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## Skanska enters ground lease with Boston EDIC to build Two Drydock

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Boston, MA Development and construction firm Skanska has entered a ground lease with Boston's Economic Development Industrial Corporation (EDIC) for its sixth development in the city, Two Drydock at 2 Drydock Ave. in the Seaport District. Skanska will develop and construct Two Drydock, a 225,000 s/f, 12-story, class A office building, to include 9,500 s/f of ground-floor retail, a 12,000 s/f public plaza, 150 above-ground, on-site parking spaces, bike storage, a fitness center, locker rooms with showers, and a 7,500 s/f rooftop terrace.

"The creative energy that exists within the Drydock area of the Seaport District inspired our vision for Two Drydock as an inventive, future-proof environment in the center of the action. It's a place where forward-thinking companies can thrive and explore their innovative potential," said Charley Leatherbee, head of commercial development operations for Skanska's offices in the city. "We planned Two Drydock with the evolving needs of today's modern workforce in mind, and are delivering a welcoming, unique and flexible building which adds to the vibrancy of the neighborhood. Our tenants will be in good company surrounded by a diverse mix of pioneering startups and businesses."

Consistent with Skanska's commitment to the communities where it works, the firm joined mayor Martin Walsh, in anticipation of the project's start, to present a \$100,000 donation to Martin's Park. The new public park is adjacent to the Boston Children's Museum and initiated by The Martin Richard Foundation, which provides opportunities for young people to learn, grow, and lead through volunteerism and community engagement. The foundation was established in honor of the late Martin Richard, the youngest victim of the Boston Marathon bombings, who enjoyed playing in the city's fields and playgrounds while growing up in Dorchester.

"Two Drydock will add valuable, dynamic workspace to the Raymond L. Flynn Marine Park, one of Boston's busiest innovation hubs attracting forward-thinking companies from all over the country," said Boston's Mayor Martin J. Walsh. "I am thankful for the support Skanska has already made through its donation to Martin's Park, and I look forward to continue working with them as they develop Two Drydock, Boston's Seaport District, and neighboring communities in Greater Boston."

Designed by SGA, the building will pay homage to the neighborhood's past as well as its bright future through its industrial-inspired architecture and design. In line with the spirit of the district and its forward-thinking approach to development, Skanska strategically placed the building's parking on floors two through four to allow for future repositioning. Two Drydock is adjacent to the MBTA's Silver Line, offers shuttle bus service to North Station and South Station, provides convenient access to I-90 and I-93, and is within walking distance to the anticipated ferry from Fan Pier to Lovejoy Wharf near North Station. The building's ideal location also provides access to the Seaport's booming retail, restaurant and wellness scene.

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