



Fact Sheet



The St. Regis Residences, Boston
150 Seaport Boulevard,
Boston, Massachusetts 02210

Experience Center
250 Northern Avenue
4th Floor
Boston, Massachusetts 02210

t. +1 617 357 8000
srresidencesboston.com

Developer:
Cronin Development

Architect:
Elkus Manfredi Architects

Interior Design:
BAMO

General Contractor:
John Moriarty & Associates

Size

- 319,650 square feet, including three levels of below-grade parking and an 8,138-square-foot restaurant with access to 2,073 square feet of additional exterior terrace space
- 250 feet tall — 22 stories
- 114 condominium residences featuring one, two, three- and four-bedroom residence plans, ranging in size from approximately 900 to 3,000 square feet. Exclusive Penthouse residences to 10,000 square feet.

Residential Amenities

- The building has a dedicated residential staff who provide a full spectrum of highly customized services unique to this building, including butler, concierge, doorman and private dining service.
- The 12,000 square foot amenity level on the fourth floor houses a luxury swimming pool, jacuzzi, steam room, sauna, spa, exercise room, HD Multi-sport simulator, library, boardroom/business center, grand lounge, wine vault, St. Regis Bar, catering kitchen; all of which are for the exclusive use of owners.
- The fourth floor also houses two Guest Suites available to guests of residents.
- There is a private entrance into the restaurant for residents, who can also order private-residence dining delivered to their home.
- Select homes have butler pantries for secure delivery of goods and services.

Restaurant Features

- An American bistro-style restaurant serving breakfast, lunch and dinner occupies the first and second floors, and features outdoor seating on the terrace overlooking the Harborwalk in warm weather months. The pleats of the east façade provide intimate outdoor dining venues.

High performance building envelope and the first building in the Seaport to have an integrated flood barrier system. Designed to LEED Sustainability Standards and to exceed the Climate Ready Boston Planning Initiative Resiliency requirements.



Amenity Level



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Size

The entire fourth floor encompassing 12,000 square feet.

Pool

Heated stone clad pool with continuous waterfall edge at approximately 4'-0" deep

Jacuzzi

Elegant stone clad jacuzzi off of the pool seats up to 6 people

Sauna

Clad in hard wood with stone floor seats 4-5 people

Steam Room

Clad in mosaic stone and seats 4-5 people

Remede Spa

Private Salon and Spa treatment room with Tranquil Finishes

Sport Simulator/Media Room

Play your favorite sports through advanced Computer Vision Technology on our Multi-Sport Simulator with full length screens.

John Jacob Astor Boardroom

10 seat conference table with state-of-the-art telephone/speaker and presentation system on a wall-mounted monitor with HDMI cables. One station Business Center with PC and B&W/Color printer.

Library

Comfortable library with quiet places to read, work, watch TV or relax by beautiful views of the harbor.

Grand Lounge

Perfect space for entertaining or large group gatherings with a drop-down screen to view your favorite broadcast events.



St. Regis Bar

Great place to share an after-dinner drink or meet up with friends. Stocked with bar accessories for entertaining plus coffee and tea service each morning.

Cognac Room

A place to relax with friends and family complete with a banquette style booth and card/game table.

Parlor

Lounge style seating with stunning views of the ocean. Wine Vault: Temperature regulated wine cabinet with individual spaces for each resident to store bottles at the proper tasting temperature.

Catering Kitchen

Chef style kitchen with Wolf and Sub-Zero appliances, cookware as well as dinnerware for residents' use when reserving the space for entertaining.

Exercise Room

Full service gym with state-of-the-art fitness equipment. Personal training service can be coordinated through the St. Regis Butler or Concierge.

Guest Suites

Two Guest Suites are available for guest visits. The suites can be rented by residents as one full suite with two bedrooms or as individual suites for family and friends.



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The amenities and project description (including, but not limited to, construction, standard item and buildout descriptions) listed herein and in any other descriptive material are, at the current time, expected to be provided in the Condominium; however, the actual features and amenities may be excluded or modified, including changes, adjustments and substitutions of any materials, appliances, components, labor or other items. All such improvements are subject to the receipt of all applicable governmental permits and approvals. Seller makes no representation or warranty regarding amenities and features at the Condominium. Seller expressly reserves the right to change or deviate from the amenities listed herein. The plans are purely conceptual and do not constitute a legal offering.

