



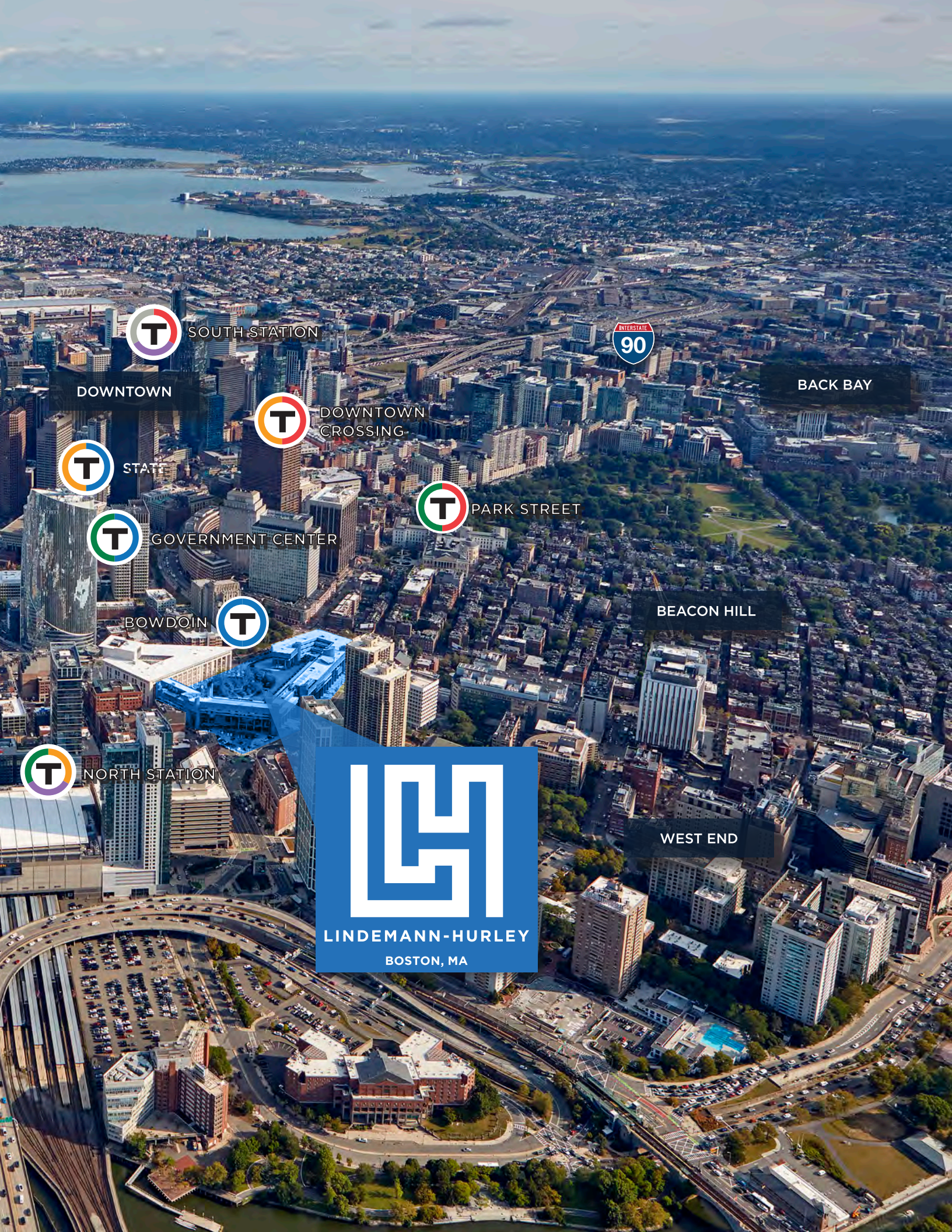




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SOUTH STATION



DOWNTOWN



DOWNTOWN CROSSING

BACK BAY



STATE



PARK STREET



GOVERNMENT CENTER

BEACON HILL



BOWDOIN

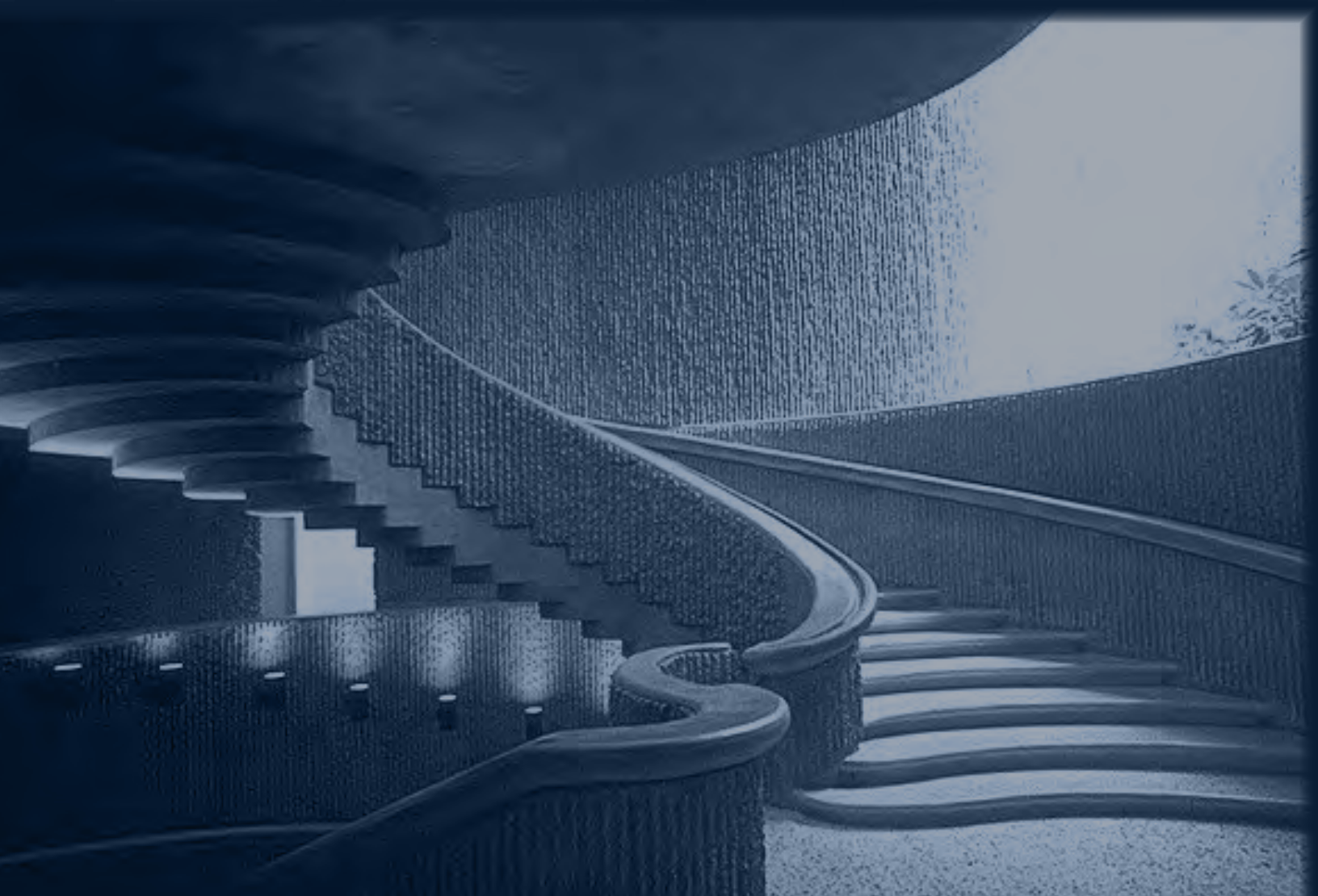


NORTH STATION



LINDEMANN-HURLEY
BOSTON, MA

WEST END





OPPORTUNITY OVERVIEW



EXECUTIVE SUMMARY

Newmark has been retained to advise the Commonwealth of Massachusetts' ("Commonwealth") Division of Capital Asset Management and Maintenance ("DCAMM") on the issuance of a Request for Proposals ("RFP") for the mixed-use, residential redevelopment of the Erich Lindemann Mental Health Center ("Lindemann Building") and the Charles F. Hurley Building ("Hurley Building"; collectively "Lindemann and Hurley Buildings" and "Lindemann-Hurley Site"), an approximately 6.5-acre site located in the heart of Downtown Boston, Massachusetts.

The Lindemann and Hurley Buildings benefit from a highly visible location adjacent to the MGH medical cluster, a perpetual demand driver and major employment hub anchored by the flagship campus of Massachusetts General Hospital, which is undergoing an unprecedented \$1.9 billion expansion. The transit-oriented site also enjoys walkability to all Downtown Boston's primary forms of public transportation, with the world-renowned Kendall Square/East Cambridge biotechnology job cluster located just one MBTA Red Line stop away. It is further surrounded by a dynamic mixed-use environment comprising diverse employment opportunities and walkable shopping, dining, and entertainment amenities, all of which combine to facilitate a modern urban lifestyle. The site's anticipated redevelopment will transform one of Downtown Boston's most prominent but underutilized properties into a vibrant mixed-use, residential complex while delivering much-needed housing to the city's highly desirable West End neighborhood.

The offering is well positioned to leverage Boston's attractive - and highly-resilient - market fundamentals through redevelopment. The city and its surrounding region represent a highly sought-after but extremely high barrier-to-entry residential destination in which demand consistently outpaces supply, fueling swift multi-family lease-up and outsized rent growth. This is supported by Greater Boston's status as one of the most highly-educated and talent-rich metropolitan areas in the nation, home to 70+ colleges and universities - including prestigious Harvard and MIT - as well as a highly-diversified corporate roster anchored by world-renowned medical and life science sectors, all of which fuel its perpetual residential demand and resilience to macro-economic cycles.





OFFERING SUMMARY

Built approximately 55 years ago, the Boston Government Services Center complex (“BGSC”), which contains the Lindemann and Hurley Buildings, occupies a prime location in Downtown Boston, including the 6.5-acre site (the “Site”) proposed here for redevelopment. The 234,000 gross square foot Lindemann Building contains office space for the Department of Mental Health (“DMH”) along with several residential and clinical treatment programs for DMH clients. The 345,000 gross square foot Hurley Building is vacant; until recently it contained office space, primarily for the use of the Executive Office of Labor and Workforce Development (“EOLWD”).

The Division of Capital Asset Management and Maintenance (“DCAMM”) is offering the entire Site for redevelopment by a private developer(s) for a mixed-use, residential development (the “Project”). The conveyance of the Property is authorized by Chapter 150 of the Acts of 2024, An Act Relative to the Affordable Homes Act (the Affordable Homes Act), as well as the authorization of the Asset Management Board. The Affordable Homes Act authorizes the Commissioner of Capital Asset Management and Maintenance (Commissioner) to convey surplus real property for housing purposes, as defined in Section 121 of the Affordable Homes Act.

