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The Smith No. 99 - 600,000 s/f mixed-use apartment building available for pre-leasing

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Boston, MA With city views, a two-story roof deck and one of the most comprehensive amenity programs in the South End, The Smith No. 99 is now ready for pre-leasing. Located between the historic streets of Harrison and Albany at 99 East Dedham St., The Smith No. 99 is in phase two of The Smith mixed-use apartment community which is already on track to earn a 2-star Fitwel rating and is targeting LEED Gold certification. Scheduled to open in fall 2023, The Smith No. 99 adds 304 new market-rate and affordable units to The Smith complex, for a total of 604 luxury residential apartments across two buildings, spanning 600,000 s/f of residential and amenity space. Residents of The Smith are within walking distance to Boston Medical Center, specialty shops, eateries, and the cultural spots of the South End and Back Bay. Composed under a unified concept of “one block, two siblings” and designed by CBT architects, The Smith No. 99 complements The Smith No. 89 by taking an approach to urban living where artistry and craftsmanship combine to provide an abundance of outdoor spaces and amenities.

The Smith No. 99 is owned by MEPT Harrison Block Owner LLC. The general contractor is Suffolk Construction.

The Smith community has a collection of 604 units; 300 in The Smith No. 89 and 304 in The Smith No. 99 (of which 18 are affordable units) with the inclusion of two guest suites available for residents to reserve. The Smith No. 99 will begin welcoming residents in Fall 2023 offering studio, one, two- and three-bedroom apartments ranging from 481-1,355 s/f and pricing from \$2,975 to \$7,100.

Health & Wellness Amenities

The Smith No. 99's twelve floors offer a collection of amenities, green-spaces, and gathering places that connect the community and the environment. In addition to a two-story roof deck offering 360-degree views, grill stations, dining areas, fire tables, private lounge spaces and a water feature, a full amenity package was designed with residents' health and wellness in mind including:

- Indoor/outdoor fitness spaces with dedicated yoga and meditation areas.
- An amenity lounge including a vinyl record room, billiards, kitchen, and sunroom.
- An outdoor greenspace with landscaped trees and gardens offers a respite from the city.
- Multiple business office spaces with private work areas and conference rooms offering dedicated areas for co-working and remote work.
- On-site bike storage and repair space are available to residents.
- Pets are welcomed and pampered at The Smith No. 99, with an on-site pet spa, washing station and an indoor play area.
- Walkable location with proximity to public green spaces, local South End farmer's market to purchase fresh produce, and access to cultural attractions.

Additionally, the amenity package includes two levels of underground garage parking with direct access to apartments and EV charging stations, two Zipcars, and retail spaces to address residents' need for work/life balance.

In combination with existing amenities at The Smith No. 89, which include a rooftop pool lounge with fire pits and grills, a 10th-floor sky lounge, a catering kitchen and billiard room.

Art Collection

Inspired by the South End's industrial past and commitment to craft, The Smith No. 99 will be filled inside and out with art, color, and custom-designed works from local and national artists. Curated by art consultancy Alchemy Station, The Smith No. 99 will feature over 90 works of art and nearly 20 custom commissions. Artworks in a multitude of media will be showcased throughout the property, a testament to artists pushing the bounds of their craft. The collection is committed to diverse and equitable representation by telling different artists' stories across their varied backgrounds. Just a few of the featured artworks include:

- A three-panel wall sculpture composed of mixed media and paper by Cicely Carew, muralist and the ICA's 2023 James and Audrey Foster Prize winner.

- A wood sculpture by viral artist Dan “Nuge” Nguyen, whose complex designs have drawn over 100,000 Instagram followers from around the world.
- A vibrant and graphic scrim mural celebrating the history of the South End through motifs of art, music, and flowers by muralist Rachel Gloria Adams.
- Interactive art pieces will also enliven The Smith No. 99’s greenspace from a giant, whimsical pair of stainless-steel eyeglasses by artist Don Kentworthy to a pair of colorful pups designed by metal sculptor Jeffie Brewer.

Apartment Design

The Smith No. 99’s open-concept layouts offer design elements including kitchen islands, ORI beds (in select apartments), stainless steel appliances, walk-in closets and glass showers, ample cabinet storage space, industrial floor-to-ceiling windows allowing for natural light and more. Private outdoor balconies with city views are also available in select apartments.

Sustainability

The Smith No. 99 is leading the sustainability effort in new construction, designated to achieve LEED Gold level certification. Highlights include healthy, green products/materials throughout the building, reduced energy and water consumption through efficient design and operations, and enhanced indoor air quality through ventilation. This certification contributes to a minimized environmental footprint for the building and all its occupants. The Smith No. 99, like its sister The Smith No. 89, has also been registered with the Center for Active Design for its Fitwel certification pursuit, a health and wellness framework focused on the wellbeing of people. Through design and operational strategies, Fitwel enhances buildings by addressing health behaviors and risks to increase well-being, enhance access to nutritional options, promote safety and emergency preparedness, support social equity and encourage active living.

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