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Pet Friendly Amenities



The St. Regis Residences, Boston
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Pet Relief Area:

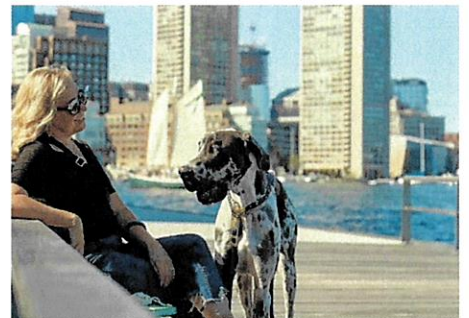
- Located on Level P3
- Synthetic grass above a drainable and washable floor

Pet Spa:

- Located on Level P3
- Two spacious elevated dog grooming tables
- Access to water

Pet Snacks and Activities:

- Meet your Pet Pals: At the outdoor pet relief park just steps from The St. Regis Residences, Boston
- Find Delicious Pet Treats: At Polka Dog Bakery on Seaport Boulevard
- Walk your pet along the 43-mile Harborwalk that wraps around the harbor





Environmental Management



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SUSTAINABILITY

High performance building envelope and the first building in the Seaport to have an integrated flood barrier system. Designed to LEED Sustainability Standards and to exceed the Climate Ready Boston Planning Initiative Resiliency requirements.

Location and Transportation

Located in a dense urban surrounding, the project is conveniently located near multiple modes of public transportation, including Bus, Light Rail, and Commuter Rail transportation. Owners will also be provided with bike storage and recharging stations for alternate means of transportation.

Rainwater and Storm Water Management

The site itself will contribute to the reduction of urban heat island effects by using high albedo roofing. It will employ rainwater management techniques to reduce the strain on storm water infrastructure.

Site Remediation

The site will qualify for brownfield remediation by reclaiming previously contaminated land and reducing the consumption of undeveloped area.

Water Efficiency

Site landscaping will employ drought resistant planting and eliminate the use of potable water for irrigation. The building will also install high efficiency plumbing fixtures throughout to reduce the overall potable water usage.

Energy and Atmosphere

The building will provide high efficiency electrical and mechanical systems to optimize the energy performance of the project. High-performance glazing, enhanced refrigerant management, and Green Power will also contribute to the reduced energy footprint of the project.

Materials and Resources

The project will specify materials that are locally sourced or produced in an environmentally sustainable manor to reduce global environmental impacts.

Indoor Environmental Quality

The residential indoor environment will be enhanced through indoor air quality assessment, the use of low-emitting materials, thermal comfort and controls, and the provision of quality views and access to daylight. During construction an Indoor Air Quality Management Plan will also be employed to reduce interior contaminants.

RESILIENCY

Ground Floor Elevation

The ground floor elevation of 18.5 BCB is 1 ft above the BFE (Base Flood Elevation) of 17.46 as submitted and approved by FEMA and the City of Boston.

Climate Ready Boston Planning Initiative

The project is exceeding the minimum code requirements for sea level rise and the Projected 2070 Flood Level Elevation. Dry flood-proofing will also be installed up to elevation to 22.5 BCB to protect against storms and sea level rise. This approach will utilize a combination of concrete knee walls and a Flex Wall system that creates a deployable impermeable barrier around the building's perimeter.

Flood Resistant Design and Construction

All façade penetrations will be sealed and electrical, mechanical and elevator systems will be designed in accordance with ASCE24.

The Flood Emergency Plan

Includes a portable staircase at the loading dock that allows building egress and ingress over the flood barrier for emergency personnel.

Utility Lines

Will be installed with backflow preventers and backup. Manually operated gate valves.

Gas Meter

The meter and associated piping will be 5' above grade at 21.5 BCB.

Gas Niche

Service access to the gas meter only will be wet floodproofed and have an open louver and flood vent to allow water to flow into the space during a flood event.

Materials

Water-resistant finish material (such as concrete slabs and walls) will be used on the interior walls of the niche.

Garage

All building structure and below-grade garage has been designed with saltwater resistant materials.

Mechanical Systems

All critical MEP/FP equipment will be installed above the FEMA flood elevation.

Transformers

The electrical transformers are located on level 2 and the emergency generators are located on the roof. In an extreme flooding event, all critical building and life safety systems are elevated and protected so that the building will function under emergency operation. In the event sea level rise exceeds the projections outlined in the Climate Ready Boston Planning Initiative, the building's first floor structure has been designed to allow for a future increase in the ground floor elevation up to an additional 30". The adjacent Harborwalk can also be raised 30".

