electrolux full-size front load washer and front load electric dryer
- Engineered wood flooring in Garden Walnut



### 01 RESIDENCE

- 3 Bedrooms + Den /  
4 Bedrooms
- 3.5 Bathrooms
- 2,766 sq.ft.
- West Corner

### 02 RESIDENCE

- 2 Bedrooms + Den /  
3 Bedrooms
- 2.5 Bathrooms
- 2,315 sq.ft.
- South Corner

### 03 RESIDENCE

- 2 Bedrooms
- 2.5 Bathrooms
- 1,738 sq.ft.

### 04 RESIDENCE

- 2 Bedrooms + Den
- 2.5 Bathrooms
- 2,275 sq.ft.
- East Corner

### 05 RESIDENCE

- 2 Bedrooms
- 2 Bathrooms
- 1,848 sq.ft.
- North Corner









## Welcome Home.

Expansive homes were meticulously crafted to create a sanctuary from which you can revel in the exquisite views, with each residence boasting multiple exposures and a stunning panorama of water and city views from every room. Bespoke finishes and a sophisticated palette harmonize comfortable and inviting spaces with timeless character.











## Ultimate Livability.

Designed for those seeking Boston's dynamic urban lifestyle without sacrificing space, thoughtful layouts evoke the privacy and serenity of a single family home in the sky—from elegant entryways providing a distinguished sense of arrival, to graciously scaled rooms, cozy nooks and art walls, to gas fireplaces and vented gas cooktops, all surrounded by grand picture windows framing iconic Boston views.



















## AMENITIES

Form and function come together at The Sudbury to create inspiring spaces that reflect the desires of modern buyers. 25,000 sq.ft. of curated indoor and outdoor amenities are dispersed among 4 levels throughout the building, designed to facilitate both private enjoyment and larger gatherings. Prioritizing well-being and convenience, there's no shortage of places to unwind, socialize, and work alongside the rousing vistas of Boston's skylines.

*Residents of the condominiums enjoy exclusive access to the owner's Club Room, Rooftop Garden, and a private lobby on Sudbury Street.*





## THE ROOFTOP GARDEN

A vision brought to life by the renowned Rottet Studio, the Rooftop Garden is a Mediterranean-inspired, ultra-private oasis on the 48<sup>th</sup> fl. Fully equipped with grilling and catering islands, gas fireplace with stone surround and lush landscaping, it's open to the sky with floor-to-ceiling windows providing panoramic views from every angle. Relax, entertain, and soak it all in al fresco with the backdrop of downtown Boston's skyline, waterfront and harbor—an idyllic outdoor extension of your home.

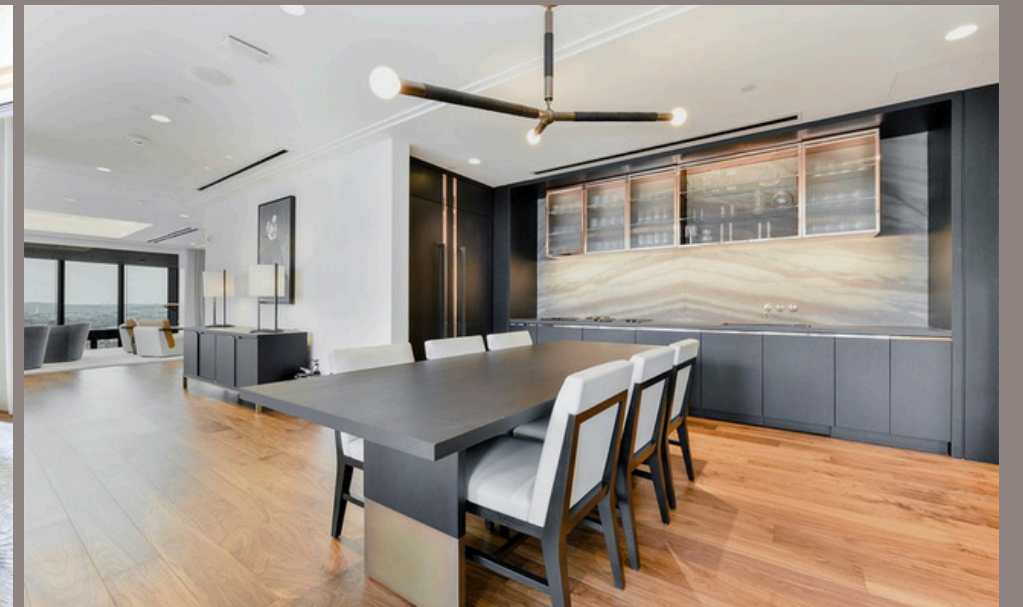
*Exclusively for residents of the condominiums.*



## THE CLUB ROOM

Designed by the acclaimed New York-based Rottet Studio, the Club Room on the 33<sup>rd</sup> floor is an elegant and welcoming respite from the city below, with panoramic views of both the waterfront and Charles River. Two distinctive lounges supplement your home along with a niche kitchen, providing places to gather or unwind, ideal for intimate soirees, game nights, and everything in between.

