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Anchor Line Partners and JLL begin upgrades to One Post Office Sq. - anticipated LEED Gold rating

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Boston, MA Construction has begun at the 41-story One Post Office Sq. Already an iconic feature of the downtown skyline, the new One Post Office Sq. is emerging as the building undergoes a facelift and substantial upgrade inside and out. The project features 775,000 s/f of availability, including low-rise, mid-rise and high-rise space, delivering in 2021.

Co-developed by Anchor Line Partners and JLL, One Post Office Sq. is being meticulously re-designed with fresh amenities and workspaces. While the most visible changes will include a glass façade and several roof decks, a host of additional improvements will be evident throughout the building. From the modern and innovative parking garage to the collaborative and flexible office spaces, fitness center, new restaurants and an outdoor lounge, the many new amenities are intended to elevate the entire workday experience.

According to Andrew Maher, co-founder and managing partner of Anchor Line Partners, “One Post Office Sq. occupies a central location in one of Boston’s most dynamic working environments. Our team relished the opportunity to reconceive this building to thoroughly and effectively support the ways that we work now and to address our future needs, too. We are excited to bring vibrant new life to this iconic address.”

Some of the building’s new features increase employee well-being and enjoyment while also reducing energy use. For example, triple-glazed glass and a chilled beam system allow higher ceilings and bigger views, but they also produce greater energy efficiency and improved climate control, contributing to the project’s anticipated LEED Gold rating.

One of the new features is the automated parking garage, which will be one of the first in downtown. The One Post Office Sq. team has partnered with UTron to reinvent the parking experience for its users. Commuters will leave their car for safe storage upon arrival, and when they are ready to depart, they will hail their car from their smartphone.

Slated to be completed in the fourth quarter of 2021, the new One Post Office Sq. will also include three stories of retail space along Pearl St., including multiple dining options, from quick bites to gourmet meals. A roof deck over the new lobby area—exclusive for building tenants—will provide fresh air and unobstructed views of Post Office Square Park.

JLL is the exclusive leasing agent on the project. The team includes managing directors Bill Barrack and Ben Heller and executive vice president Kelly Lockberg.

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