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The Chiofaro Company breaks ground on \$100 million reinvestment and reimagination of the 1.8 million s/f International Place

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Shown (from left) are: Sean Lover (Columbia); Dave Stodden(Columbia); Steve Mitchell (Chiofaro Company); Ryan Horning (Prudential),Duna Chiofaro (Chiofaro Company); Steve Houle (Chiofaro Company); Michelle Campagna (Chiofaro Company); Don Chiofaro (Chiofaro Company); Brendan Duffy (Prudential); Amy Ziegler (Prudential); James Wristley (Columbia); Cody Klein (OJB); and David Pezzini (Gensler).

Boston, MA Located along the Rose Kennedy Greenway at the crossroads of the downtown waterfront and the Seaport District, International Place's cylindrical towers are among the most iconic on the city's skyline. The Chiofaro Company has made International Place a premier office destination for decades. To further their commitment, Chiofaro has embarked on a \$100 million reinvestment and reimagination of the 1.8 million s/f office complex.

Standing at 46 stories and 35 stories in two towers the comprehensive plans celebrate the reputation International Place has in the city and the role it has played in the evolution of the city. The project leverages the building's unique assets and will position International Place as one of the most progressive workplace environments for the next generation.

With guidance from global architecture firm Gensler and insight about what matters to employers and employees, the team has curated a program that addresses needs throughout the day with collaborative spaces and onsite services. This is in line with the current thinking that the office should be a ‘magnet’ for employees, an engaging, energizing and collaborative space that helps build connections and growth.

The project is the culmination of more than three years of planning and will include 100,000 s/f of renovated space focused on hospitality driven services and creating an environment built to help businesses thrive:

- IP Commons, the central gathering space for the building and surrounding community, will be reconceived as a greenhouse inspired space with its glass ceiling will surround a signature water attraction and will offer a range of illumination options for special events and activities. New granite floors will feature radiant heating, flex seating, and added greenery will enhance the experience and energy efficiency.
- An 8,000 s/f future restaurant for after work gathering or weekend socializing is planned for Two International Place with direct access to the adjacent Rose Kennedy Greenway.
- A brand-new amenity center, The Aries Club, will offer tenants an additional 20,000 s/f of exclusive space to work, connect, refresh, and recharge. The space will offer a members’ lounge, tech enabled rooms, mothers’ rooms, flex spaces, podcast rooms, large format conferencing event space, wellness offerings, a bar and 3,000 s/f outdoor terrace with exceptional views and seasonal fire pits.
- Reconfigured retail spaces with modern retail storefronts will replace the existing exteriors of the Oliver St. retail façade, creating a community corridor between Boston Harbor and downtown.
- The primary entrances at One and Two International Place will be reintroduced with new lighting, seating, and improved accessibility. The Fort Hill Plaza entrance will be rebuilt as a 32-foot-tall and 80-foot-wide glass portal providing transparency into the IP Commons. These gateways will take design cues from IP’s neighboring asset, The Greenway, by integrating horticultural elements and public seating into most areas of the ground floor.

“There is no uncertainty here, we believe in Boston and we are doubling down on the future of the downtown,” said Don Chiofaro Sr., president of The Chiofaro Co. “There is an opportunity to reinvest in this asset and this city, and we are seizing it. We are doing more than an aesthetic renovation - we are reinvigorating a destination and reimagining how the workplace of the future engages with world-class business.”

“Since opening, International Place has been a highly sought after business address because of its prominent location and the value it offers to its tenants,” said Don Chiofaro Jr., vice president of The Chiofaro Co., “This reimagination only further defines and enhances the experience for all who come to IP, now and into the future.”

