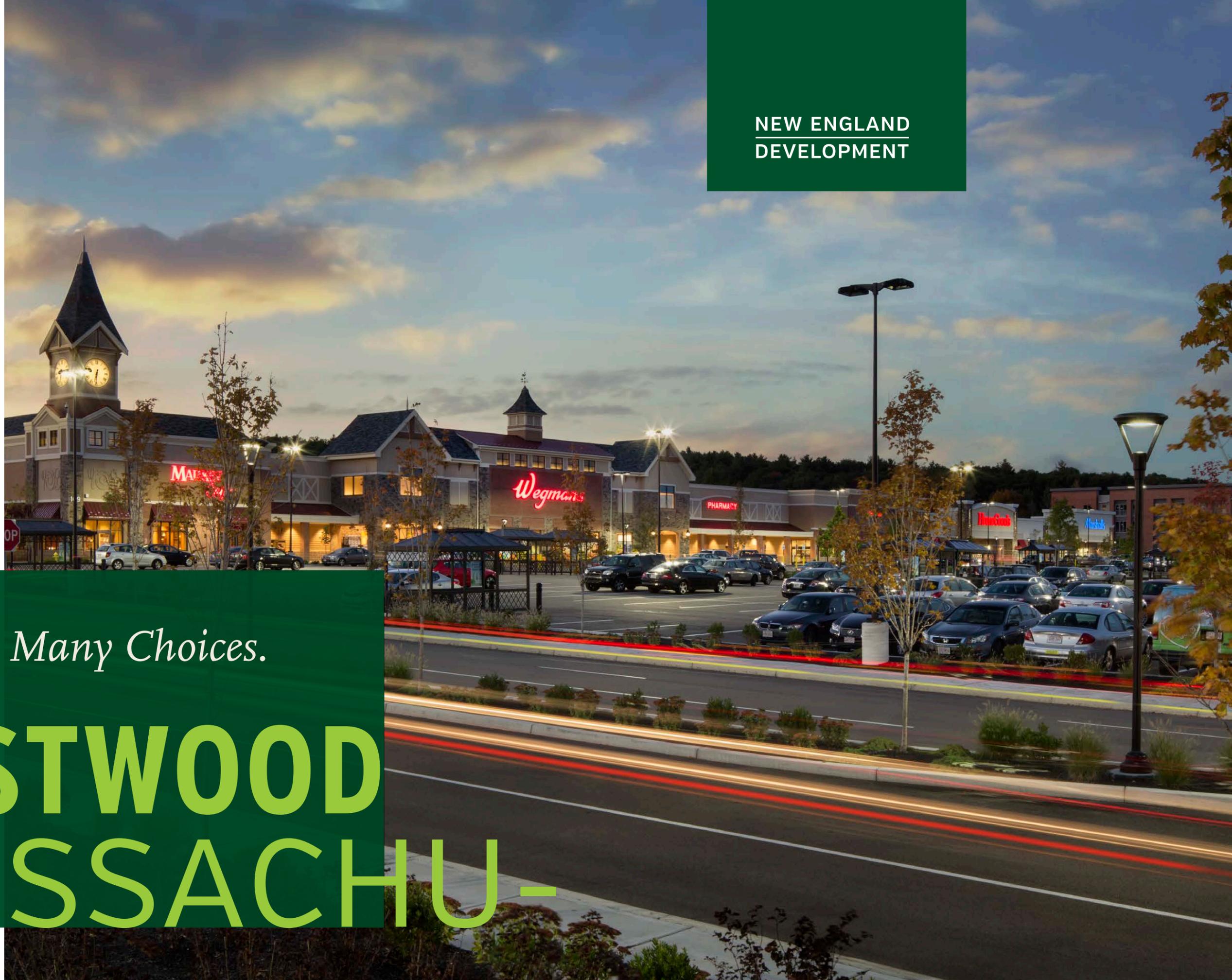




UNIVERSITY
STATION®

NEW ENGLAND
DEVELOPMENT



One Stop. Many Choices.

**WESTWOOD
MASSACHU-**



1.04 MILLION
RESIDENTS

*Live within a
10 mile radius*



\$146,939
ANNUALLY

*Average household
income within a
7 mile radius*



822,248
DAYTIME
POPULATION

*Within a
10 mile radius*



167,898
CARS

*Average daily
traffic on I-95/
Route 128*



*University Station features
665,000 square feet of retail,
restaurant and fitness uses.*

OPPORTUNITY

University Station is a vibrant, mixed-use development in Westwood, Massachusetts adjacent to the Interstate 95/Route 128 MBTA/Amtrak Station, combining unique retail, fitness, restaurant, residential, office and hotel uses.

Anchored by Wegmans, Target, and Nordstrom Rack and featuring over 30 shops and restaurants, University Station draws customers from some of Boston's most desirable suburbs including Dover, Milton, Needham, Sharon and Westwood.

