



WATERFRONT SQUARE
at Revere Beach







Waterfront Square at Revere Beach

Everything . . . On the Ocean







WATERFRONT SQUARE at Revere Beach

Work, Stay, Live, Play.

Waterfront Square at Revere Beach is a highly-focused public/private effort to establish a dynamic new center for business, employment, dining, entertainment, public transportation and urban living seven miles north of Downtown Boston.

It will directly serve the 50,000 residents of the City of Revere and a total of more than 250,000 people living within seven miles of the site. It also offers employers the opportunity to establish key operations in a very attractive location, knowing that they have a large, educated, skilled and motivated talent pool living within easy commuting distance.



OTS



OT

top:

$\overline{B^0}$ 18%
 B^0 .09%
 $\overline{B_s^0}$ 5.44
 B_s^0 .03%
 B^+ .09%
 B^- 18.15%

 42.88%



отработка:

A Place that Works...

Prime Office Location

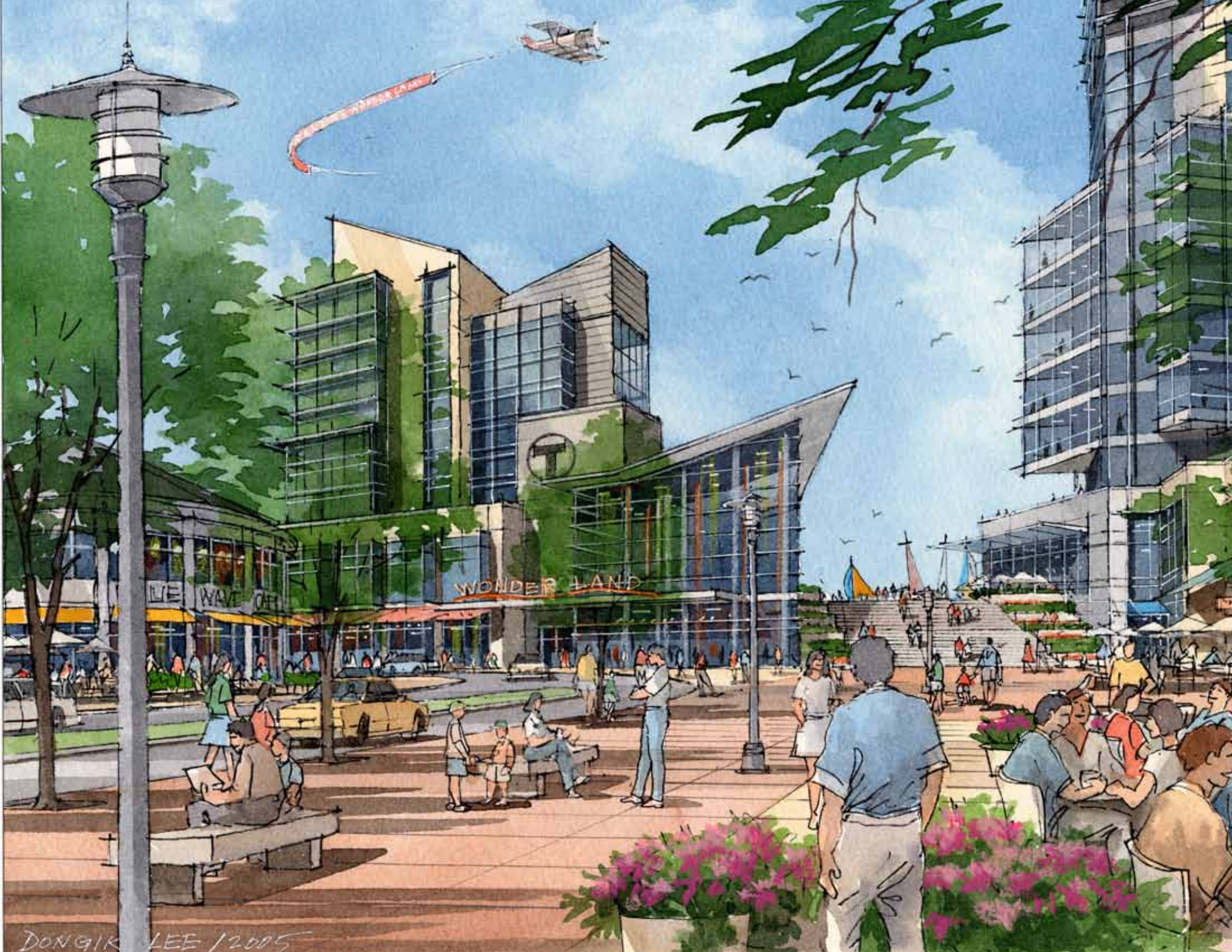
Get exactly what you need in a highly accessible, uplifting environment featuring a first class hotel—for far less than you might be expecting. All that, and 600,000 potential employees with college educations within a 30-minute commute.