DMH intends to continue to operate its residential and clinical treatment programs onsite, and the selected developer will be required to build new space onsite (or in very close proximity) to accommodate these programs as part of its development. DMH’s preference is to relocate their central office functions elsewhere within the state’s portfolio of office space prior to execution of this Project. DMH clinical and residential treatment programs must maintain continuity of operation during all phases of the Project. There is a strong preference for them to make only a single move as part of this redevelopment.

Historic preservation and adaptive reuse will be key considerations in the Site’s redevelopment. DCAMM has engaged with preservation experts, advocates, and other stakeholders to better understand these requirements. Even within this framework, however, there is an opportunity to add significant density to the Site. It is DCAMM’s expectation that this development potential can be harnessed to help address the Commonwealth’s pressing need for additional housing units, and that any land value that a developer can support through this transaction can be used to offset the cost of improvements for DMH’s occupancy on the redeveloped Site.

DMH requires approximately 120,000 gross square feet of program space for the residential and clinical treatment programs that must remain onsite. As a part of the consideration for this redevelopment opportunity, the selected development partner will be required to provide space that meets DMH’s needs using value created through development to offset DMH’s occupancy costs. Programmatic details about DMH needs can be found in Appendix 3 in the [Virtual Deal Room](#). Note also that any temporary and permanent spaces occupied by DMH must comply with community licensing requirements, as detailed in [104 CMR 27.00 - Licensing and Operational Standards](#) for Mental Health Facilities. DMH will work with the selected developer to highlight any licensing requirements that would impact the design and build-out of the DMH space.



TRANSACTION GOALS

DCAMM has identified four primary goals for this project:

1. Improve state functions by:
 - Obtaining modern, efficient, effective, and accessible space for DMH's residential and clinical treatment programs in the final development while maintaining functional operations throughout project phases.
 - Eliminating an ongoing maintenance burden for DCAMM as well as significant deferred maintenance liability for the Commonwealth.
2. Address housing needs by generating a substantial amount of new housing production for various income levels.
3. Improve site design by:
 - Encouraging adaptive reuse that preserves architecturally significant aspects of the buildings and Site.
 - Improving and better integrating the Site with the surrounding community and urban context.
4. Promote sustainable design to advance decarbonization by:
 - Reducing operational carbon emissions and utility consumption through efficiency, electrification, and modern climate control, electrical, and plumbing systems.
 - Reducing embodied carbon impacts by adaptively reusing the existing structures to the maximum extent feasible, avoiding unnecessary demolition and new construction.

TRANSACTION STRUCTURE

DCAMM is offering the entire Site for redevelopment by a private developer(s) under the authorization of the Asset Management Board (AMB) and the Affordable Homes Act (AHA). DCAMM seeks to dispose of some or all of the Site for a mixed-use, residential development under a long-term lease (up to 99 years) via the AMB authorization. At its sole discretion, DCAMM may elect to dispose of some portion of the property via fee simple sale for housing purposes under the AHA authorization, if DCAMM determines that doing so is in the best interest of the Commonwealth.

DCAMM expects to select a development partner(s) who will secure all necessary permits, approvals, and funding for the redevelopment of the Lindemann and Hurley Buildings and the surrounding plazas and open space.

PERMITTING & STAKEHOLDER ENGAGEMENT

The Lindemann-Hurley Site redevelopment will be expected to undergo a full permitting process, which will be the sole responsibility of the developer, including comprehensive permitting review and approval by all relevant city and state agencies. For further details regarding permitting and stakeholder engagement, please refer to the Process Overview section of this RFP.

HISTORIC PRESERVATION CONSIDERATIONS

The Massachusetts Historical Commission has been and will continue to be integral in the redevelopment of the Site, with special attention to the Lindemann Building. The property is part of the Boston Government Services Center (“BGSC”), a multi-building complex planned by Paul Rudolph, one of the nation’s foremost post-World War II architects.

In 2019, DCAMM engaged Bruner/Cott Architects to analyze the Site for historic significance. The report identified several character-defining features of the Site, which include but are not limited to the following:

LINDEMANN & HURLEY BUILDINGS

- Round-ended rectangular piers that establish the massing and rhythm of the façades
- Sculptural tower elements (containing stairs and elevators)
- Story-high cornice banding ribbons (form only; modifications should be considered to allow natural light to enter and views out from the occupied interior spaces)
- Bush-hammered (corduroy) concrete

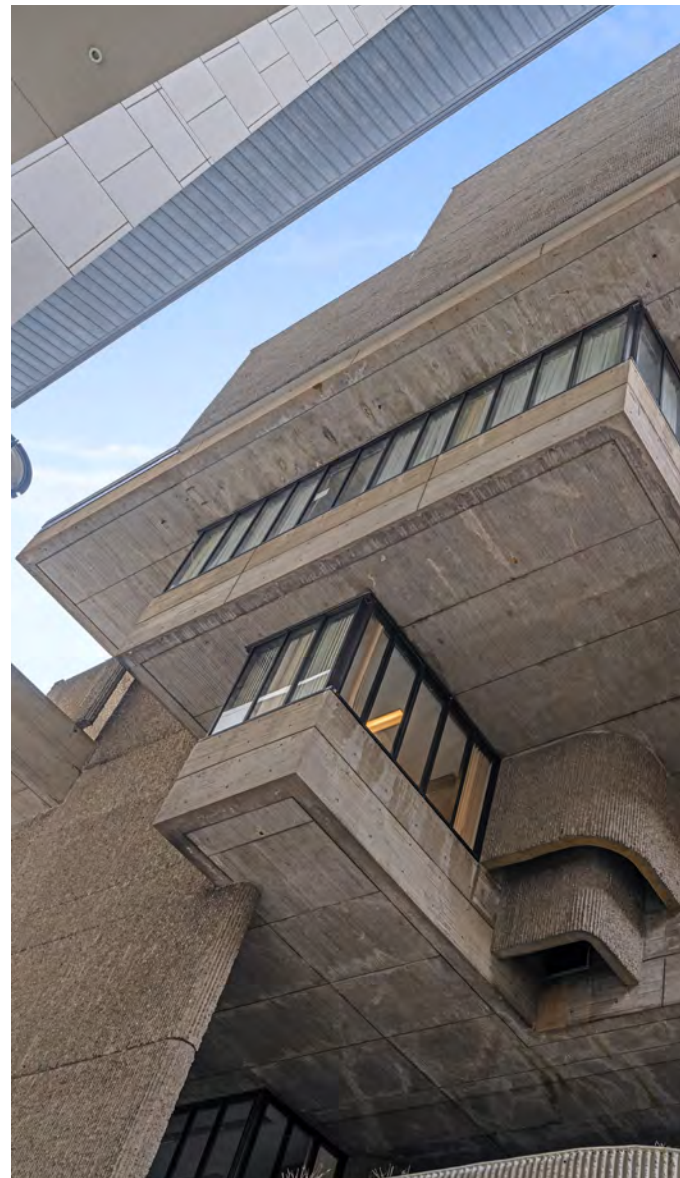
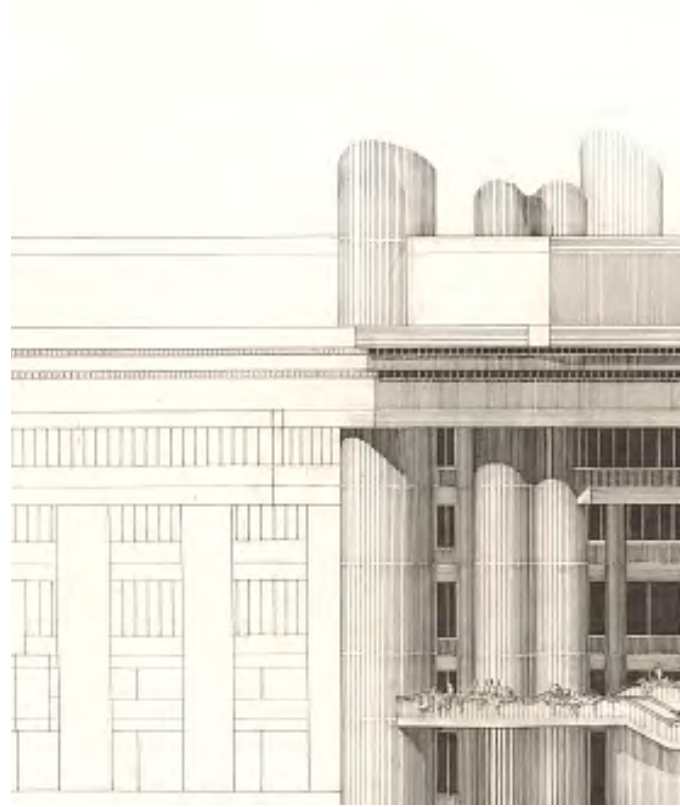
LINDEMANN BUILDING

