



# COMMERCIAL PROPERTIES SUMMARY

 SOUTHFIELD

“We’re tremendously excited to take ownership of SouthField, which is in many ways the most exciting and promising development opportunity in New England.”

- Kyle Corkum, LStar Communities





# SOUTHFIELD

*Welcome to one of the most unique communities in all of New England. SouthField is an urban village with a rich history dating back to World War II.*

*A community with 1,400 prime acres, most of which have never been touched by development... and never will be.*

A SIGNATURE COMMUNITY BY  **LStarCommunities**

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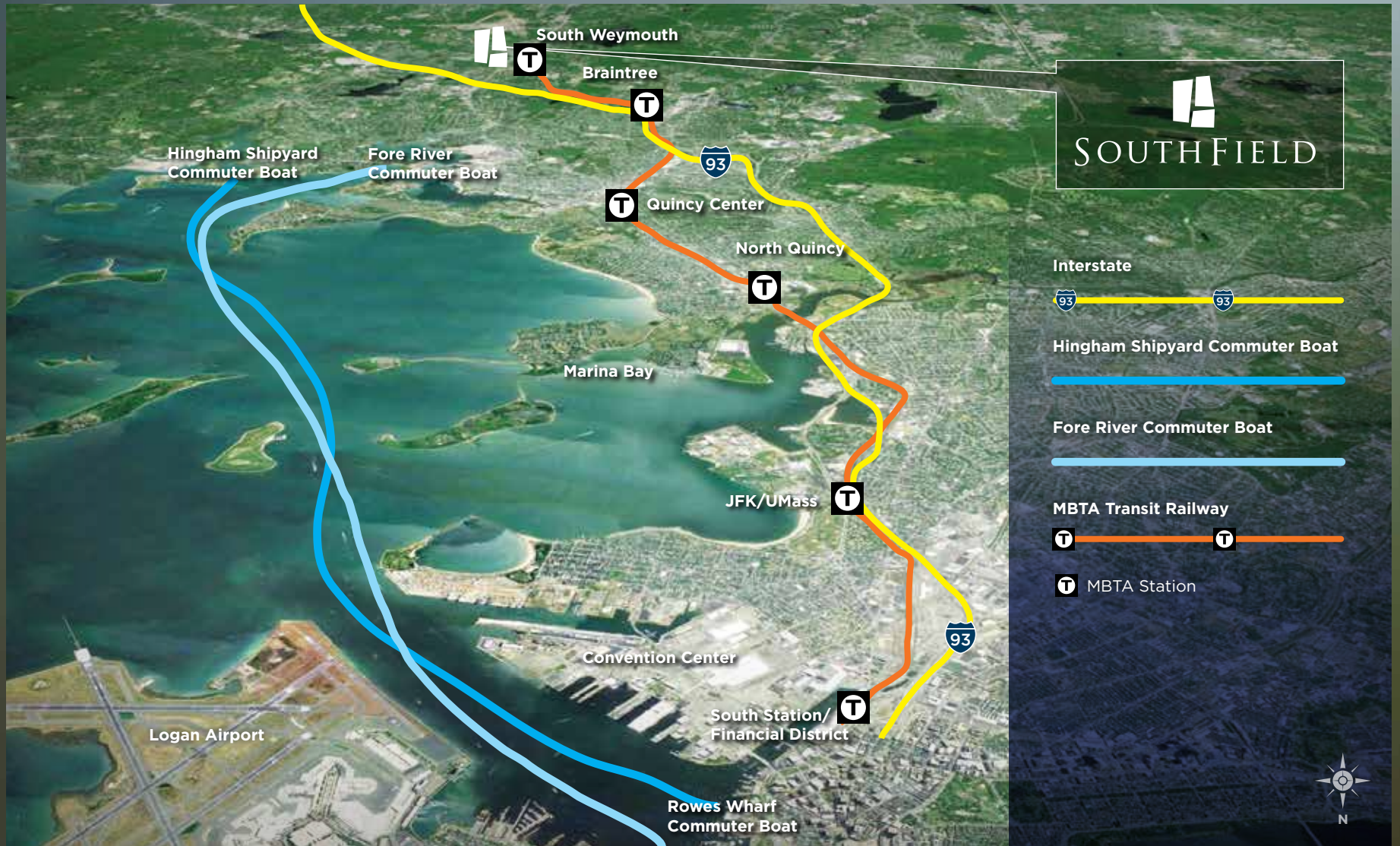


SouthField is the optimal setting for people who want to live and work in a quality South Shore community that is a short distance to the metro Boston area, only 15 miles away.