- Build-to-suit
- Extensive expansion potential
- Easy commuting via public transit
- Ample on-site parking
- Less than five miles from Logan Airport



• Joao's - crazy

⇒ P. rel?



DONIGIR LEE / 2005

... Day and Night

A Great Place for Staff

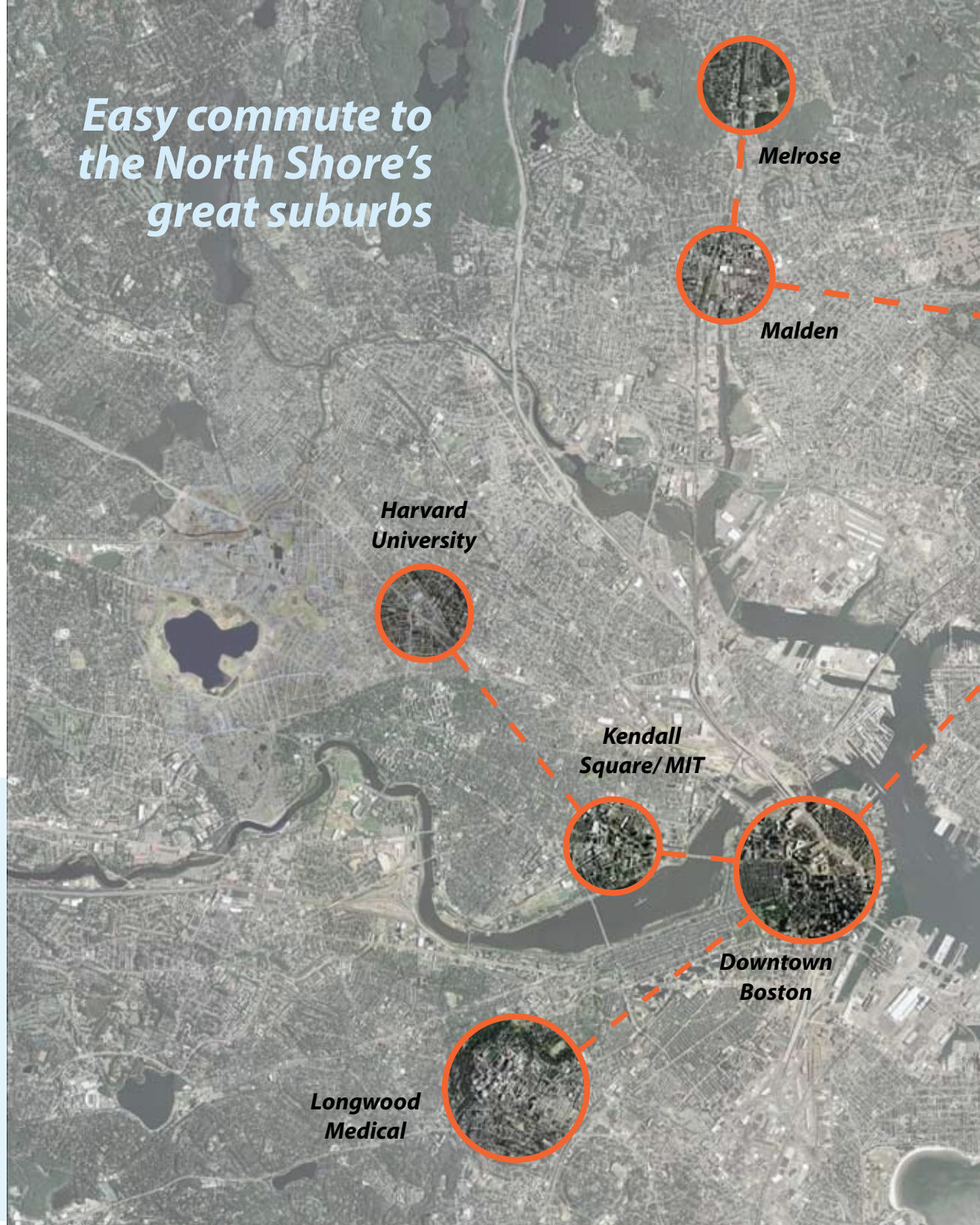
They'll look forward to getting to their office-on-the-ocean and appreciate being able to do almost anything they need without getting in a car.

