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One Post Office Sq. to undergo redevelopment

January 19, 2018 - Construction Design & Engineering

Boston, MA Anchor Line Partners and Jones Lang LaSalle (JLL) revealed plans for One Post Office Sq. The 41-story building is located across from Norman B. Leventhal Park and adjacent to the Langham Hotel.

JLL/Anchor Line challenged global architecture firm Gensler to rethink conventional office building paradigms and to deliver a new world-class office experience for the worker of the future. Collectively, the team has delivered on that challenge, with a proposed design that fulfills not only the environmental, economic, and health goals of today's leading organizations, but also the demand for integrated and diverse amenities for both tenants and the public to access.

"The benefits of this revitalization will extend beyond the brick and mortar for years to come. Our city has shown tremendous leadership in planning for a strong economic future with collaborative initiatives such as Imagine 2030. As building owners and developers, we must challenge ourselves and do our part, in partnership with the city," said Andrew Maher, co-founder and managing partner, Anchor Line Partners.

"Leveraging an existing tower to transform it to a world-class office experience through a series of strategic design elements is an extraordinary opportunity," said Doug Gensler, managing director and principal in Gensler's Boston office.

One of the most noticeable changes will be to the existing façade of One Post Office Sq. with a new glass curtainwall, the top floor will include a unique glass expression which has come to be known as 'The Lantern,' for its glowing visibility of the skyline.

One Post Office Sq. will also be highlighted by a new transparent glass structure at the lower levels where three stories of retail and dining, almost 8,000 s/f, will transform the building's relationship to the street. Formerly a dark passage between the building and the hotel, the glass pavilion will be open to the public and inviting at the street-level which overlooks Leventhal Park.

In addition, the team has proposed several new and dynamic indoor-outdoor opportunities for tenants and the public, designed to add richness and vitality to the downtown. The proposed outdoor spaces are plentiful, and included on multiple levels.

Michael Connelly, senior vice president at JLL's Project and Development Services team said, "In addition to the incredible improvements planned for the existing tower, one of the most exciting

updates is a new ten story building planned to be constructed above the garage on Oliver St.” Construction is expected to begin in the third quarter of 2018.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540