*Exclusively for residents of the condominiums.*





## THE SKY DECK & LOUNGE

Perched on the 32<sup>nd</sup> floor with two-story windows, the Sky Lounge is an expansive and light-filled space for residents to enjoy. Billiards, TVs, ample seating areas, and an oversized entertaining island allow spaces to mingle and wind down without leaving home. A wall of accordion doors connects the lounge to the outdoor wrap-around Sky Deck. With nearly 300' of uninterrupted views of Boston, the 3000 sq.ft. open-air terrace offers a front row seat to take in the spectacular sunrises and sunsets over the city.





## THE POOL DECK & LOUNGE

Get your daily dose of vitamin D while having a refreshing dip in a rare and coveted amenity in Boston—the heated outdoor pool on the 9<sup>th</sup> floor, just one of The Sudbury’s impressive alfresco spaces. Adjacent to the pool deck equipped with grills, cabanas, and plenty of outdoor seating, a spacious lounge invites you to curl up by a fireplace, play poker and billiards with friends, or socialize by the wet bar.





## THE FITNESS CENTER

Open 24/7, an unrivaled 4500 SF fitness center with state-of-the-art equipment offers residents a sanctum to prioritize health and wellness from the comforts of home on The Sudbury's 9<sup>th</sup> floor. The adjoining studio is a restorative space for yoga, solo workouts, and in-person, weekly group classes.





## THE CHEF'S KITCHEN & PRIVATE DINING ROOM

Host friends and family in the Chef's Kitchen and Private Dining Room on the 32<sup>nd</sup> floor, perfect for a special occasion or a casual gathering. Outfitted for your entertaining needs, there's also direct access to the Sky Deck to enjoy the breathtaking scenery of Boston Harbor and downtown from indoors and out.