BCB = Boston City Base

Niche = A shallow recess located in a wall or vertical surface

MEP = Mechanical, Electrical, Plumbing

FP = Fire Protection

DFE = Design Flood Elevation



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All artist renderings are for illustrative purposes only and are subject to change without notification.



Services



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Luxury Residence Privileges

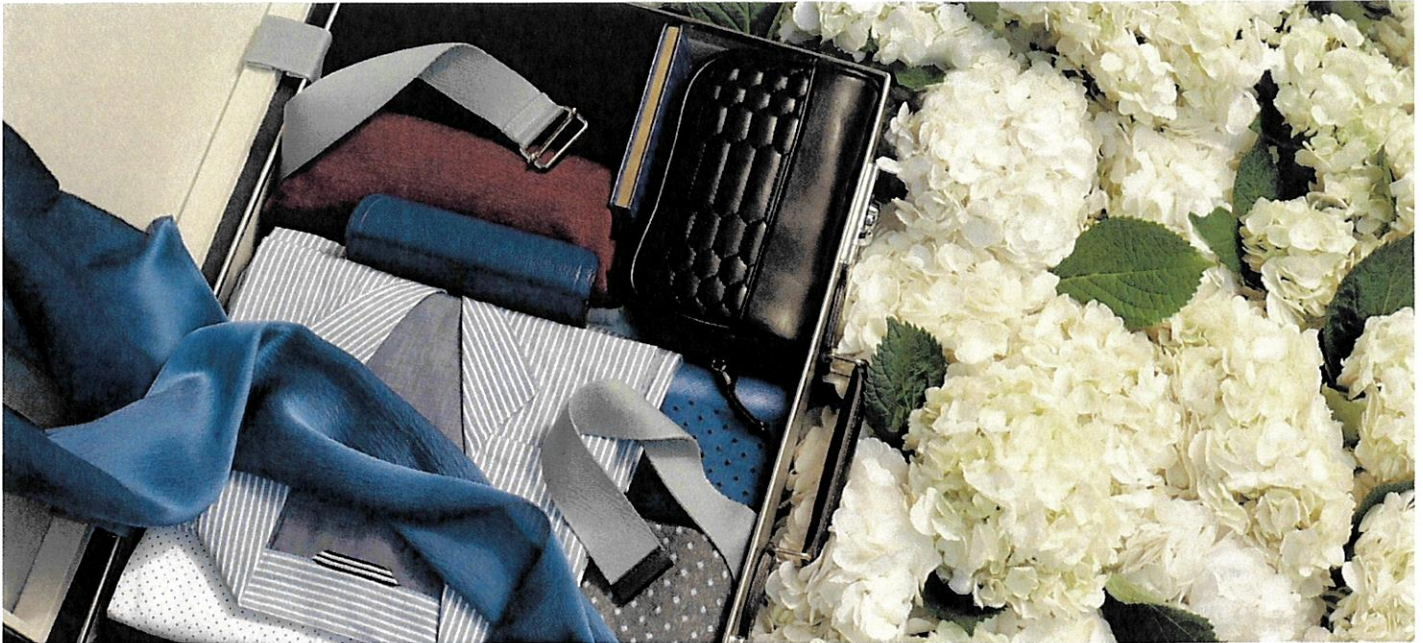
Owners become part of the Marriott International Luxury Residences Program with exclusive privileges and benefits at locations around the world.

Butler Services

- Seven days a week during business hours
- Coordination & Customization of welcome home and arrival for Residence
- Delivery of incoming packages to the residence
- Coordination of package shipments
- Unpacking of valet items or parcels
- Assistance with gift wrapping
- Assistance with deliveries to Residence
- Management of third party vendors to residence in owner's absence
- Management of pet walking companies when requested by owners
- Delivery of groceries to residence and unpacking upon request
- Pick-up and delivery of laundry and dry cleaning
- Delivery of newspaper subscriptions
- Assistance with move-in coordination
- Coordination of utility set up
- Coordination of house cleaning service
- Assistance with calendar management
- Packing & Unpacking services
- Shoe shining

Essential Services:

- Airline/Private Air/Sea Plane Reservations
- Airport/Ground/Water Transportation Arrangements
- Activity Arrangements
- Automobile Rental Reservations
- Limousine & Car Service Reservations
- Hotel Reservations
- Restaurant Information/Reservations



