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Skanska signs 114,620 s/f lease with MullenLowe and Mediahub at Two Drydock

November 08, 2019 - Front Section



Boston, MA Skanska has signed a 114,620 s/f lease with Interpublic Group subsidiaries MullenLowe and Mediahub at Two Drydock, the firm's sixth commercial development in the city. MullenLowe and Mediahub are a full-service creative, media and PR agency with 550 locally-based employees. The agency will move from 40 Broad St. in the Financial District to Two Drydock in July 2020, establishing Skanska's latest development as its new U.S. headquarters.

Once completed, Two Drydock will be a 13-story, 230,000 s/f, class A office building that includes 9,000 s/f of retail space. The building, targeting LEED Gold and Fitwel certifications, will offer tenants access to an 8,000 s/f rooftop terrace with a 5,500 s/f interior amenity space that features a fitness center and conference and lounge space with views of the harbor and skyline. It will also include bike storage and 150 above-ground parking spaces placed on floors two through four for potential repositioning given the expected increase in driverless cars and ride-sharing services.

"We strategically designed Two Drydock at this prime location, the gateway into the Drydock area, to inspire and attract firms like MullenLowe and Mediahub," said Russ DeMartino, executive vice president of Skanska USA commercial development in the city. "There is a contagious energy built on innovation and creativity found throughout this neighborhood that makes firms like MullenLowe and Mediahub a perfect fit. We look forward to providing a space for them to continue their original work."

Located at 2 Drydock Ave. in the Seaport District, the building is near the MBTA's Silver Line, I-90, I-93, and Logan International Airport. There will also be a shuttle that provides direct access to North Station.

MullenLowe and Mediahub are working with Elkus Manfredi on the architectural design of the agency's future space. JLL is the agency's commercial real estate representative.

"The vision for our move is to create a working space that will foster unity, authenticity and curiosity," said Kelly Fredrickson, president of MullenLowe. "We searched throughout the city to find a location that will deliver on these goals, inspire our creative teams and provide enough space to accommodate our dramatic growth. As soon as we met with Skanska's team, we knew Two Drydock was the best place for our new headquarters – the location and design coupled with the firm's commitment to sustainability and healthy environments sealed the deal for us."

Two Drydock broke ground in June 2018 and will be completed in the first quarter of 2020.

To commemorate the project start, Skanska joined mayor Martin J. Walsh to present a \$100,000 donation to The Martin Richard Foundation for the creation of Martin's Park, a public green space steps from the Boston Children's Museum that was completed in June. The foundation provides opportunities for young people to learn, grow, and lead through volunteerism and community engagement. It was established in honor of the late Martin W. Richard, the youngest victim of the Boston Marathon bombings, who enjoyed playing in Boston's fields and playgrounds while growing up in Dorchester, Mass.

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