The site's great access, excellent visibility, and mix of uses make University Station a popular destination for shopping and dining and an ideal location for living and working.



GREATER BOSTON'S PREMIER MIXED-USE DEVELOPMENT



120 ACRES



665,000 SF
RETAIL



220,000 SF
OFFICE



120 HOTEL
ROOMS



514
RESIDENCES



25 ACRES
OPEN SPACE



LOCATION



DIRECT REGIONAL ACCESS

From I-95 and Route 128 and proximate to I-93



8 MINUTE TRAIN RIDE

From Boston's Back Bay Station

Easily Accessible

TRAVEL TIMES

By Car	Travel Time
Mass Pike	15 minutes
I-495	20 minutes
South Station	30 minutes
Logan Airport	35 minutes
Providence	36 minutes

By Train	Travel Time
Back Bay Station	8 minutes
South Station	15 minutes
Providence	22 minutes
New York	3 hours
Washington D.C.	6 hours



MASTER PLAN

120 acres
2 million sf

Opening 2023



124,551 ADT

167,898 ADT

—————
Avenues of entrance

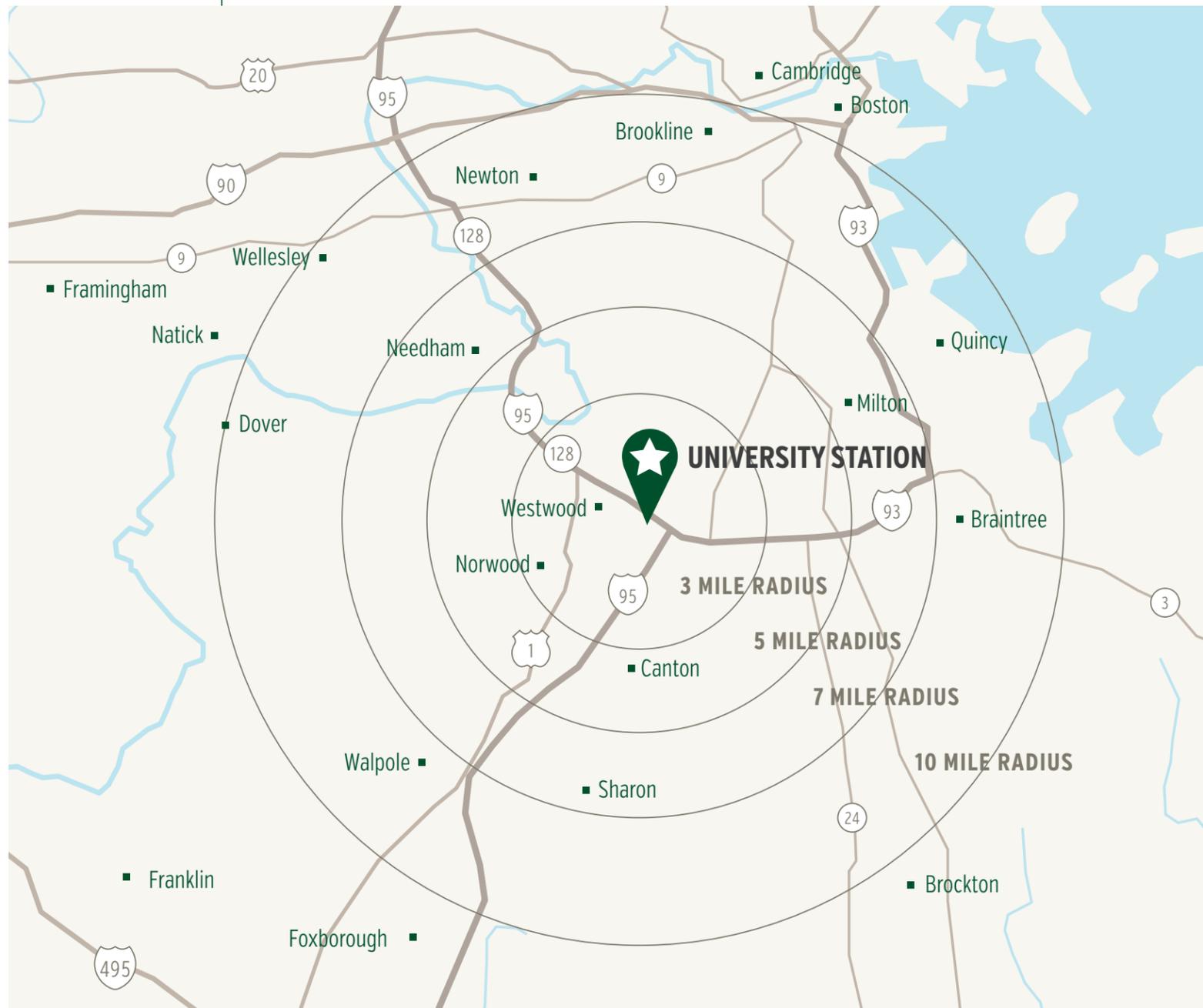
.....
Avenues of egress

ACCESS

- Immediate access from Route 128/I-95 via Exit 27 (Formerly Exit 13)
- Directly abutting Route 128 Commuter Rail/Amtrak Station