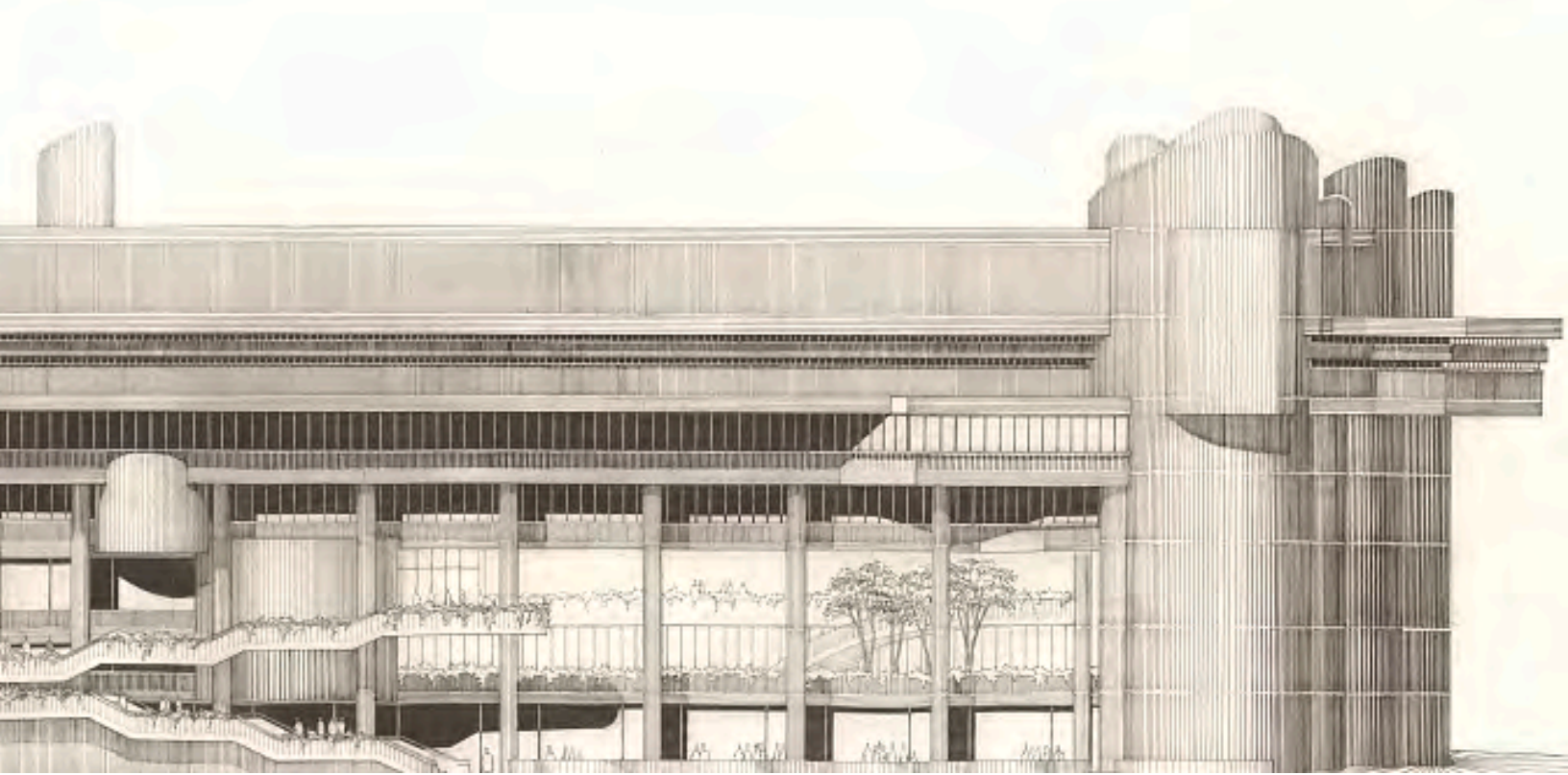
- Monumental curving exterior staircases:
 - Merrimac Plaza to Central Courtyard
 - Staniford Street to Central Courtyard
 - Staniford / Merrimac corner to Ground-level entrance
 - Mezzanine to Plaza and Plaza to Floor 2
- Interior spiral stair from Ground to Plaza
- Chapel on Floors 4 and 5
- Sinusoidal curved walls and benches at Merrimac Plaza
- Internal walled courtyards on Mezzanine, Plaza, and Floor 4
- Biomorphic exterior façade volumes; e.g. “Frog”
- Decorative bush-hammered concrete interior surfaces

HURLEY BUILDING

- Two-story main lobby linking Staniford Street and Central Courtyard, with two two-story-high frescoes by Constantino Nivola

For the full preservation report, please see Appendix 3J in the *Virtual Deal Room*.





DESIGN GUIDELINES

In 2021, DCAMM engaged Stantec Architecture to establish design guidelines for the Hurley Building redevelopment. In 2025, DCAMM conducted a review of the design guidelines and revised them to reflect the updated project scope and the inclusion of the Lindemann Building. Prior to the RFP issuance, DCAMM conducted targeted stakeholder engagement with neighborhood stakeholders and interested preservation and architecture organizations to preview the revised project scope and introduce the updated design guidelines. The 2025 iteration of the design guidelines builds upon the original set of principles published in 2021, as well as on the 2020 Historic Preservation Report produced by Bruner/Cott Architects.

These updated guidelines include design principles categorized into three sections:



URBAN DESIGN

Encourage significant, creative, dynamic urban interventions that complement, celebrate, and improve both buildings and the entire urban block.



BUILDING DESIGN

Seek solutions that lead the nation in addressing a common challenge of adapting and adding to assets in ways that respect the Lindemann and Hurley Buildings' unique architecture.



SUSTAINABLE DESIGN

Anticipate that the project will be a showcase of sustainable redevelopment strategies for similar buildings of its era in the Commonwealth and the nation.

For more information, see the Process Overview section. For the full design guidelines, please see Appendix 3K in the [Virtual Deal Room](#).



INVESTMENT HIGHLIGHTS

PREMIER REDEVELOPMENT OPPORTUNITY

Highly visible redevelopment site comprising approximately 6.5 acres of land in the epicenter of Downtown Boston.

STRONG STAKEHOLDER ENGAGEMENT

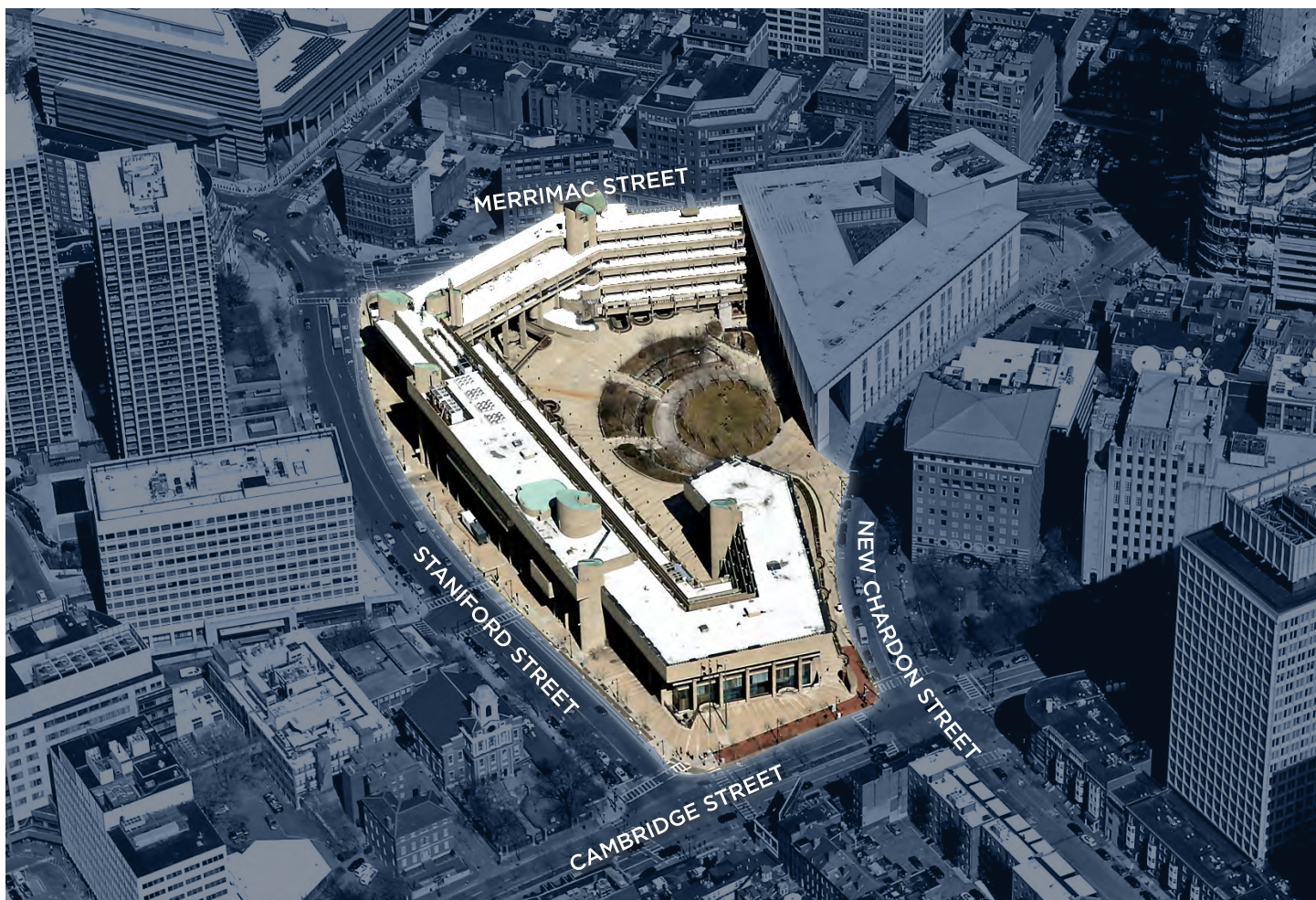
DCAMM has undertaken significant outreach to stakeholders to gather input and perspectives regarding the Lindemann-Hurley Site redevelopment, providing valuable context to inform ongoing planning efforts.

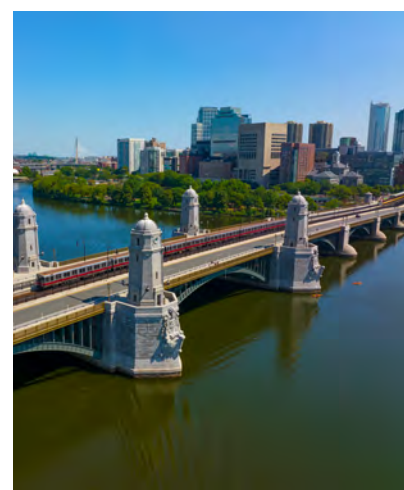
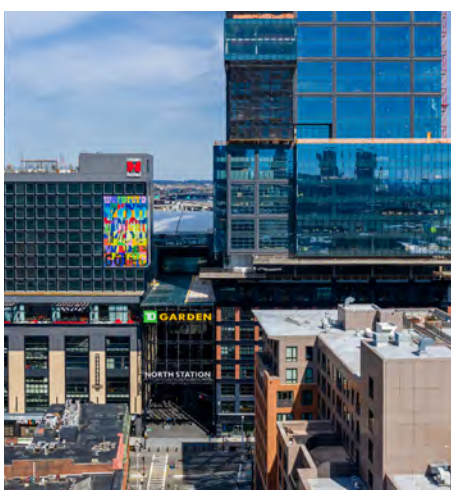
EXCEPTIONAL PARTNERSHIP OPPORTUNITY

Ability to establish a long-term partnership with DCAMM which is responsible for capital planning, public building construction, facilities management, and real estate services for the Commonwealth and for DMH.

PRIME OFFICE-TO-RESIDENTIAL CONVERSION CANDIDATE

The site's location, in-place infrastructure, vacant office space in the Hurley Building, and potential for added density on top of its existing structures make it a prime candidate for an office-to-residential conversion, which has been a priority for Downtown Boston in recent years. The City is currently offering an office-to-residential conversion program, which provides for potential tax incentives, streamlined zoning/permitting processes, and additional height/FAR. Currently, the City's program application deadline is December 31, 2026 (and it has issued annual extensions of the program since 2023).





TRANSIT-ORIENTED DESTINATION

Situated directly across from an MBTA Blue Line station with walkability to Red, Orange, and Green Line stations as well as North Station, one of Downtown Boston's two primary multi-modal transit hubs. Notably, the nearest Red Line station is just one stop away from Kendall Square/East Cambridge, a world-renowned biotechnology employment cluster.

