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Gerding Edlen to open 315 on A; a 202-unit \$100 million project

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Gerding Edlen, one of the nation's leading sustainable developers will unveil the city's newest luxury residential development when it opens 315 on A, the first new construction for apartment living in the Fort Point neighborhood of the city's Innovation District. 315 on A is Gerding Edlen's second development property in the city. The \$100 million project features 202 rental units, including 22 onsite affordable units and expects to achieve a LEED Gold certification. 315 on A focuses on creating a "20-minute living environment" that enables residents to do all the necessary and enjoyable things in life in a concentrated urban area. Encouraging carbon-free transportation, 315 on A residents will have access to a dedicated, secure bicycle room outfitted with air compressors to support cycling residents with worry-free green transportation.

Expanding innovation to new heights, residents will have the convenience of space that respects privacy while encouraging community living. A 20th floor skyline lounge, available to all residents, adds unique space to meet, network and share talents with other residents and their guests.

315 on A is designed to maximize space and minimize energy usage through efficient design and emphasis on locally-sourced and recycled-content materials. Smart thermostats known as the "Nest" can be found in each unit and a 75 kW combined heat and power (co-gen) unit generates electricity for the building's common areas and produces heat used in the building. The "Nest" learns a tenant's schedule, programs itself and can be controlled from a mobile device. The combined annual energy savings of the building is enough to power 126 homes, remove 38 cars from the road and save 3.812 million gallons of water. 61 secure bicycle parking spaces are provided in the garage

Features include recycled content doors, soy-based insulation and water efficient building fixtures; reclaimed beams from the original structure were used for wood flooring in the lobby and unique slider doors were fabricated locally by craftsmen using old world techniques and European hardware. An aggressive construction waste recycling program was implemented and a building wide green janitorial program can be found on-site. Residents will enjoy using green cleaning supplies cost-free in an effort to expand the communities' commitment to sustainability. Non-toxic finishes (paints, adhesives, sealants) and no added urea-formaldehyde in composite wood products were used throughout the building.

315 on A follows the success of Factory 63 on Melcher St. restored by Gerding Edlen and repurposed to house the city's first innovation units along with permanent gallery space for Design Museum Boston.

Like Factory 63, 315 on A will partner with local community organizations, artists and designers to create programs to deepen the building's ties to the rich cultural neighborhood.

Located on A Street in Fort Point, 315 on A will open this fall, offering residents access to the

unique Innovation District community with numerous neighborhood restaurants, bars, shops, salons and markets all within walking distance. Leasing for this property has begun. Tours are available by appointment only and can be made by visiting 315ona.com.

Gerding Edlen is one of the nation's leading real estate investment and development firms focused on urban, infill, office, apartment and mixed-use properties. Founded 15 years ago, the firm provides investors and partners an opportunity to achieve returns by creating and owning exceptional properties where people can live, work and learn. Gerding Edlen's "Principles of Place" guide the firm's development efforts and ensure that properties create value for residents and tenants by creating and supporting communities. This commitment has led the firm to be a recognized national leader in sustainability, developing or re-developing more than 50 LEED certified or certified pending properties.

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