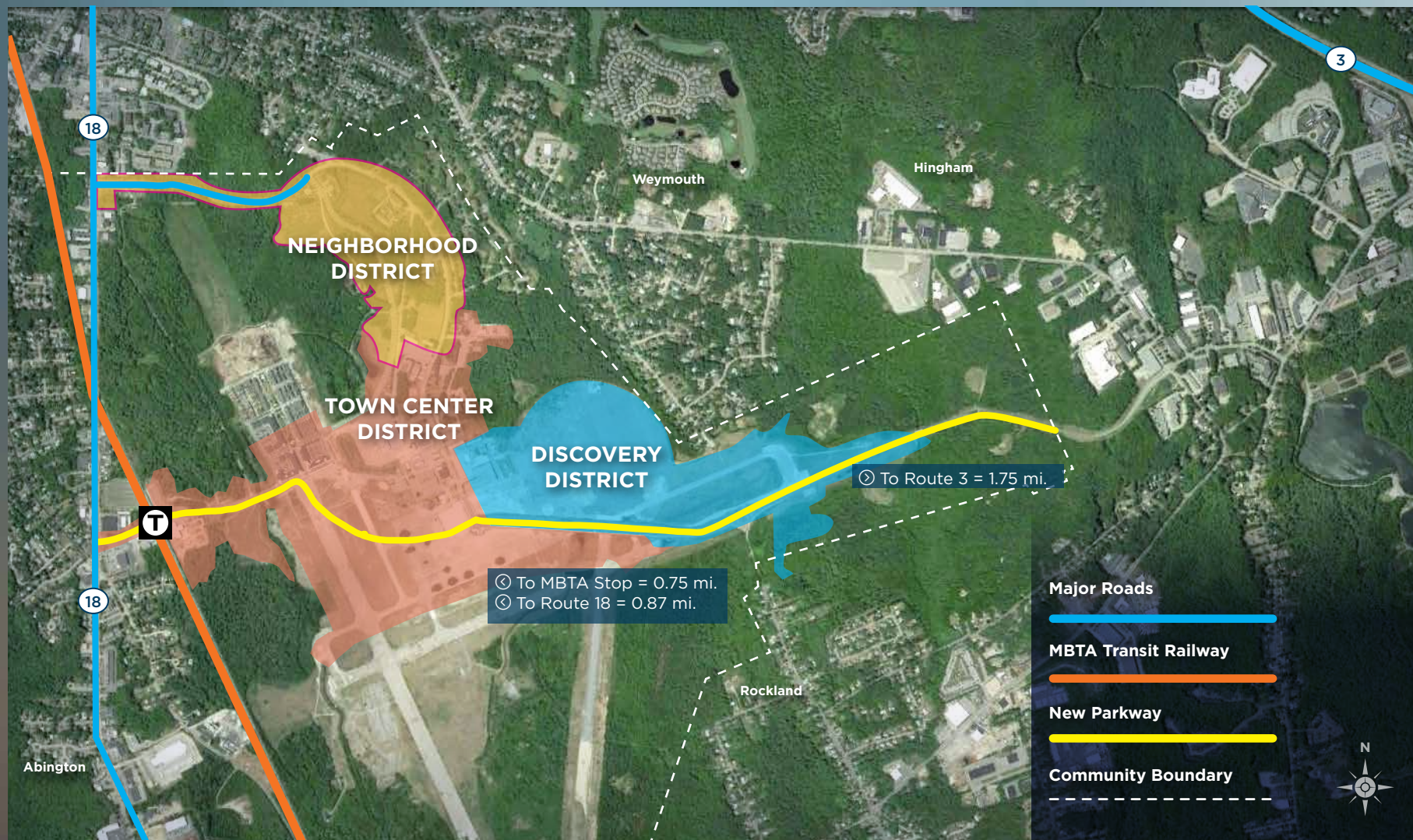
# LOCATION AERIAL



# TRANSPORTATION OVERVIEW



# SOUTHFIELD MASTERPLAN



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## SOUTHFIELD AT A GLANCE

<b>Location:</b>	South Weymouth, MA	<b>Utilities:</b>	<ul style="list-style-type: none"><li>• Electric NGRID (Dual feed from different substations)</li><li>• Natural Gas NGRID</li><li>• Water Municipal/MWRA</li><li>• Sewer Municipal/MWRA</li></ul>
<b>Distance from Boston:</b>	15 miles	<b>Amenities:</b> (Current/Future)	<ul style="list-style-type: none"><li>• Village Center and Town Green</li><li>• Mix of retail shops, restaurants, entertainment</li><li>• Civic areas</li><li>• Regional sports and recreation center</li><li>• Extensive public recreational parks</li></ul>
<b>Project Size:</b>	1,453 acres	<b>Nearby Retail:</b>	<ul style="list-style-type: none"><li>• SouthField Town Center (0.5 mi)</li><li>• Derby Street Shoppes (5 mi)</li><li>• South Shore Plaza (8.33 mi)</li></ul>
<b>Discovery District:</b>	3 million SF	<b>Zoning:</b>	SouthField's zoning is written to facilitate expedited development. Many uses are allowed "as of right," including office, life science, technology, biopharmaceutical, manufacturing and retail. The zoning allows flexibility to approve building design and land plan for custom and unique uses.
<b>Residential:</b>	2,855 units	<b>Development:</b>	Minimum of 100 acres dedicated to office/research and development
<b>Housing Types:</b>	Single family, townhomes, apartments, condos, senior housing	<b>Additional Potential Benefits:</b>	State investment tax credit
<b>Pedestrian Friendly:</b>	Everything within walking distance of town center	<b>Master Developer:</b>	LStar Communities
<b>50 Mile Trail System:</b>	Biking, walking, jogging		
<b>Onsite MBTA Station:</b>	2 stops to South Station (20 minutes)		
<b>Shuttle:</b>	Free shuttle around site and to MBTA		
<b>Parkway:</b>	East-West through site connecting Route 18 to Route 3		
<b>Distance to:</b>	<ul style="list-style-type: none"><li>• Route 3 (Exit 14) - 1.75 mi from Eastern edge of Discovery District</li><li>• T-Stop - 0.75 mi from Western edge of Discovery District</li><li>• Route 18 - 0.87 mi from the Western edge of the Discovery District</li></ul>		



## 2015 EMPLOYMENT WITHIN 30 MINUTE COMMUTE TO SOUTHFIELD

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### **Life Sciences and BioTechnology:**