PRIME DOWNTOWN LOCATION

Centrally located between a wealth of residential demand drivers, including diverse employment hubs – including the MGH medical cluster, Kendall Square/East Cambridge, Government Center, and the Financial District – as well as popular amenity destinations such as TD Garden, North End/"Little Italy," The Hub on Causeway, and Faneuil Hall Marketplace.

POWER OF ADJACENCY

The site is strategically positioned to capture growing "knowledge workforce" residential demand through adjacency to the flagship campus of Massachusetts General Hospital ("MGH"). Currently undergoing a \$1.9 billion expansion, MGH is one of the top-ranked hospitals in the world and a part of Mass General Brigham, the largest private employer in Massachusetts.

PREMIER GATEWAY MARKET

Featuring strong economic drivers, top-tier educational institutions anchored by MIT and Harvard University, and exceptional employment sector diversity, Greater Boston is one of the country's most resilient investment markets. These factors combine with the city's high barriers to entry and supply constraints to generate perpetual residential demand and outsized apartment rent growth.





KEY INVESTMENT DRIVERS



PRIME CANDIDATE FOR OFFICE-TO-RESIDENTIAL CONVERSION PROGRAM

The Lindemann-Hurley Site aligns with a public goal to convert vacant office buildings into housing, especially in Downtown Boston. In recent years, developments of this type have had the opportunity to participate in the City of Boston Planning Department's office-to-residential conversion program. First launched in 2023 and recently extended through the end of 2026, the program's target is to convert vacant Class B and C office space across Downtown Boston into new residential rental housing. As of March 2026, the program had received 24 applications across 29 buildings representing approximately 1.45 million square feet of office space slated for conversion into 1,730 housing units, including 326 income-restricted units. Should the program remain active during the Lindemann-Hurley Site Article 80 and redevelopment timeline, the selected development partner(s) would be eligible to apply for consideration.

The anticipated residential redevelopment of the Lindemann and Hurley Buildings is aligned with all four of the conversion program's goals:

- Build much-needed housing, including affordable rental housing
- Respond to post-pandemic lasting economic shifts
- Activate properties currently facing increased office vacancies
- Create an active mixed-use Downtown beyond work hours

Approved projects enjoy a variety of benefits, including:

- PILOT agreement providing an average abatement of up to 75% of fair market assessed residential value for a period of up to 29 years
- Coordinated and streamlined process for Article 80 review
- Proactive project management by Planning Department staff from prefile to building permit

Currently, the City's program application deadline is December 31, 2026, but it has been extended previously.

In parallel, the City of Boston has indicated its intent to begin the Downtown North rezoning process in the coming months, identifying the Lindemann-Hurley Site as one of the most promising locations for increased height and density allowances, further enhancing the site's attractiveness for redevelopment. This could lead to the consideration of additional height and FAR by the City through the Article 80 process.

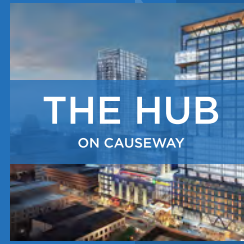
Given the Lindemann-Hurley Site's desirable location in the heart of Downtown Boston and potential for high-density development, it is well positioned to achieve residential rental rates that align with the City's affordability goals while maintaining financial feasibility for conversion.





THE HUB ON CAUSEWAY

1.5M+ SF mixed-use complex completed in 2021; anchored by technology employers including Activision Blizzard, Rapid7, and Verizon plus modern amenities including Boston's newest and largest supermarket, a 15-screen movie theater, a 2,000-person music venue, and an 18-vendor food hall



THE HUB
ON CAUSEWAY



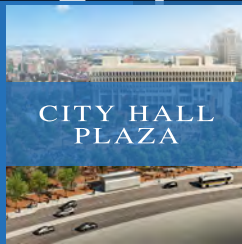
MASSACHUSETTS GENERAL HOSPITAL

One of the country's most prestigious medical hubs; anchored by top-ranked Massachusetts General Hospital, which is currently undertaking a \$1.9B expansion



CITY HALL PLAZA

\$70M investment completed in 2022 including transformative landscaping around its outdoor plaza, a brand-new civic pavilion for indoor events, and a children's playscape



CITY HALL
PLAZA

KENDALL SQUARE / EAST CAMBRIDGE

20M+ SF life science/office submarket anchored by blue-chip biopharmaceutical and technology giants, including the likes of AstraZeneca, Biogen, Google, Microsoft, MIT, Moderna, and Takeda

GOVERNMENT CENTER

One of the largest and most significant concentrations of city, state, and federal government space in New England, including Boston City Hall and the Massachusetts State House

DYNAMIC MIXED-USE ENVIRONMENT



TD GARDEN

Home of the Boston Bruins and Boston Celtics; largest entertainment venue in Boston with 200+ concerts and sporting events annually, hosting 3.5+ million people each year

NORTH END

Boston's "Little Italy" with 100+ restaurants and cafés, one of the city's most-visited neighborhoods for dining and tourism



BOSTON PUBLIC MARKET

Indoor marketplace featuring 30+ local food and artisanal vendors



FANEUIL HALL MARKETPLACE

Historic attraction featuring 80+ shops and dining options, drawing roughly 18-20 million visitors annually

DOWNTOWN / FINANCIAL DISTRICT

30M+ SF office submarket anchored by well-established employers across the financial, legal, and consulting sectors, including the likes of Brown Brothers Harriman, Brown Rudnick, Deloitte, HarbourVest, Mintz, Putnam Investments, and State Street

The Lindemann-Hurley Site boasts an exceptional location at the nexus of multiple neighborhoods in Boston's urban core - West End, Downtown/Financial District, Government Center, Beacon Hill, and North End - and just across the Charles River from neighboring Kendall Square/East Cambridge.

This setting benefits from synergistic residential demand drivers such as diverse employers offering high-quality job opportunities across the office, life science, government, medical, and academic sectors. The surrounding area also features an impressive array of urban amenities, including shopping, dining, and entertainment destinations, all of which are nestled among the city's wealth of historic attractions.

Consequently, the Lindemann-Hurley Site's residential redevelopment will be well positioned to draw from the dense, embedded residential population its neighborhood has already been proven to attract.

DEMOGRAPHICS ONE-MILE RADIUS



**64,100
People**
Residential
Population



**266,700
People**
Daytime
Workforce
Population



\$214,200
Average
Household
Income



79%
of Residents Age
25+ Years Hold a
Bachelor's Degree
or Higher

POWER OF ADJACENCY: MGH MEDICAL CLUSTER

The Lindemann-Hurley Site benefits from adjacency to one of Downtown Boston's economic drivers and employment centers – the MGH medical cluster, which is one of the country's most prestigious medical-academic hubs. The cluster is anchored by Massachusetts General Hospital ("MGH"), one of the top-ranked hospitals in the United States and globally.

MGH is a flagship hospital of Mass General Brigham, which is the largest private employer in Massachusetts with 80,000+ employees across the state. Mass General Brigham is also one of America's most renowned health systems for medical research with an annual research budget of nearly \$2 billion and 3,700+ ongoing clinical trials.

In a clear testament to its continued long-term commitment to the MGH medical cluster, Mass General Brigham and MGH are currently underway with a \$1.9 billion expansion of MGH's hospital campus, which will add 482 new hospital beds via the construction of two new buildings totaling 1.5 million square feet and slated for delivery in 2027 and 2030. The Lindemann-Hurley Site will be well positioned to capture residential demand from this growing workforce.



MASSACHUSETTS GENERAL HOSPITAL

AT A GLANCE IN 2026

RANKINGS

#1

in Massachusetts
U.S. News & World Report

#5

in the World
Newsweek

EXISTING CAMPUS

30

Buildings

1.0M+

Square Feet

994

Beds

\$2B

Annual Research
Budget

UNDERWAY EXPANSION

2

Buildings

1.5M

Square Feet

482

Beds

\$1.9B

Investment





MASSACHUSETTS GENERAL HOSPITAL
\$1.9B EXPANSION
1.5M SF 12-STORY, 2-TOWER BLDG





CX Cambridge Crossing

astellas Bristol Myers Squibb

cerevel

EXACT SCIENCES

PHILIPS

LECHMERE



HubSpot

KAYAK

Ring

Sage Therapeutics

Meta

Flagship Pioneering

REGENERON

leaptherapeutics

GE GE VERNOVA

Takeda

SAREPTA THERAPEUTICS

accenture

IBM

Takeda

ThermoFisher SCIENTIFIC

Alnylam

Biogen

MERCK

moderna

AMGEN

Akamai

BROAD INSTITUTE

DRAPER

EXCEPTIONAL CONNECTIVITY TO THE KENDALL SQUARE BIOTECHNOLOGY HUB

The Lindemann and Hurley Buildings are situated within a short walk of the MBTA Red Line's Charles/MGH station, which is just one stop away from the Kendall/MIT station – the primary entrance to one of the globe's most coveted life science and technology job clusters.

Kendall Square/East Cambridge's innovation economy is anchored by the 168-acre campus of the Massachusetts Institute of Technology, a prestigious institute of higher education that is consistently ranked among the world's top universities. The neighborhood is home to an unmatched ecosystem of blue-chip employers complemented by cutting-edge research facilities, talent incubators, and fast-growing start-ups.

The redeveloped Lindemann-Hurley Site will offer its residents a seamless commute to this major economic engine and perpetual demand driver.



Boston



CHARLES/MGH

ORACLE

IPSEN
Innovation for patient care

Microsoft

amazon

Lab | Central

Johnson & Johnson

Beam
THERAPEUTICS

KENDALL/MIT

Google



Aurora
FLIGHT SCIENCES
A BOEING COMPANY

BROAD
INSTITUTE

Whitehead
Institute

NOVARTIS



Massachusetts
Institute of
Technology

Ragon
Institute
MSS GENERAL | MIT | HARVARD

Pfizer

Lab | Central



Massachusetts
Institute of
Technology

AT A GLANCE IN 2026



#1

Top Global University



#6

Top Best
Business Schools



17,000
employees,
including 1,100
professors



100+

Nobel Laureates
among current and
former members of
the MIT community

TRANSIT-ORIENTED LOCATION

By virtue of its positioning in the heart of Downtown Boston, the Lindemann-Hurley Site benefits from access to all of the city's major forms of public transportation. It is also easily accessible to Interstates 90 (Massachusetts Turnpike) and 93, the primary east-west and north-south highways servicing the city.

