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Carr Properties and National hold topping off of One Congress development

August 06, 2021 - Owners Developers & Managers



Shown (from left) are: Oliver Carr, CEO of Carr Properties; Jeffrey Kanne, president and CEO, National Real Estate Advisors;

Kenny Cooper, IBEW; Tom O'Brien, HYM Investment Group; Kristen Gowin, Boston Chapter, NECA;

Boston mayor, Kim Janney; Lou Antonellis, Local 103 IBEW; Mike Doucette, Iron Workers Local 7.

Boston, MA Carr Properties, National Real Estate Advisors, LLC (National) and The HYM Investment Group, along with John Moriarty & Associates and hundreds of women and men from the building trades, celebrated the topping off of One Congress. This 600 foot-tall tower will consist

of one million s/f of office space, including the future headquarters of State Street Corp. The building, part of the Bulfinch Crossing redevelopment, is owned through a joint venture between Carr Properties and National on behalf of its clients. The HYM Investment Group is the developer of the project.

Designed by Pelli Clarke Pelli and CBT Architects and interior design firm Gachot Studio, One Congress is becoming a new fixture of the city skyline, and will provide those who occupy the new class A office space with panoramic views of the city, the Boston Harbor, Financial District and the Charles River. One Congress will offer access to world-class amenities such as a 30,000 s/f, outdoor roof garden on the eleventh floor, over 30,000 s/f of fitness, wellness, food and beverage offerings, as well as an expansive bike facility and below-grade parking.

One Congress broke ground in June of 2019 and is expected to be completed January 2023. In January 2019, State Street Corp. announced that it would be relocating its headquarters to One Congress, occupying 510,000 s/f of the one million s/f that the building will offer.

“We are thrilled to officially top off One Congress and celebrate the accomplishments of all those who have worked together to reach this major milestone,” said Oliver Carr, CEO of Carr Properties. “We are getting closer to being able to welcome our customers to a property that exemplifies the future workplace experience. At Carr Properties, we strive to create a thoughtful and inspiring work environment, engaging programming and activities, but most of all, a warm and elevated level of service where each of our customers feels genuinely cared for.”

Located three blocks from North Station, with access to the Haymarket MBTA Station (on site), with proximity to Logan Airport, and I-93 and I-90, and featuring a 99-point Walk Score—the office tower embraces transit-oriented development and a multi-modal future. Likewise, One Congress’ proximity and accessibility to the Rose Kennedy Greenway and other iconic Boston neighborhoods that surround it such as the North End, Beacon Hill, and West End, provide a dynamic ground-level experience, making it one of the most sought-after places to work in the city.

“This project exemplifies National’s commitment and dedication to developing signature, build-to-core, urban projects,” said Jeffrey Kanne, president and CEO of National. “We are proud to create jobs and seek to produce attractive returns for our institutional clients in the communities we invest in. This landmark building could not be possible without the hard work and dedication of experienced and steadfast labor.”

“One Congress is well on its way to becoming one of the most distinctive and defining buildings built in Boston in the last two decades,” said developer Thomas O’Brien, founding partner and managing director of The HYM Investment Group. “With our partners in One Congress, we are bringing over a million square feet of new, Class A office space onto the market in an accessible location where Bostonians want to live and work. We are incredibly grateful for the hard work of the people at every stage from design to construction who are making the vision we had for this building a reality.”

