

# PIKE MOTORWORKS BLDG.



## HISTORY & VISION

Capitol Hill's DNA is born of the aspirations of individuals. Coarse textures, auto sales, manufacturing, artists, alternative lifestyles, rock-n-roll, driven entrepreneurs and opinionated individuals have tumbled together in a dense urban setting for a century shaping Capitol Hill. Alive. Vibrant. Rain soaked and cold, or radiating the warmth of summer, its streets see a nightly wave of activity and Pike Motorworks is at the epicenter.

Motorworks isn't a spit-polished, shiny new re-creation of some fancy auto-row building that never really existed. And it is definitely not where you'll find a chain restaurant serving up imported frozen burgers on last week's buns. Pike Motorworks is about Capitol Hill. It's about a mix of old and new, a place to feel connected, a place to eat, drink, and people watch.

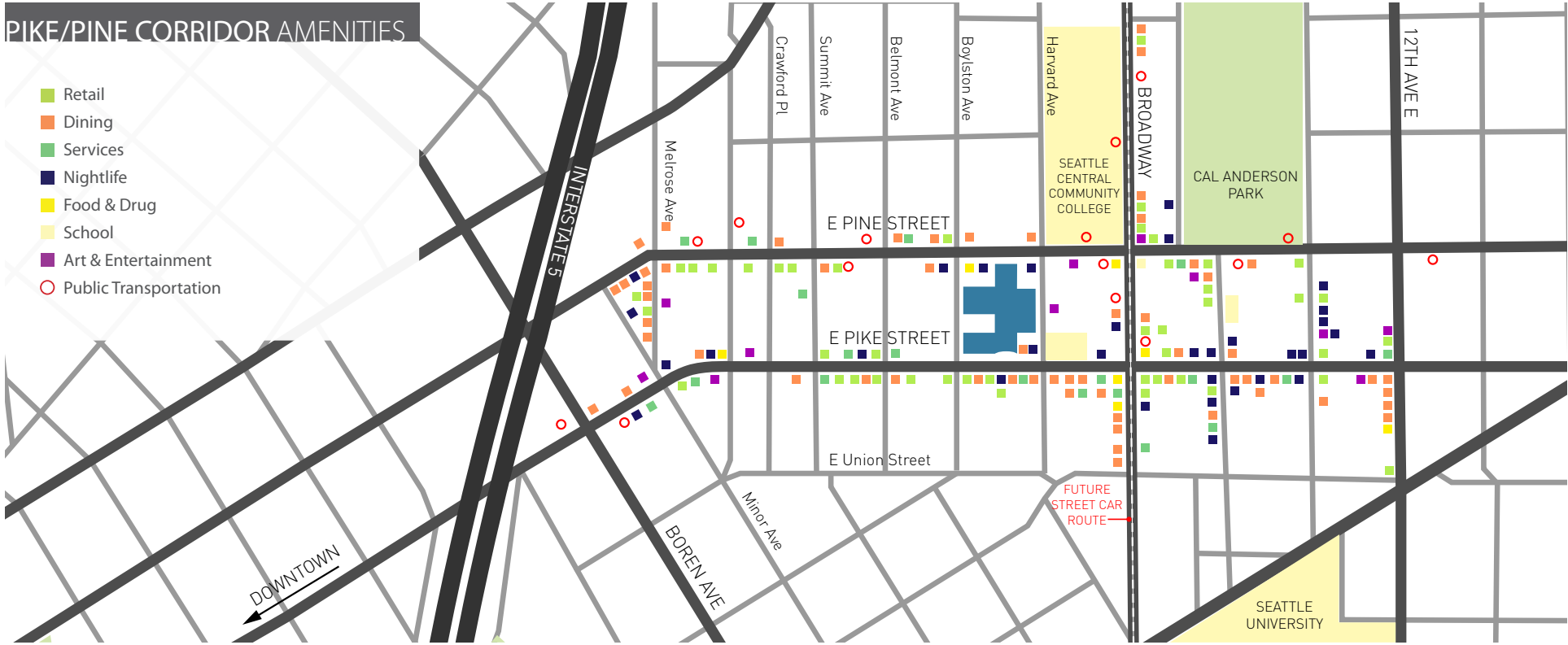
The space itself is like nothing else on Capitol Hill. Flexible retail bays. 22' Ceilings marked by massive reclaimed timbers. It will be loud. Restaurant and bar seating will spill into the public spaces and multiple outdoor patios including a South-facing patio on Pike, and the huge open-air courtyard that connects to Pine, Harvard and Boylston.

The buildings above will be filled with ~260 luxury apartments of assorted sizes. 350 built-in customers will shop and eat in the great businesses below. This project is about what goes on at the street and keeping it local. Have a look...



## PIKE/PINE CORRIDOR AMENITIES

- Retail
- Dining
- Services
- Nightlife
- Food & Drug
- School
- Art & Entertainment
- Public Transportation



CLEAN, CONCRETE, RAW, COMPRESSION, EXPANSION, KINETIC, PEDESTRIAN, FLEXIBLE, FLUID, TEMPORAL, HUMAN-CENTRIC, ACTIVE



HARVARD AVE



# PIKE MOTORWORKS BLDG.

- Approximate vent hood locations
- Market Place
- ▲ Entry
- Street parking available

## 714 E PIKE DEMOGRAPHICS

RADIUS FROM SITE	1-MILE	3-MILE	5-MILE
Total Population	59,133	171,108	359,012
Total Households	33,473	89,772	170,705
Average Household Income	\$46,494	\$72,836	\$76,133

Source: 2013 Census

## PROJECT HIGHLIGHTS

- |                         |  |             |                 |           |               |
|-------------------------|--|-------------|-----------------|-----------|---------------|
| <b>MARKET PLACE</b>     | <ul style="list-style-type: none"> <li>• Open volume with 22' ceiling heights</li> <li>• Reclaimed wood columns and beams set up rhythm to define tenant spaces</li> <li>• Exposed steel elements throughout the space</li> <li>• Shared restrooms</li> <li>• HVAC system – volume is conditioned</li> </ul> |             |                 |           |               |
| <b>BASE BUILDING</b>    | <ul style="list-style-type: none"> <li>• On-site garage parking for retail customers and residents</li> <li>• Excellent signage opportunities</li> <li>• Easily configurable retail spaces</li> </ul>  |             |                 |           |               |
| <b>SITE</b>             | <ul style="list-style-type: none"> <li>• Highly activated thru-block pedestrian connectors</li> <li>• Large South-facing outside courtyard on Pike</li> <li>• Grand portals to interior courtyard</li> <li>• Extensive opportunities for outdoor seating</li> </ul>  |             |                 |           |               |
| <b>PROJECT SCHEDULE</b> | <table border="0"> <tr> <td>Summer 2015</td> <td>Retail Turnover</td> </tr> <tr> <td>Fall 2015</td> <td>Retail C of O</td> </tr> </table>  | Summer 2015 | Retail Turnover | Fall 2015 | Retail C of O |
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