Most immediately, the site is situated directly across from the MBTA Blue Line's Bowdoin station, which facilitates access to Logan International Airport - New England's largest airport with 40+ airlines that fly non-stop to 100+ destinations - in just five stops. It is also located within walking distance of MBTA Red, Orange, and Green Line subway stations as well as North Station, one of Downtown Boston's two primary multi-modal transit hubs. Augmenting its subway service, North Station is served by the MBTA commuter rail connecting to the suburbs and the Amtrak Downeaster train connecting to popular vacation destinations in New Hampshire and Maine.

Unsurprisingly, the Lindemann-Hurley Site boasts a near-perfect average walk score of 98.5/100 and a perfect transit score of 100/100 from ranking website Walk Score. This accessibility will enable its residential redevelopment to facilitate an exceptionally convenient urban lifestyle.



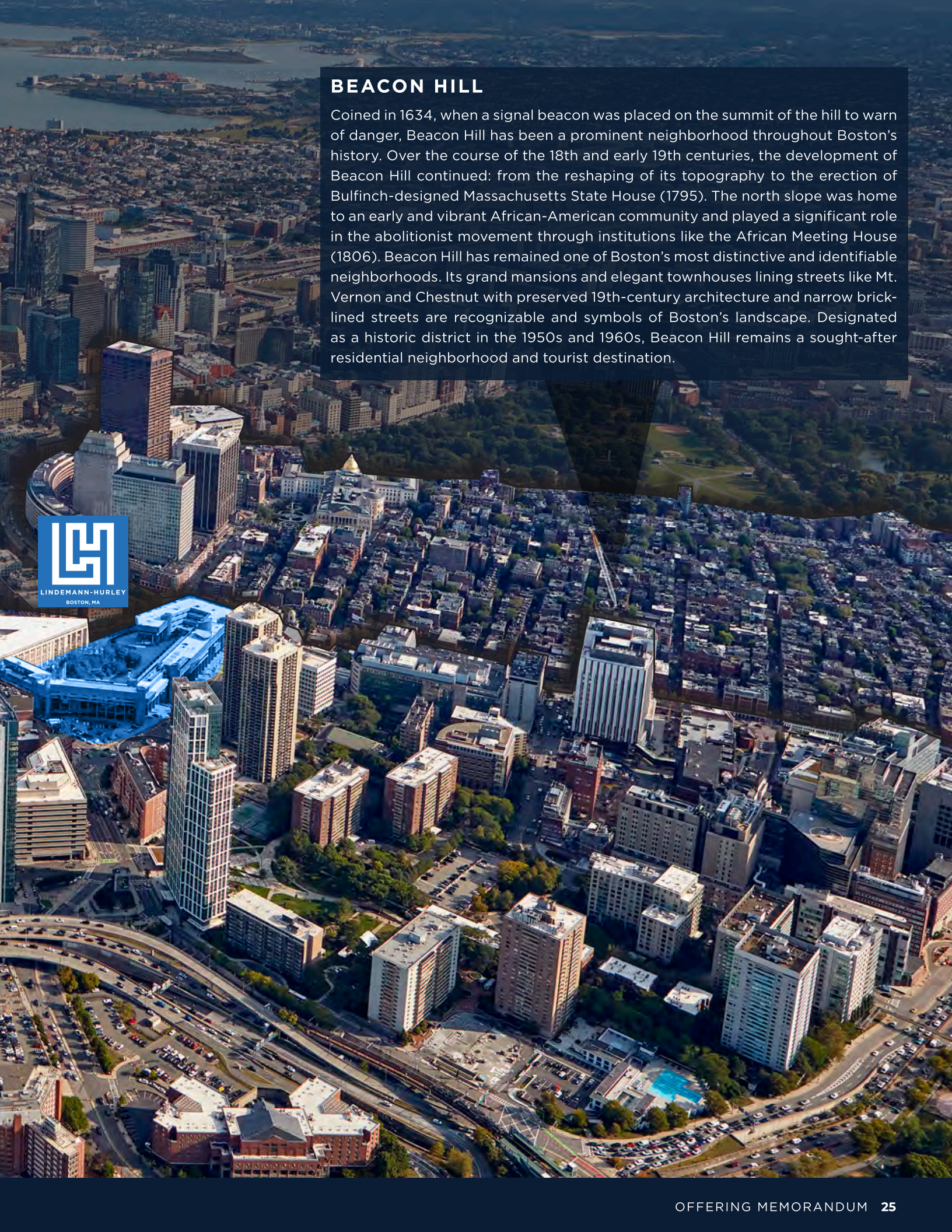


HISTORIC SURROUNDINGS: THE WEST END & BEACON HILL

THE WEST END

In the early colonial period, the neighborhood now known as Boston's West End was once open farmland on the Shawmut Peninsula. In the subsequent decades, the region underwent early industrialization, including the creation of the Mill Pond to enable saw- and grist-mills. By the 1780s, the West End had a thriving African-American community known as a cradle of the abolitionist movement. By the mid-19th and early-20th centuries, the West End evolved into a densely populated immigrant enclave; later waves of Irish, Italian, Eastern European, and Jewish immigrants settled there, resulting in a vibrant, multi-ethnic neighborhood.

However, due to urban renewal plans of the late 1950s and 1960s, this area's character was dramatically altered with the displacement of over 12,000 residents and the demolition of most of the residential tenement buildings. In the decades that followed, advocate groups and historical associations worked to preserve the memory of their lost neighborhood and instill a stronger sense of community.

An aerial photograph of Boston, Massachusetts, showing the city skyline and Beacon Hill. The image captures a mix of modern high-rise buildings and historic architecture. A semi-transparent dark blue box is overlaid on the upper right portion of the image, containing text. In the lower left, there is a blue square logo with a white stylized 'LH' and the text 'LINDEMANN-HURLEY BOSTON, MA' below it. The background shows the dense urban landscape of Boston, with the harbor visible in the distance.

BEACON HILL

Coined in 1634, when a signal beacon was placed on the summit of the hill to warn of danger, Beacon Hill has been a prominent neighborhood throughout Boston's history. Over the course of the 18th and early 19th centuries, the development of Beacon Hill continued: from the reshaping of its topography to the erection of Bulfinch-designed Massachusetts State House (1795). The north slope was home to an early and vibrant African-American community and played a significant role in the abolitionist movement through institutions like the African Meeting House (1806). Beacon Hill has remained one of Boston's most distinctive and identifiable neighborhoods. Its grand mansions and elegant townhouses lining streets like Mt. Vernon and Chestnut with preserved 19th-century architecture and narrow brick-lined streets are recognizable and symbols of Boston's landscape. Designated as a historic district in the 1950s and 1960s, Beacon Hill remains a sought-after residential neighborhood and tourist destination.







ASSET OVERVIEW



SITE OVERVIEW

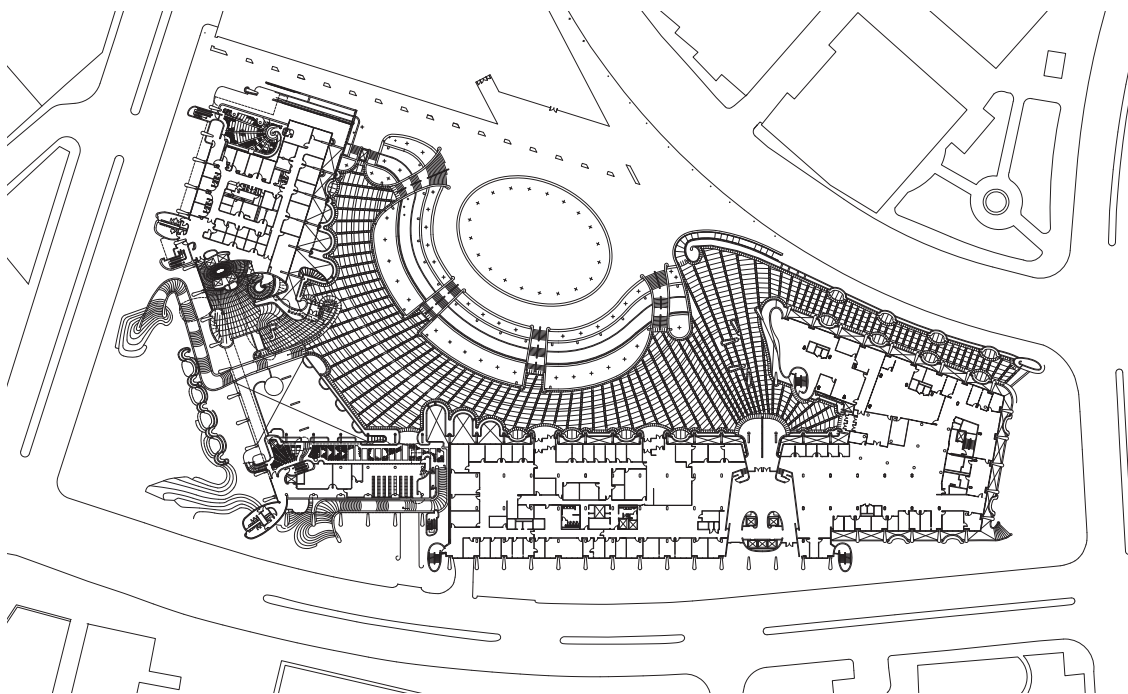
The Lindemann-Hurley Site encompasses iconic real estate in the heart of Downtown Boston, totaling 6.5 acres and serving as the centerpiece of the 8.5-acre Boston Government Services Center complex (“BGSC”), which occupies the full city block bound by Merrimac, Staniford, Cambridge, and New Chardon Streets. The current configuration and use of the Site is a substantial underutilization of its full potential, presenting an exceptional opportunity to transform the property through mixed-use, residential redevelopment.