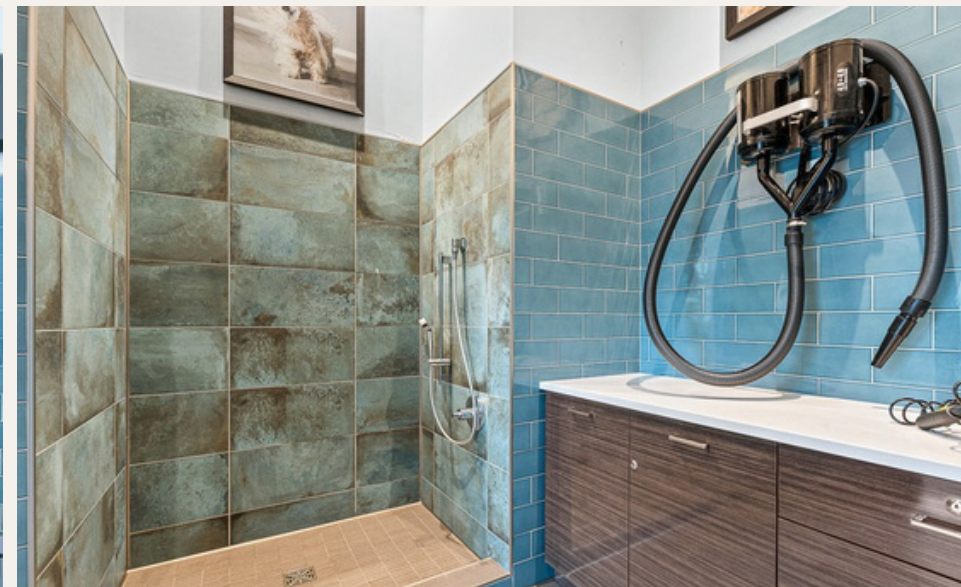
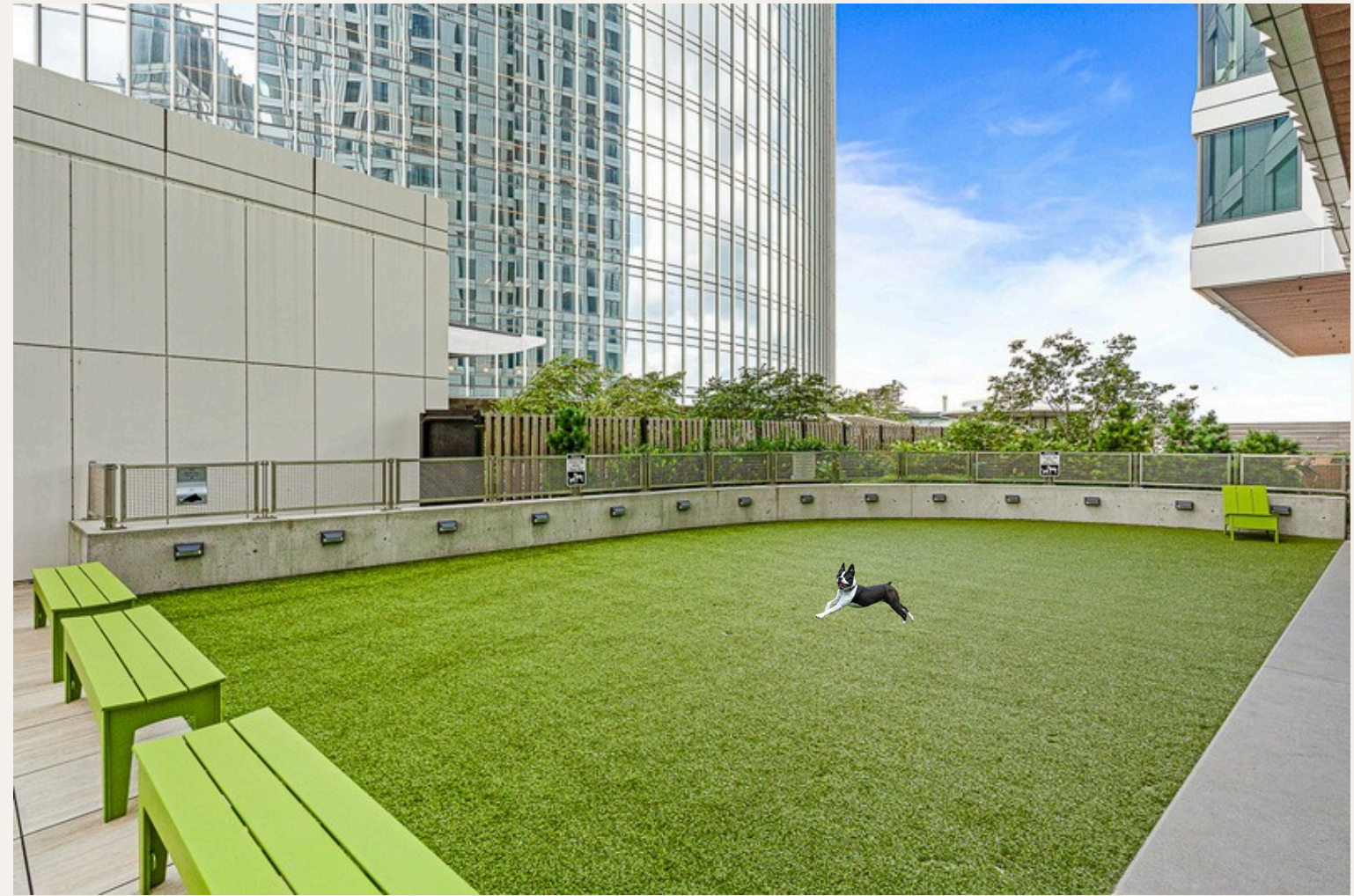
## THE CONFERENCE ROOM

Whether used for zoom calls, to host meetings with colleagues, or simply to work in solitude, there are few backdrops more inspiring than the glass-walled 33<sup>rd</sup> floor conference room's southwest-facing view of the iconic Charles River.



## THE DOG RUN & PET SPA

A dedicated space for four-legged family members, the pet spa and outdoor dog run are conveniently located on the 9th floor. Ideal for routine breaks and exercise in the fresh air, as well as socializing with their neighbors and friends during play dates, the utility of this park is unmatched.





## THE CHILDREN'S PLAYROOM

Desks, chalk-walls, reading nooks, and plenty of books provide a dedicated retreat for little ones to revel in. Thoughtfully positioned adjacent to the fitness center, the curtains can be opened for visibility while you enjoy a workout.

## THE SPORTS SIMULATOR

Golf aficionados can practice their swing any time of year with over 40 courses to choose from. But it's not just golf—soccer, football, baseball, hockey, lacrosse, and even dodgeball and darts are available on The Sudbury's simulator.





# Panoramic Views of Boston's Most Iconic Landmarks



From Every Residence.



















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