MARKET



Market analysis

2022 PRIMARY TRADE AREA (10 MILES)

Population	1.04M
Average Household Income	\$136,009
Adj. Daytime Demographics Age 16 Years or Over	822,248

AFFLUENT COMMUNITIES

AVERAGE HOUSEHOLD INCOME (2022)

Dover	\$438,691
Needham	\$242,923
Westwood	\$220,052
Milton	\$180,981
Sharon	\$186,498

Greater Boston's most vibrant shopping and dining destination

SHOP AND DINE

University Station features some of the nation's most popular stores including Target, Wegmans, Nordstrom Rack, Marshalls, HomeGoods, Homesense, Michaels, PetSmart, J.Crew Factory, Five Below and Ulta Beauty. Anthony's Coal Fired Pizza, Casa Loca Mexican Cantina, Del Frisco's® Grille, Not Your Average Joe's, Panera Bread, and Smashburger are just a few of the eateries that draw customers to the center.

PLAY

Life Time® offers an unparalleled experience through fitness programs and certified fitness professionals to support the health and fitness goals of its members.



SHOP & DINE



Residential

GABLES UNIVERSITY STATION

Gables University Station features 350 apartment homes, located at 85 University Avenue. Residents can choose from spacious one- or two-bedroom apartment homes with open designs and contemporary interiors and top-of-the-line finishes.

WESTWOOD PLACE AT UNIVERSITY STATION

Westwood Place at University Station, developed by Pulte Homes, is a condominium community with 100 homes in two four-story buildings located at 120 & 130 University Avenue. Each building contains 50 homes, comprised of one- and two-bedroom units.

BRIDGES® BY EPOCH

Bridges® by EPOCH at Westwood is a memory care assisted living community where remarkable people deliver exceptional care to those with Alzheimer's disease and Dementia.



Hotel

Courtyard by Marriott, a four-story hotel, features spacious guest rooms thoughtfully designed to provide the optimum balance between work and relaxation. The on-site Bistro provides an upscale casual dining experience, the re-imagined lobby is set up perfectly for impromptu meetings or solo work sessions, and the hotel's 1,300 square foot meeting room is designed for corporate events. Construction on a second hotel, home2 Suites by Hilton, is anticipated to begin in 2024.

LIVE & STAY

WORK

Offices

LEADING HEALTH CARE CENTERS

The first phase of Mass General Brigham is a multi-specialty, outpatient clinic that encompasses two floors in a 30,000 square foot building, including an urgent care facility that provides area residents with access to high-quality care in a local and convenient community setting. The Dana-Farber Cancer Institute is set to begin construction on a 70,000 sf proton therapy facility in 2025, becoming one of just two such facilities in the Commonwealth and serving patients throughout New England.

CITIZENS BANK AND MEKETA INVESTMENT GROUP

Two additional office buildings at University Station include a 100,000 square foot, 4-story building that serves as the regional headquarters for Citizens Bank and a 40,000 square foot, two-story building for Meketa Investment Group.



DEMOGRAPHICS

DEMOGRAPHIC ANALYSIS

Population	3 miles	5 miles	7 miles	10 miles
2022 Estimated Population	53,840	180,047	388,957	1.04 M
2027 Projected Population	55,692	185,122	401,146	1.08 M
2022 Adj. Daytime Demographics Age 16 Years or Over	66,550	154,718	317,373	822,248
2022 Median Age	41.4	40.8	40.3	37.9

Income

2022 Estimated Average Household Income	\$146,146	\$141,773	\$146,939	\$136,009
2022 Estimated Median Household Income	\$115,978	\$106,630	\$111,779	\$102,770

Households

2022 Estimated Households	20,698	69,353	147,650	399,541
2027 Projected Households	21,468	72,007	154,182	422,888

Education (Age 25+)

2022 Some College	13.6%	14.0%	13.9%	12.7%
2022 Associates Degree Only	6.6%	7.8%	7.1%	6.0%
2022 Bachelors Degree Only	32.3%	28.6%	27.1%	27.1%
2022 Graduate Degree	23.6%	23.3%	24.9%	27.1%

Business

2022 Total Business	3,525	8,791	19,114	47,201
2022 Total Employees	51,508	106,313	213,195	528,387





University Station





UNIVERSITY
STATION®

WESTWOOD, MASSACHUSETTS

**NEW ENGLAND
DEVELOPMENT**

75 PARK PLAZA, BOSTON, MASSACHUSETTS 02116

LEASING@NEDEVELOPMENT.COM ■ 617.965.8700 ■ NEDEVELOPMENT.COM