- 31,000 square feet of retail, dining and entertainment
- Coffee shops, florists and dry cleaners
- Upscale clubs and gourmet restaurants
- Over 5 acres of public plazas and open space
- Walking paths, outdoor dining, concerts and street fairs
- 1,900 linear feet of beach front





*Easy commute to
the North Shore's
great suburbs*



Transit-oriented Convenience



Easy Access to Everywhere

Waterfront Square at Revere Beach is a model transit-oriented development. No matter who you are – employer, employee, resident or visitor – knowing that you have instant, all-weather access to public transportation adds value to whatever you are doing at Waterfront Square.

- Inexpensive, reliable commuting
- 1,500-car MBTA garage
- Walk to North Shore trains
- One-fare access to Greater Boston
- Rush hour trains every 4 minutes
- MBTA Station steps from the beach

travel times:

	Miles	Minutes
Boston	6.9	17
Logan Airport	4.7	10
MIT-Kendall Sq.	8.5	20
Longwood Medical	9.6	21
Route 128	11.4	21
Hanscom Field	26.7	42

***Visitors
Welcome***



Enjoy the day. Stay the night.



- 100-room luxury boutique hotel
- Minutes from Logan Airport
- Full conference facilities
- Full-service spa
- Weekend revitalization packages
- Miles of walking and bicycling paths
- Fine dining and clubs
- A spectacular setting for weddings, corporate meetings, and special events



***Live Where
You Work***



A Complete New Urban Neighborhood

Waterfront Square at Revere Beach will include more than 900 residences in addition to offices, hotels, retail shops, restaurants and entertainment—all surrounding a broad pedestrian plaza sitting atop the train station. The people who live there will be the key component of a dynamic, evolving urban neighborhood.



Enjoy the sand sculpture competition, movies on the beach and the outdoor farmers market.



A City Investing in Itself

Revere is Focused on Fundamentals

“We are very fortunate to have a citizenry that sees the value of investing in strong public services and solid infrastructure, especially our schools. When people think and act that way, cities flourish as places for people to grow and succeed.”

- *Revere Mayor Thomas G. Ambrosino*

- More than \$100 million in capital improvements
- \$11 million for beach restoration
- Two new fire stations and a new police station.

Revere High School:

National Excellence in Education Award Finalist

- 4 new and renovated schools
- 77% of graduates go on to higher education
- 14:1 student-teacher ratio





Route 1A

T

Ocean Avenue

DCR Proposed Park

Revere Beach Boulevard

PEDESTRIAN BRIDGE

RETAIL AT GROUND LEVEL

REVERE BEACH RESERVATION

ATLANTIC OCEAN



WATERFRONT SQUARE at Revere Beach



A Model Community on the North Shore

Building on a welcoming, bustling past.

In the late 1800s Revere Beach came to prominence among Boston's streetcar suburbs as a great destination resort and home to America's first public beach. Revere today remains a vibrant destination, rich in natural resources and cultural diversity. Waterfront Square, with its mix of uses, MBTA Station, and balance of work and leisure activities, builds upon Revere's great tradition as a community of welcoming neighborhoods and a destination for quality entertainment and outdoor recreation. As Waterfront Square arrives on the scene, all involved in its creation look forward to having that tradition become part of its character as it emerges as Metro Boston's next great urban neighborhood.



A World-class Development Team

Quality Projects and Memorable Places

With Eurovest Development, Inc., a veteran Boston-based real estate development firm, at the helm, the Waterfront Square at Revere Beach development team is a closely integrated group featuring a range of talented companies with impeccable credentials for producing top-quality work around the world.



Arrowstreet Inc.

Nitsch Engineering

Epsilon Associates, Inc.

P M & C

McCabe Enterprises

Robinson & Cole, LLP

McDermott Ventures

Vanasse & Associates, Inc.

