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Skanska signs Shell TechWorks to 43,821 s/f at Two Drydock - a 13-story, 230,000 s/f, class A office building in Seaport

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Two Drydock - Boston, MA

Boston, MA Skanska has signed a 43,821 s/f lease with Shell TechWorks, at Two Drydock, the firm's sixth commercial development in the city. Shell TechWorks is an entrepreneurial research and development branch within Shell that was created to find faster, more cost-effective ways to deliver technologies that the industry needs for environments where safety is paramount, to produce more and cleaner energy now and in the future.

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 the city skyline. It will also include bike storage and 150 above-ground parking spaces placed on floors two through four for potential repositioning given the anticipated increase in driverless cars and other ride-sharing services. Shell TechWork's new location will span floors five and six and include research and development space, as well as an exclusive outdoor terrace on the fifth floor.

"Two Drydock was built for innovative, thought leaders like Shell who are at the cutting edge of developing new technologies to enhance the energy sector and drive progress forward for the industry globally," said Russ DeMartino, executive vice president of Skanska's commercial development operations.

"Shell's commitment to safety in every aspect of its business is very much aligned with our Care for Life values at Skanska, further making them a natural fit for the building."

"Shell TechWorks, which opened its doors in Cambridge in 2013, looks forward to joining the exciting ecosystem in Boston's Innovation District early next year," said Julie Ferland, general manager of TechWorks. "Two Drydock will provide an inspiring home for Shell's expanding presence in the Northeast. It has been a pleasure to work with Skanska on this project, for both their outstanding safety culture and their commitment to building a stimulating, healthy, and environmentally efficient workplace."

Located at 2 Drydock Ave. in the Seaport, the building is located near the MBTA's Silver Line that travels to and from South Station in 10 minutes; I-90, I-93; and Logan International Airport. There will also be a shuttle that provides direct access to North Station.

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 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 the city's fields and playgrounds while growing up in Dorchester.

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