- Spa & Salon Reservations
- Move-in Coordination
- Pet Care & Kennel Information & Reservations
- Theater & Entertainment Information
- Common Area Housekeeping
- Newspaper/Magazine/Package Delivery
- Valet Parking – 24/7 (VPNE)
- Shopping Information
- Ordering Floral Arrangements
- Coordinate Delivery Services
- Business Center
- Trash Removal
- Tour Information & Reservations
- Services Information
- Notary Public Services
- Wake-up Calls
- Doorman & Porter Services
- Common Area Maintenance
- Loss Prevention

Dining Services

- Coordination of in-residence private dining
- Sommelier and wine selections
- Preferred in-restaurant reservations

- Waived room fee for resident private parties
- Assistance with “special” bottle sourcing
- Champagne sabrage with private dining reservation upon request

À La Carte General Services*

- Reserving Golf Tee Times
- Grocery Shopping
- Alterations Services
- Travel & Vacation Planning
- Photocopies & Facsimiles
- Function & Event Planning
- Coordinate Mail Packing & Shipping
- Plant Care Maintenance
- Translation Services
- Nanny & Child Care Services
- Vacant Home Care
- Laundry & Dry Cleaning
- Car Washing & Detailing
- Equipment Rental
- Secretarial Services
- In-Residence Private Dining & Catering
- Personal Chef Services

- Personal Trainer
- Spa Treatments & Services
- Dog Walking & Pet Grooming
- Additional Storage

À La Carte Engineering Services*

- Light Bulb & Florescent Tube Replacement
- Bulk & Move-in Trash Removal
- Electronics Hook-Up
- Minor Electrical & Plumbing
- Furniture Assembly
- Touch-Up Painting
- Picture Hanging
- HVAC Filter Change

À La Carte Housekeeping Services*

- Vacuum & Mop Floors
- Dust Interior
- Strip Beds & Change Sheets
- Clean Bathrooms
- Clean Patio
- Clean Mirrors
- Oven/Cook Top Cleaning
- Refrigerator Cleaning
- Wash Dishes



Building Design Features



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Size

In the active development landscape of Boston's Seaport District, the 15,504 square foot site for The St. Regis Residences, Boston forms the head of a cove of Boston Harbor adjacent to the World Trade Center.

The legendary Howard Elkus of Elkus Manfredi Architects designed a complex, compelling, and aesthetically arresting 22-story building that has powerful impact when viewed from any direction or distance. Inspired by the seafaring character and harbor of its city, the building's shape over the harbor evokes sails, the curve of a ship's bow, and the movement of water.

Design Intent

- To evoke the neighborhood's ties to shipping and sailing
- To fully activate the waterfront and draw the public to Boston Harbor
- To take advantage of site constraints and create vertical proportion and complexity
- To design a building that is highly resilient and sustainable

Design Solutions

For its dramatic and singular shape, the architects looked to the curvilinear, billowing forms of sails, to the bows of classic ocean liners, and the lapstrake construction of wooden boats.

Residences enjoy spectacular views in all directions. Residences have either linear exterior balconies or glass walls that open as Juliet balconies offering a dramatic indoor-outdoor element in their living room.

Façade

Anything but a simple glass box, the façade of the building appears to twist on its central axis as it rises out of the ground. On the east façade, there are five "pleats" that curve as they rise upward evoking schooners under full sail. The southern façade features three sails rising along the vertical height of the building, and on the north, the vertical pieces of the building act like a sailboat's masts, bringing stability and a central element around which other aspects of the design are organized. The pleats and sails create a form that offers unrivalled views of the harbor and the city from the residences.



Building Features

- Structural concrete slabs are thickened to nine inches to stabilize the twisting shape of the building and to reduce vibration and sound levels.
- At the ground floor, the building gently peels away from the sidewalk in a sweep of serrations, revealing the harbor beyond. These serrated marble forms gently curve away, mimicking the grand sail-like forms of the tower above.
- The upper levels are a unitized curtain wall of grey-blue glass.
- Tilted structural columns that change location at each level, run continuously from the base to the top of the building to create its twisting shape.

Harborwalk

A waterfront terrace connects to the 45-mile-long Harborwalk providing the public with views and direct access to Boston Harbor from Seaport Boulevard. Public open space, including the Harborwalk and adjacent Massport Wharf, occupies approximately 60% of the building's ground floor.

Ground Level

- Two water features front Seaport Boulevard to create a transition to the terrace and Harborwalk.
- A curved marble façade creates the residential entry along Seaport Boulevard.
- The restaurant entrance is set at an angle to Seaport Boulevard on the Harborwalk terrace, separated from the residential entrance by a water feature.