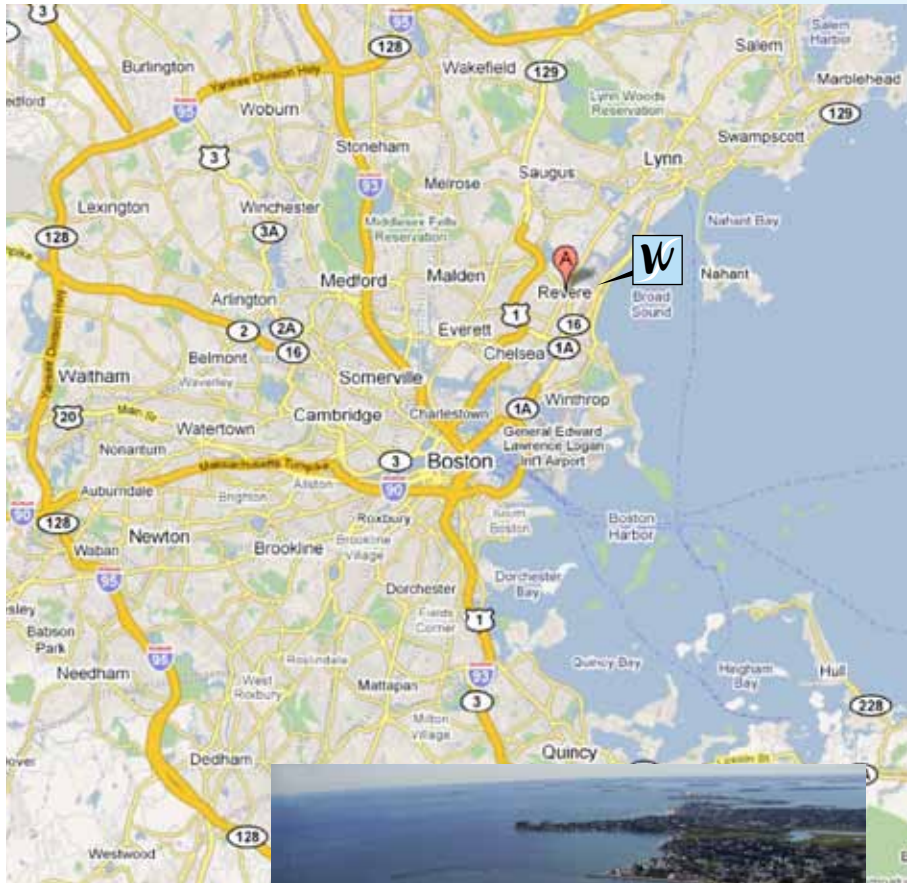
McPhail Associates, LLC



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Getting to Waterfront Square



Directions:

From Boston:

Take the Sumner Tunnel or the Ted Williams Tunnel to Rte. 1A North. Follow Rte. 1A (William F McClellan Hwy) north for approx. 4 miles. At the Rte.60 intersection, make a right turn to follow Rte. 1A (VFW Parkway) to Butler Circle. At the rotary continue north on Rte. 1A (North Shore Road). Wonderland Station is immediately on the right.

From Logan Airport:

Take the I-90 north toward Rte. 1A North. Follow Rte. 1A (William F McClellan Hwy) north for approx. 1 1/2 miles. At the Rte.60 intersection, make a right turn to follow Rte. 1A (VFW Parkway) to Butler Circle. At the rotary continue north on Rte. 1A (North Shore Road). Wonderland Station is immediately on the right.

From the North Shore:

From Rte. 128/ 95 take Rte. 1 south for approx. 10 miles. Follow the Rte. 60/ Malden/ Revere ramp, turning left on Rte.60 East (Squire Rd) for 1 mile. Continue left on Rte. 60 (American Legion Highway). At Timothy J Mahoney Circle, follow signs for Rte. 1A North (VFW Parkway) to the left. Follow Rte. 1A (VFW Parkway) to Butler Circle. At the rotary continue north on Rte. 1A (North Shore Road). Wonderland Station is immediately on the right.

By MBTA:

Take the MBTA Blue Line outbound to Wonderland Station.





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EUROVEST
DEVELOPMENT INC.

www.eurovestdev.com

617.499.0999