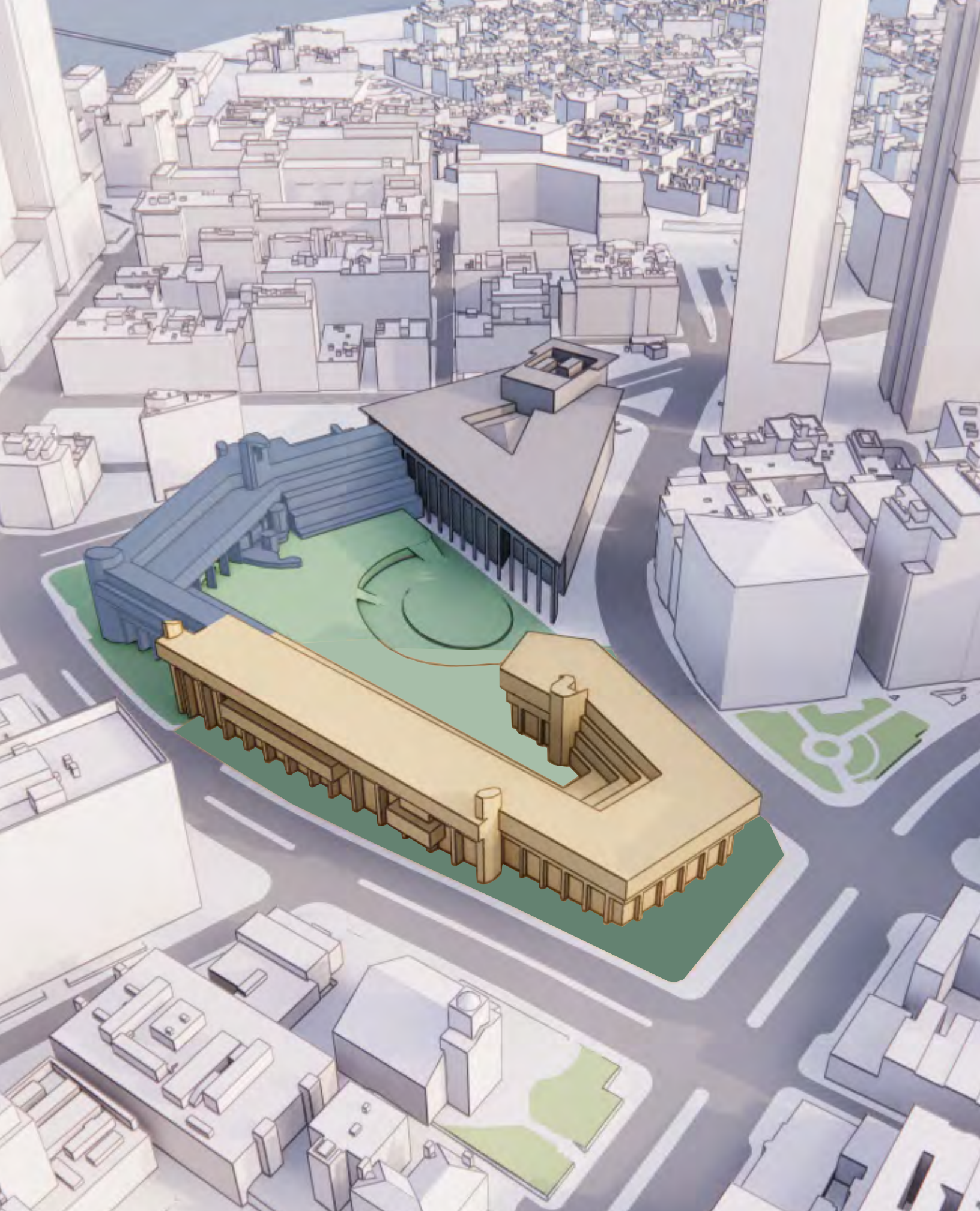
Presently, the 345,000 gross square foot Hurley Building, which previously provided offices for the state’s Labor and Workforce agencies, is vacant, while the 234,000 gross square foot Lindemann Building contains an inefficient mix of office space for the Department of Mental Health (“DMH”) along with several residential and clinical treatment programs for DMH clients. Additionally, a 205-space two-level parking garage is shared between both buildings and accompanied by various plazas and open spaces.

The combined square footage of the two buildings results in a Floor Area Ratio (FAR) of only approximately 2.0, while Boston zoning currently permits FAR of between 8.0 and 10.0 at the Site. The Site itself is in a highly attractive, high-profile location that is significantly underdeveloped relative to both existing zoning allowances and its surroundings. Additionally, the City of Boston has discussed a potential rezoning of the northern portion of Downtown, creating the opportunity for potential upzoning of the site for even more development capacity.

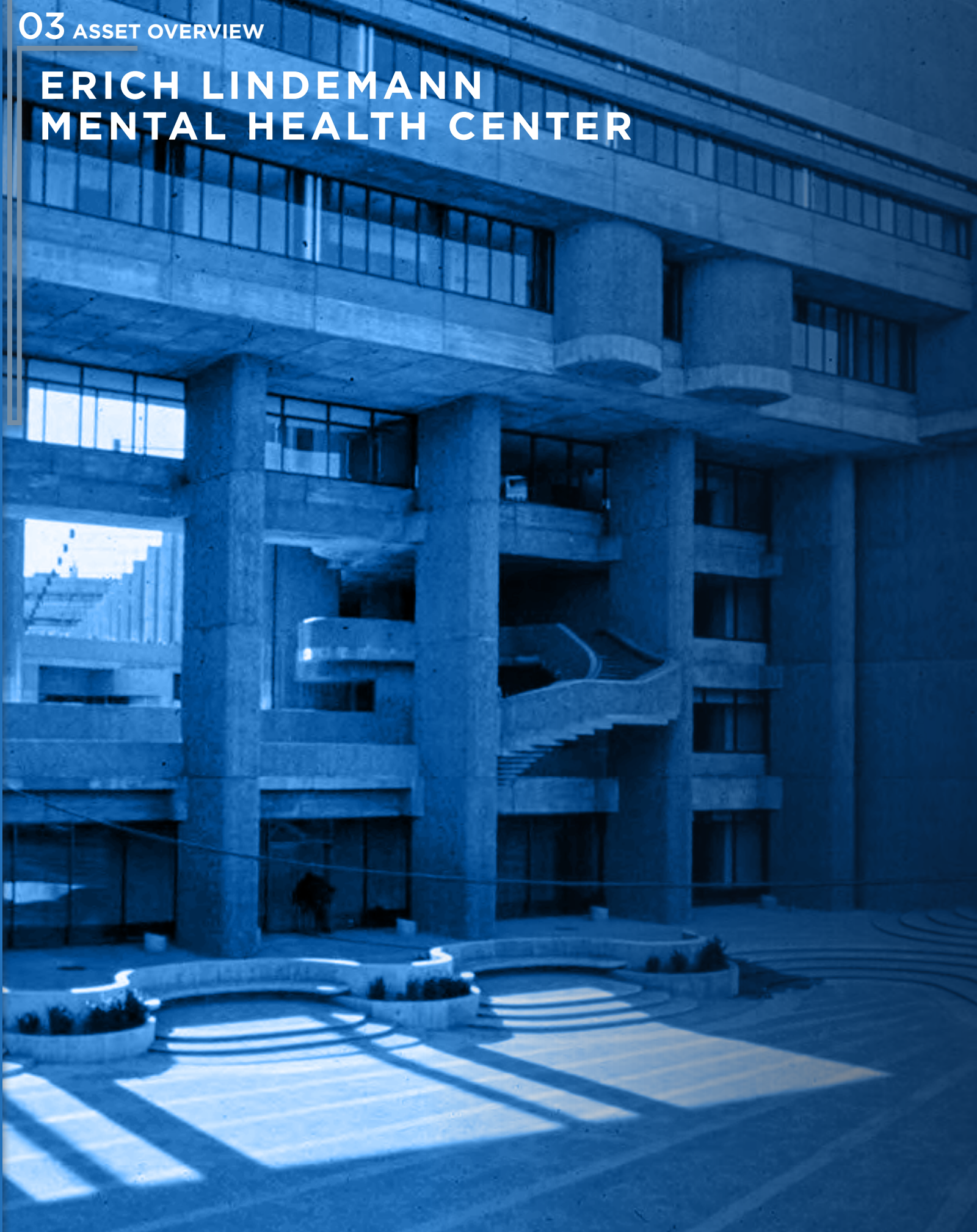
The current offering is a departure from a prior Request for Proposals (RFP) process from 2021, which sought to redevelop the Hurley building and surrounding site – excluding the Lindemann Building – while providing for new Commonwealth office space. This updated RFP approach further advances the Healey-Driscoll Administration’s goals for housing production and provides greater flexibility in development program, phasing, and constructability.

The Edward W. Brooke Courthouse, which is also located at the BGSC, is not included in the subject offering.





ERICH LINDEMANN MENTAL HEALTH CENTER



IMPROVEMENT DETAILS

Address	25 Staniford Street, Boston, MA
Profile	Mix of office space for the Department of Mental Health (“DMH”) along with several residential and clinical treatment programs for DMH clients
Year Built	1971
Number of Floors	Seven floors plus partial basement and roof-top mechanical penthouses
Size	233,884 gross square feet

CONSTRUCTION

Structure	Reinforced concrete structural frame with pan joist upper floors and cast-in-place walls
Foundation	Spread footings with slab-on-grade and cast-in-place concrete walls for basement
Facade	Exposed aggregate concrete
Roof	Flat roof with rigid insulation
Windows	Framed with steel and aluminium
Floor Finishes	Carpet, concrete, terrazzo, wood gymnasium floor
Ceilings	Plastered and painted gypsum board and acoustic tiles
Ceiling Height	Typically 12’6” slab-to-slab and 9’6” finished
Parking	Two-level parking garage with 205 total spaces, of which 30 are tandem. 1 of these spaces has an EV charging station. All parking on the Site is shared between the two buildings
Loading	One loading dock with two dock bays; accessible from Staniford Street

BUILDING SYSTEMS

Elevators	Otis passenger elevators and Otis freight elevators
HVAC System	Various HVAC components are located in mechanical rooms; York drycoolers and some split systems are located on the roof; additional split systems are located throughout the buildings
Electric Service	Double-end utility underground services; a switchgear room, which includes the switchgear and the building main distribution switch and panels, is located in the basement; panelboards are located in electrical closets on each floor; main switchgear features two 3,000-amp, 480/277-volt main breakers
Emergency Power	Diesel emergency generator with limited emergency power options
Life Safety	Fire alarm control panel located off the main electrical room on the Ground Floor; remote annunciator located at front lobby; standpipe system in several exit stairways; dry sprinkler valves in parking garage
Security	Security access system control panels are distributed throughout the building. The security monitoring system is located at the front lobby security desk

CHARLES F. HURLEY BUILDING

IMPROVEMENT DETAILS

Address	19 Staniford Street, Boston, MA
Profile	Vacant office; previously primarily occupied by agencies in the Executive Office of Labor and Workforce Development (“EOLWD”)
Year Built	1971
Number of Floors	Six floors plus full basement
Size	345,107 gross square feet

CONSTRUCTION

Structure	Reinforced concrete structural frame with pan joist upper floors and cast-in-place walls
Foundation	Spread footings with slab-on-grade and cast-in-place concrete walls for basement
Facade	Exposed aggregate concrete
Roof	Flat roof with rigid insulation
Windows	Framed with steel and aluminium
Floor Finishes	Carpet, vinyl tile, ceramic tile, concrete, terrazzo, raised wood
Ceilings	Plastered and painted gypsum board and acoustic tiles
Ceiling Height	Typically 12’6” slab-to-slab and 9’6” finished
Parking	Two-level parking garage with 205 total spaces, of which 30 are tandem. 1 of these spaces has an EV charging station. All parking on the Site is shared between the two buildings
Loading	One loading dock with two dock bays; accessible from Staniford Street

