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## Leasing is now underway at Miscela - located at Assembly Row, Somerville, MA

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Somerville, MA Leasing is now underway at Miscela, the newest residential community at Assembly Row. The 24-story, 500-unit building is directly across from the MBTA station at 485 Foley St., and features apartment homes and penthouses. The building is now the tallest in the city, and puts residents at the front door of Assembly Row's wide range of retail options, full-service and takeout dining, and entertainment venues.

Miscela includes studios, one, two and three-bedroom residences with a choice of finishes and a variety of floor plans. Kitchens and baths feature quartz countertops and elegant tile work and cabinets. Large windows provide plentiful light and air, while resilient wood plank flooring throughout offers a warm vibe to each home. All apartment homes have walk-in closets; some offer Juliet balconies, larger balconies or patios. Additionally, penthouses offer upgraded finishes, larger floorplans and up to 12' ceilings.

With a wide range of desirable amenities and eclectic work from home spaces, Miscela emphasizes access to fresh air and healthy living. Features include a 24th floor lookout with river views towards

Boston, a hidden “speakeasy” bar and a courtyard swimming pool with cabanas, grills and lawn with fire pits. The main resident lounge is a two-story loft style space with private cabins and fireplace which creates an ideal destination for either daytime “work-from-home” atmosphere or an evening “out of home” experience.

The building has been designed to achieve a LEED Silver certification and highlights fitness with a yoga deck, fitness center with turf zone for cross-functional fitness regimens, a spin studio and bike storage.

Assembly Row is bike and dog-friendly, and pets at Miscela can enjoy the Groom Room as well as the adjacent 6-acre Baxter Park. There is also Miscela Gives Back, a program that facilitates giving opportunities for both team members and residents of Miscela to give back to organizations doing important work in the Somerville community – and beyond.

“Miscela is highlighted by its outstanding interior design and tailored amenity offering, it is unlike anything else in the greater Boston area, and an ideal manifestation of the Assembly Row experience, providing a high-level of convenience, comfort and lifestyle choices,” said Mike Ennes, Senior Vice President at Federal Realty. “Our residents can easily access the thoughtful mix of retail, dining, fitness studios and services throughout the neighborhood and beyond to the cities of both Somerville and Boston.”

Miscela’s name is inspired by the neighborhood’s heritage of manufacturing and “assembly.” Meaning “eclectic collection” in Italian, the building’s ambitious design combines a compelling array of motifs, patterns and spaces, while the neighborhood is home to a wide range of people, services and retail/restaurant destinations.

Miscela is one of the centerpieces of Assembly Row’s Phase 3 expansion, which also includes the arrival of CVS, Sephora, Warby Parker, sweetgreen and Shake Shack, along with local dining favorite Parla from Boston’s North End. At 455 Grand Union Boulevard, PUMA’s North American headquarters opens this summer as the anchor to a 13-story state-of-the-art office building. Groceries and necessities are steps away at Trader Joe’s.

Leasing is underway now and first move-ins begin in July 2021.