Employment: 39,030

Percent Increase over 10 years: 46%

Average Salary: \$148,000

### **Medical Manufacturing and Research:**

Employment: 60,196

Percent Increase over 10 years: 28%

Average Salary: \$130,301

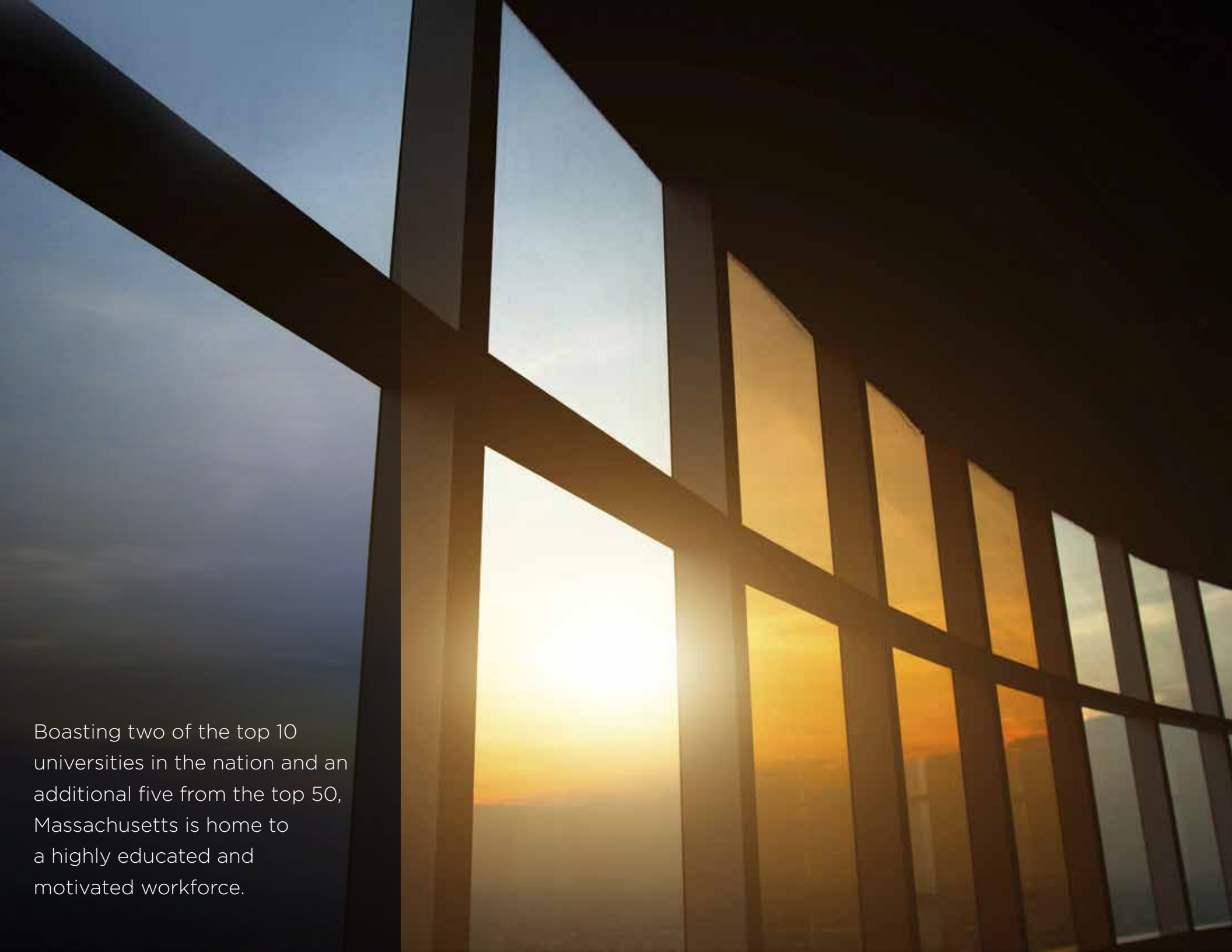
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### **Life Sciences Research:**

Employment: 34,772

Percent Increase over 10 years: 27.6%

Average Hourly Salary: \$43.30

A photograph of a modern building's exterior, featuring a grid of dark window frames. The sun is setting behind the building, creating a warm, golden glow that filters through the glass panes. The sky transitions from a deep blue on the left to a bright orange and yellow near the sun. The building's structure is composed of thick, dark beams that create a strong geometric pattern.

Boasting two of the top 10 universities in the nation and an additional five from the top 50, Massachusetts is home to a highly educated and motivated workforce.