BUILDING SYSTEMS

Elevators	Four Otis passenger elevators, 3,500-pound capacity each; two Otis freight elevators, 3,500-pound capacity each
HVAC System	Various HVAC components are located in three mechanical rooms in the basement; two cooling towers, two York drycoolers and some split systems are located on the roof; additional split systems are located throughout the building; induction units provide perimeter conditioning; three condenser water pumps, one per cooling tower and one backup
Electric Service	Double-end utility underground services; a switchgear room, which includes the switchgear and the building main distribution switch and panels, is located in the basement; panelboards are located in electrical closets on each floor; main switchgear features two 3,000-amp, 480/277-volt main breakers
Emergency Power	Diesel generator located adjacent to utility switchgear
Life Safety	Fire alarm control panel located near mechanical room; remote annunciator located at front lobby; standpipe system in several exit stairways; dry sprinkler valves in parking garage
Security	Security access system control panels are located throughout the building

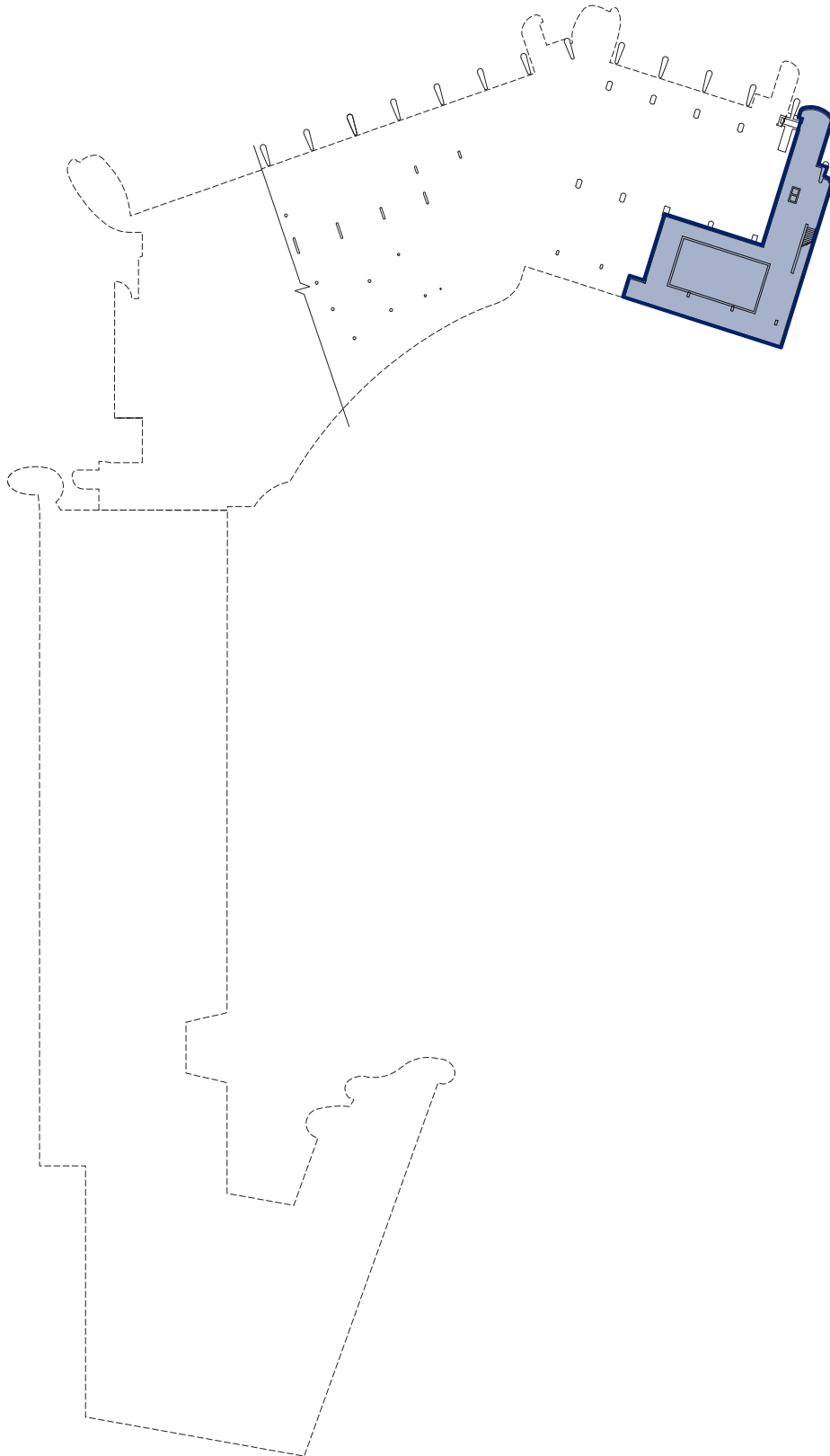
FLOOR PLANS

LINDEMANN FLOOR	EXTERIOR GROSS AREA (GSF)
Roof	1,352
Floor 5	21,679
Floor 4	34,051
Floor 3	33,565
Floor 2	29,666
Plaza	24,415
Mezzanine	33,596
Ground	50,045
Basement	5,515
Total:	233,884

HURLEY FLOOR	EXTERIOR GROSS AREA (GSF)
Floor 6	23,483
Floor 5	52,733
Floor 4	50,855
Floor 3	47,044
Floor 2	57,594
Floor 1	57,861
Basement	55,537
Total:	345,107

GARAGE FLOOR	FLOOR AREA (SF)	PARKING SPACES
Upper Garage		
Ancillary Enclosed Space	8,271	--
Upper Garage	47,897	90
Lower Garage	42,314	115
Total:	98,482	205

