



CELEBRATING
55 YEARS

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MEPT Harrison Block Owner LLC's apartment complex, The Smith No. 99, is now open - designed by CBT architects

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Boston, MA With city views, a two-story roof deck and one of the most comprehensive amenity programs in the city's South End, The Smith No. 99 is now welcoming residents. The property is owned by MEPT Harrison Block Owner LLC. Suffolk Construction was the general contractor on this project.

Located between the historic streets of Harrison and Albany at 99 East Dedham St., The Smith No. 99 is Phase Two of The Smith mixed-use apartment community which has been awarded LEED Gold certification and is on track to earn a 2-star Fitwel rating.

The Smith No. 99 adds 304 new market-rate and affordable units to The Smith complex (offering studio, one-, two- and three-bedroom apartments ranging from 481-1,355 s/f, for a total of 604

residential apartments across two buildings, spanning 600,000 s/f of residential and amenity space. Residents of The Smith are within close proximity 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 a sophisticated approach to urban living where artistry and craftsmanship combine to provide an abundance of outdoor spaces and curated amenities.

The Smith No. 99’s twelve floors offer a collection of amenities, greenspaces, and gathering places that connect the community and the environment. In addition to a two-story roof deck offering 360-degree views of the city, 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;
- Onsite 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 even an indoor play area; and
- Accessible location with proximity to public greenspaces, 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.

Together, The Smith No. 99 and The Smith No. 89 house the largest amenity package in the South End. Existing amenities at The Smith No. 89 include a rooftop pool lounge with fire pits and grills, a 10th floor sky lounge, a catering kitchen and billiard room.

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

The Smith No. 99 is leading the sustainability effort in new construction, being awarded LEED Gold 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.

Inspired by the South End's industrial past and commitment to craft, The Smith No. 99 is brimming 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 features over 90 works of art and nearly 20 custom commissions. Artworks in a multitude of media are 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 mesmerizing wood sculpture by viral artist Dan "Nuge" Nguyen, whose complex designs have drawn over 300K+ 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; and

Larger-than-life interactive art pieces 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.