## EDUCATION

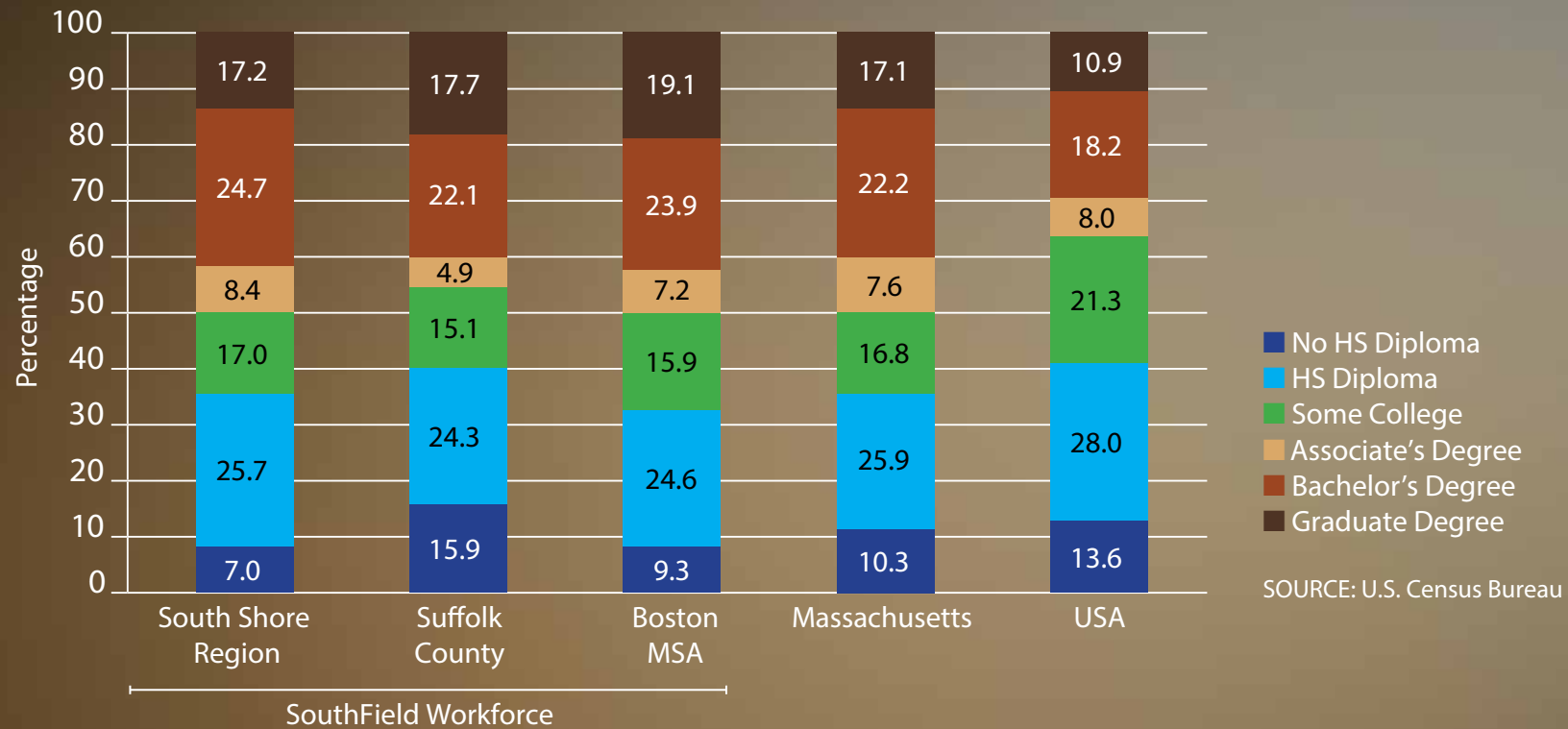
Harvard University	Cambridge	National Top 10 Schools*	Lesley University	Cambridge
Boston University	Boston		Salem State University	Salem
Tufts University	Medford	National Top 50 Schools*	Wheelock College	Boston
Boston College	Chestnut Hill		Massachusetts College of Art and Design	Boston
Northeastern University	Boston		Wheaton College	Norton
Brandeis University	Waltham		The New England Institute of Art	Brookline
Worcester Polytechnic Institute	Worcester		Franklin W. Olin College of Engineering	Needham
University of Massachusetts Boston	Boston		Curry College	Milton
Wellesley College	Wellesley		Boston Architectural College	Boston
Berklee College of Music	Boston		Wentworth Institute of Technology	Boston
Babson College	Babson Park		New England Conservatory	Boston
Simmons College	Boston		The Boston Conservatory	Boston
Suffolk University	Boston		MCPHS University	Boston
Bentley University	Waltham		Emmanuel College	Boston
Emerson College	Boston		Bard College at Simon's Rock	Great Barrington
Hampshire College	Amherst		Stonehill College	Easton
Hult International Business School	Cambridge		Framingham State University	Framingham

\* Source: US News



## EDUCATION

### EDUCATIONAL ATTAINMENT OF THE POPULATION AGED 25 AND OVER (2012)





## HOUSING PROFILE

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FOR ALL HOUSING UNITS:

**Within a 5 Mile Radius:**

2015 Median Value - \$349,462  
2015 Average Value - \$394,052  
2020 Projected Median Value - \$414,648  
2020 Projected Average Value - \$466,933

**Within a 15 Mile Radius:**

2015 Median Value - \$389,459  
2015 Average Value - \$449,393  
2020 Projected Median Value - \$469,839  
2020 Projected Average Value - \$535,126

**Within a 25 Mile Radius:**

2015 Median Value - \$416,944  
2015 Average Value - \$499,132  
2020 Projected Median Value - \$500,527  
2020 Projected Average Value - \$585,550

SOURCE: ESRI



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## ECONOMIC INCENTIVES

Given the project's location within an "Economic Target Area," tenants at SouthField may be eligible to secure tax incentives under Massachusetts' Economic Development Incentive Program (EDIP). EDIP benefits include state investment tax credits, as well as exemptions on real and personal property taxes for a period of 5 to 20 years.

