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Boylston Properties to renovate warehouse into 160,000 s/f Watertown office building

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According to Cassidy Turley, Boylston Properties is planning to renovate an existing warehouse building at 480 Arsenal St. into a new 160,000 s/f office building designed by Spagnolo, Gisness & Associates.

"The east end of Watertown is experiencing a renaissance, and the addition of this transformative work environment will add to the high level of energy and momentum generated by the commercial and residential development which is currently underway," said William McQuillan, president of Boylston Props. "We look forward to the influx of young professional tenants that this revitalization will bring."

Though construction of 480 Arsenal St. has yet to begin, the finished product will offer a unique and fresh work environment which fosters collaboration and encourages interaction. Presenting a fun and dramatic design aesthetic, this building truly offers a distinct alternative to traditional office space. Providing an abundance of natural light and connectivity to the site's many outdoor amenities, this space offers high ceilings and the flexibility to accommodate open office concepts.

The site is rich with outdoor amenities, including multiple courtyards and an expansive green space focused on recreation, outdoor gathering and collaboration. Offering walkable access to the many restaurants and retail options offered at the adjacent Arsenal project, the site also provides abundant parking and a direct connection to bicycle and pedestrian paths which will connect to the Minuteman Bikeway and the Charles River.

The planned project at 480 Arsenal St. is one aspect of the larger redevelopment plan for Watertown that began in 2013 with the goal of transforming the area into a hub for technology-related companies and an emerging class of young professionals. Boylston Properties is a key player in this redevelopment, as it has already purchased the 225,000 square foot Arsenal Mall, with plans to renovate and redevelop the site. Additionally, Boylston is planning a 148 suite Marriott Residence Inn on Arsenal St., and plans to be under construction in Q2, 2015.

"As Watertown vies to strengthen its position as a hub for technology in the Boston area, this new, forward-looking office building is exactly what the city needs to reach that goal," said Duncan Gratton, executive managing director and principal at Cassidy Turley. "With such close proximity to Cambridge and Boston, Watertown is an ideal location for growing businesses."

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