

L | C | C
Lafayette
City Center



THE CENTER OF DOWNTOWN'S TECH CLUSTER

L|C|C

Lafayette

City Center

LCC is Boston's newest innovation destination. It has completed a major transformation in sync with a Downtown resurgence.

Designed for collaboration with a robust infrastructure and significant cost savings, LCC is a vibrant six-story 615,000-square-foot office and mixed-use complex stacked with leading tech tenants. A new, brightly lit and open lobby features: modern materials, sleek lines, a gracious new entry, lounge seating, and touchdown areas.

You're in the middle of a dynamic live-work-play urban environment with every dining, entertainment and living option. You're in the middle of a live-work-play dynamic with every dining, entertainment and living option. The LCC/Hyatt Regency Boston Amenities Partnership offers tenants Boston's best in-building Amenities Center, with every fitness option, meeting and function space, an award-winning restaurant, and FOODA pop-up lunch in the LCC lobby.

Getting here is easy by bike, subway, walking or driving. Four MBTA lines and the South Station Transportation Center are all within blocks. Logan Airport is just 10 minutes away. Connected to LCC is a 1,056-space underground parking garage, the Hyatt Hotel, and Macy's.

Communicate, collaborate, and save at the new LCC. Leading the charge in Boston's hottest tech hub.



PROPERTY FACTS

Address:	2 Avenue de Lafayette, Boston
Building Size:	Approximately 615,000 s.f.
Floors:	6
Available:	
L-5	total 81,615 rsf
L-5 spec suite	29,645 rsf
L-2	up to 152,175 rsf
L-1	up to 53,873 rsf
Amenities:	4 MBTA lines, train, highway, airport accessibility, 24/7 security, retail, hotels, residences, restaurants, baristas, pubs, nightlife, a world-class package with the perks of being a hotel guest or member of Hyatt's exclusive Loyalty Program.



Fast Facts — Infrastructure

SECURITY & STRUCTURAL

- 24/7 manned security desk
- Computerized maintenance system
- Fiber optic network
- Double pane, tinted windows with security film
- Steel structure
- Column spacing 30'x36'
- 14'-6" slab to slab height
- Finished ceiling height from 9'-3" to 9'-6"
- Two 3,500 lb and six 4,000 lb dedicated passenger elevators
- Two 4,000 lb service elevators, one 4,500 lb and one 5,000 lb

HVAC

- Air handling units located on roof, providing heated and cooled air to fan boxes in ceilings
- 1,950 ton chiller capacity for building
- Air-side economizer utilized for additional cooling
- Two 70 ton chillers on a chilled water loop provide supplemental cooling for the premises
- Primary air system capable of 440,000 cfm to premises
- Ventilation system capable of providing 100% outside air to premises

ELECTRICAL

- Three 2,000 kva transformers provide power to building
- Two 1,200 Amp/480v disconnects provide electrical service to premises and three 2000 Amp/480v
- 480/277v, 3 phase, 4 wire electrical service provided to each floor of premises
- Premises submetered
- Two 625 kW diesel powered emergency generators provided for building life safety
- Two 750 kW diesel generators for backup power to the premises presently in place and one 1000 kW

- Building
- Premises infrastructure

LEED

Lafayette City Center has achieved LEED status for Existing Buildings and Energy Star certifications. The LEED for Existing Buildings Rating System helps building owners and operators measure operations, improvements and maintenance on a consistent scale and improve building life cycle performance with the goal of maximizing operational efficiency while minimizing environmental impacts. Lafayette City Center is now registered with the USGBC.

THE ABBEY GROUP

About the Owner/Manager

The Abbey Group is an exceptionally well regarded and well-capitalized Boston based real estate development and management company with a history of quality projects and an extraordinary commitment to tenants.



AMENITIES WITHIN **ONE BLOCK** OF LAFAYETTE CITY CENTER

P

TWELVE
PARKING GARAGES



NINE
FIVE STAR TO BOUTIQUE HOTELS



TEN
THEATRES & HISTORIC SITES



FIFTY-NINE
MID TO UPSCALE RESTAURANTS



FORTY-FIVE
FULL SERVICE BANK BRANCHES



TWENTY-SIX
RESIDENTIAL BUILDINGS (4,623 UNITS)



NINETY
COFFEE BARISTAS & FOOD EATERIES



ELEVEN
FITNESS CENTERS



FOUR
MBTA COMMUTER LINES

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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