### POTENTIAL BENEFITS

#### State Investment Tax Credit (ITC)

- Typically capped at 3% or \$10,000/job created within 5 years for office users, however ITC may exceed 3% for larger projects
- Credits are taken against Massachusetts Excise Tax liability in the year in which investment is made
- Credits are calculated based on level of tangible property investment (by Tenant or by Landlord on behalf of Tenant)

#### Local Real Estate Tax Credit

- Negotiated abatement schedule (typically a front-loaded stair-step structure) applied to the increase in assessed value associated with the project. Term of abatement is between 5 and 20 years

#### Local Personal Property Tax Credit

- Negotiated abatement from 0-100% of personal property tax. Some companies are already exempt from this tax, but for those that are not, this can be a significant amount

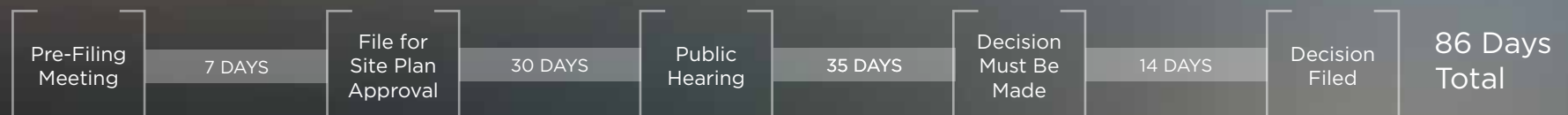


## FAST TRACK PERMITTING

### **Office, Biopharmaceutical R&D, Biopharmaceutical Manufacturing, Light Industrial/Flex and Retail at SouthField**

SouthField Discovery District, Massachusetts has been designed as a welcoming place for office users, science and technology-based companies, including biopharmaceutical manufacturing and retail tenants alike.

- SouthField Redevelopment Authority (SRA) was established to oversee the development of SouthField and serves as “one-stop shopping” for all permitting—SRA acts as the planning board and permit granting authority all rolled into one.
- Any proposed building that conforms to the building form requires only a site plan approval from SRA, which under the zoning by-laws must be completed within 51-86 days.
- SouthField’s zoning also requires that SRA appoint one person as the Lead Reviewer to work with an applicant and facilitate the permitting process.
- Any additional local approvals that may be needed—for example, if the site has wetlands—are also issued by SRA following timelines established by SouthField’s zoning regulations.
- Companies that locate in SouthField can also take advantage of the Commonwealth of Massachusetts’ state-level fast track permitting for both air emissions and industrial wastewater discharges from biotechnology companies. More information on these programs can be found on the Department of Environmental Protection’s website at <http://www.mass.gov/dep/service/biotech.htm>.





## UNIQUE CAMPUS **SETTING**

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At SouthField, employees not only work in a vibrant and picturesque setting, they have immediate access to a diverse array of home styles, social opportunities, and recreation amenities, all within walking distance.

### NEW URBANISM

A model of New Urbanism, SouthField has revived the lost art of creating great places that enrich, uplift, and enliven our ever-intersecting work and personal life with walkable, human-scaled, mixed-use neighborhoods as the foundation of quality communities.

At SouthField, we've taken these principles to heart:

- Walkability
- Mix of Uses
- Quality Architecture
- Transit Orientation
- Connectivity
- Home Style Mix
- Clustered Living
- Sustainability

### THE SOUTH SHORE

- SouthField is a vibrant and diverse neighborhood in and of itself, but is also a gateway to the amazing amenities, natural beauty and lifestyle of the South Shore.
- SouthField is minutes from picturesque beaches, world-class golf courses, quintessential New England towns, high quality community services, exceptional school systems and an educated, diverse workforce.
- The South Shore is arguably the premier location for living and working in the greater Boston area.



 SOUTHFIELD

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A SIGNATURE COMMUNITY BY



**LStarCommunities**