LINDEMANN | BASEMENT | 5,515 GSF

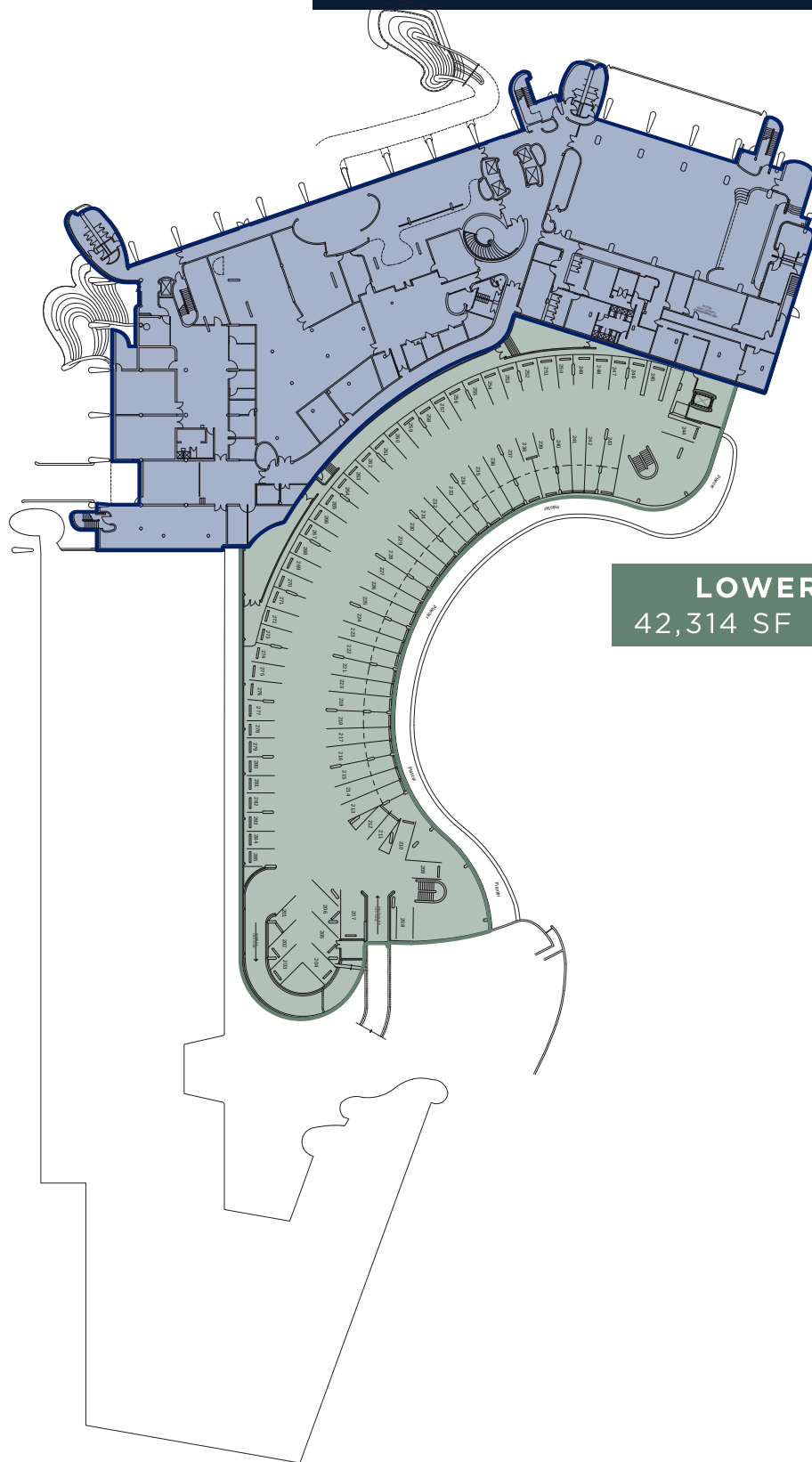


Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



FLOOR PLANS

LINDEMANN | GROUND | 50,045 GSF

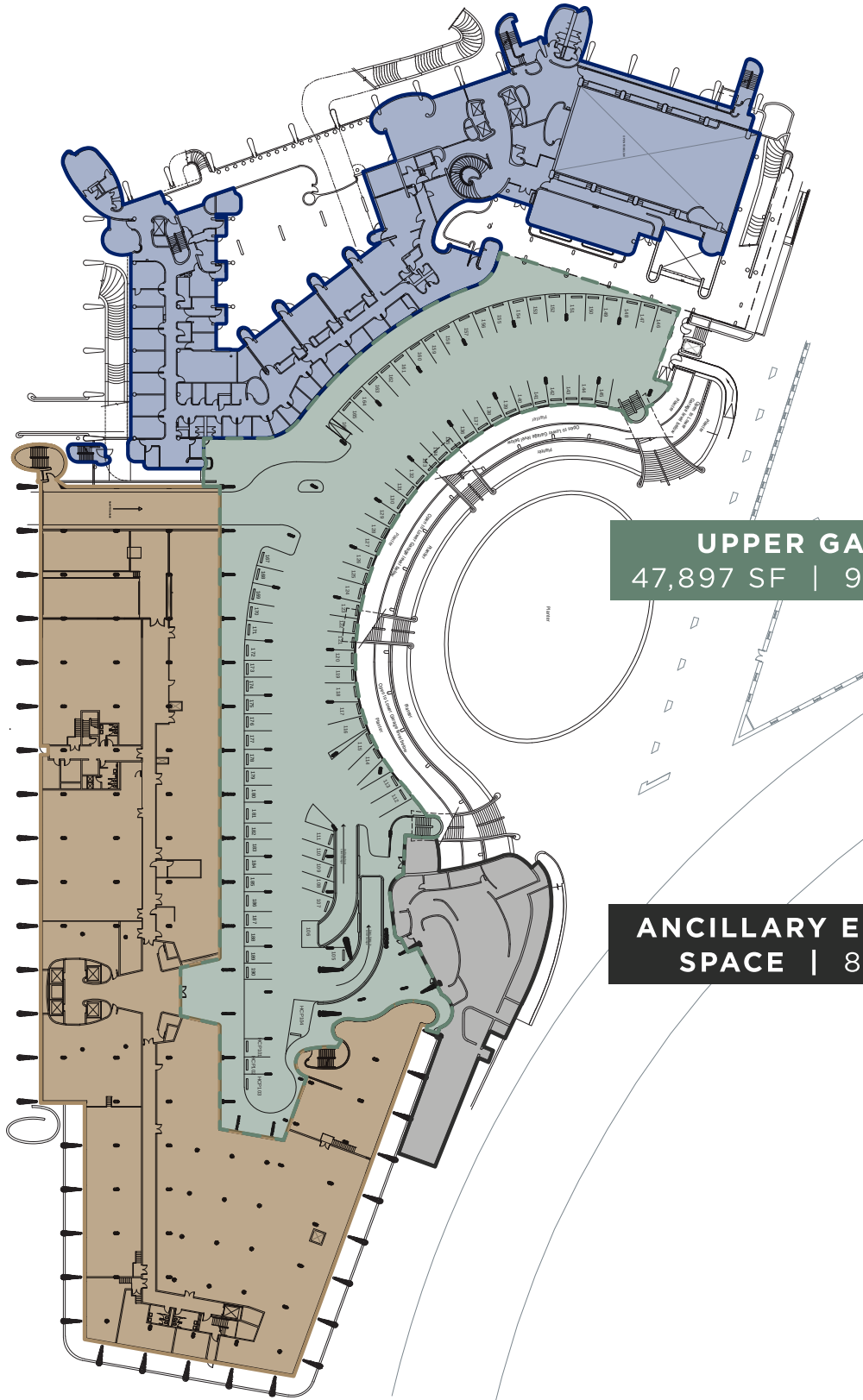


LOWER GARAGE
42,314 SF | 115 SPACES

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



LINDEMANN | MEZZANINE | 33,596 GSF



UPPER GARAGE
47,897 SF | 90 SPACES

**ANCILLARY ENCLOSED
SPACE | 8,271 SF**

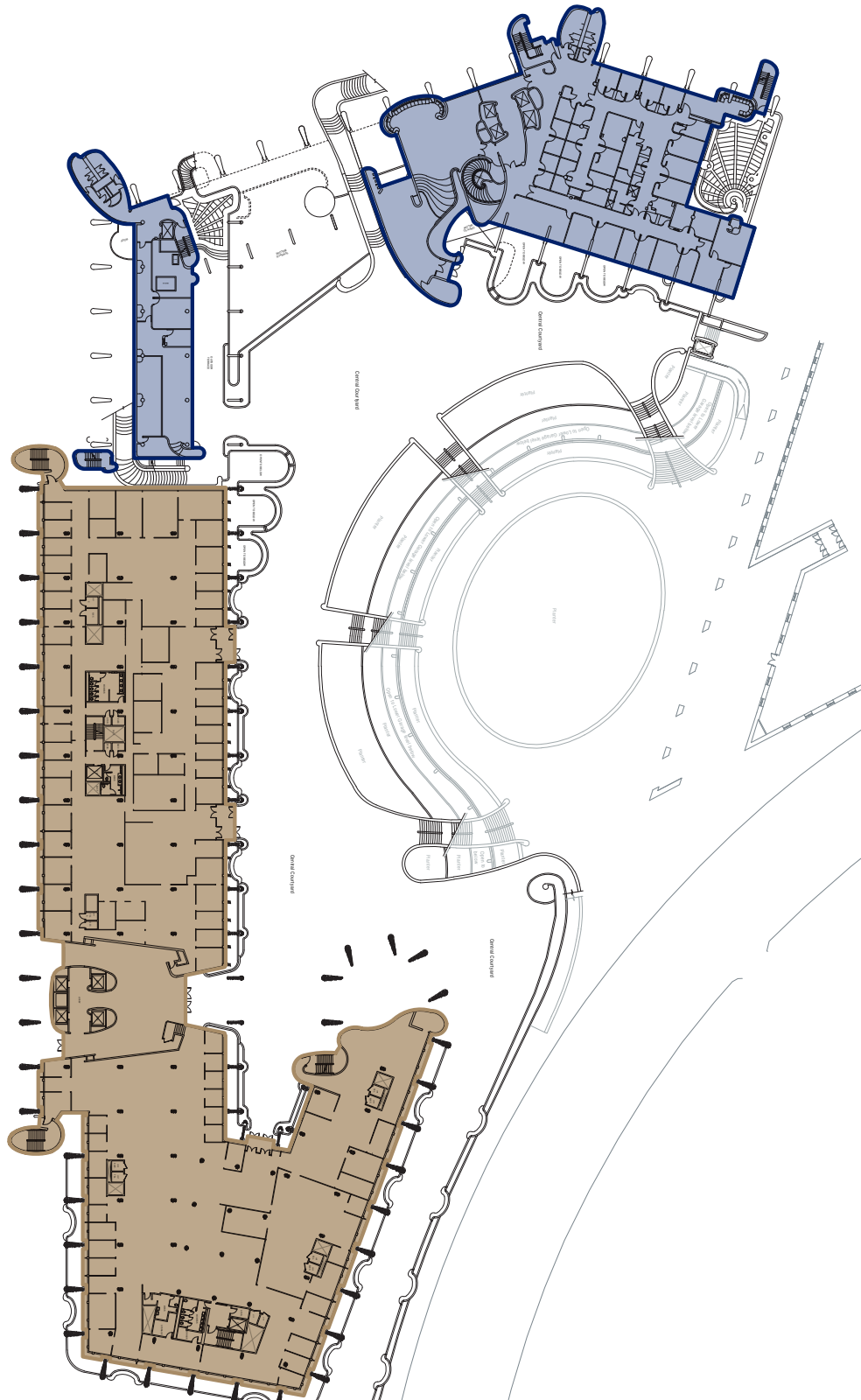
HURLEY | BASEMENT | 55,537 GSF

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



FLOOR PLANS

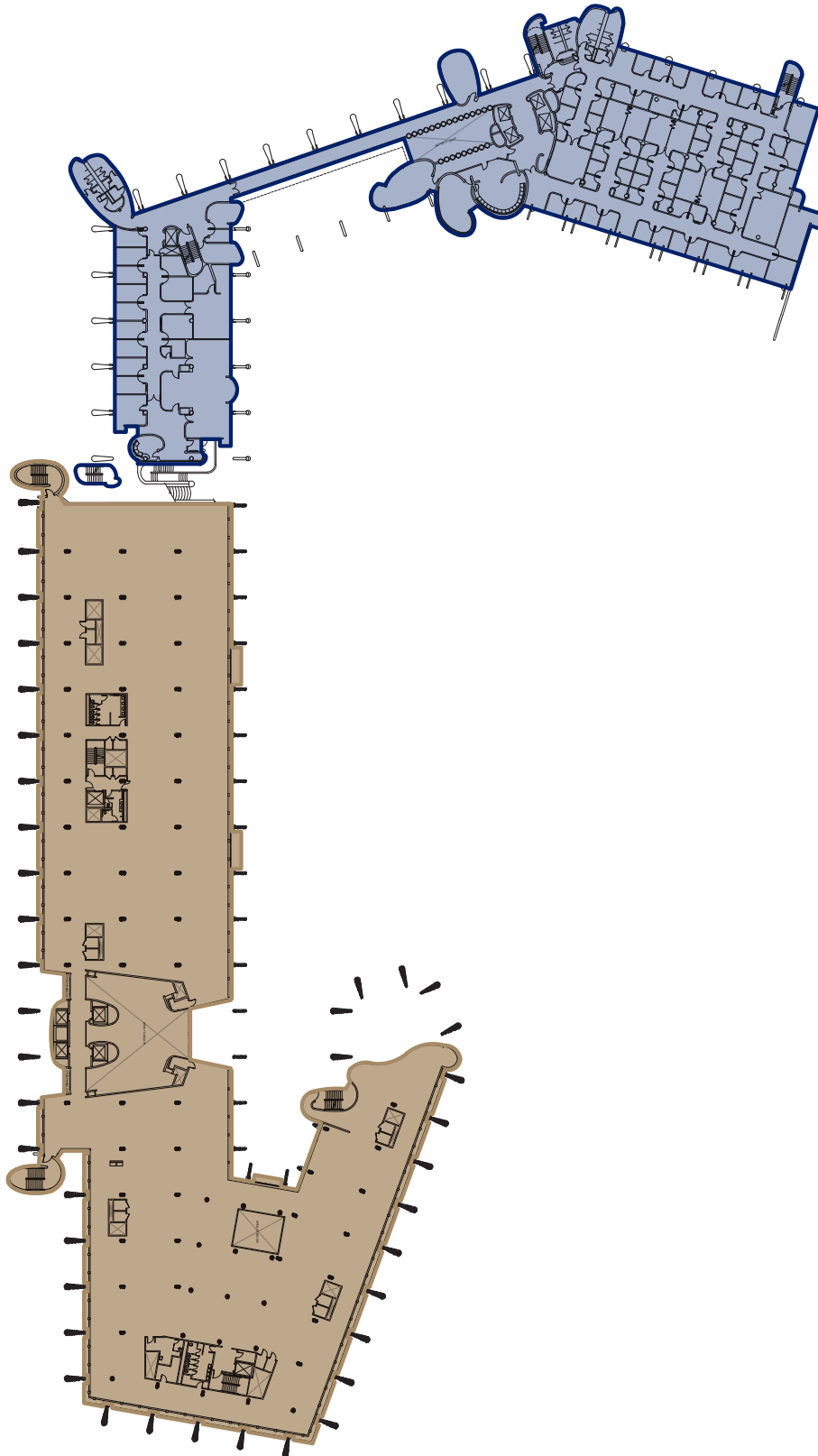
LINDEMANN | PLAZA | 24,415 GSF



HURLEY | FLOOR 1 | 57,861 GSF

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.

LINDEMANN | FLOOR 2 | 29,666 GSF



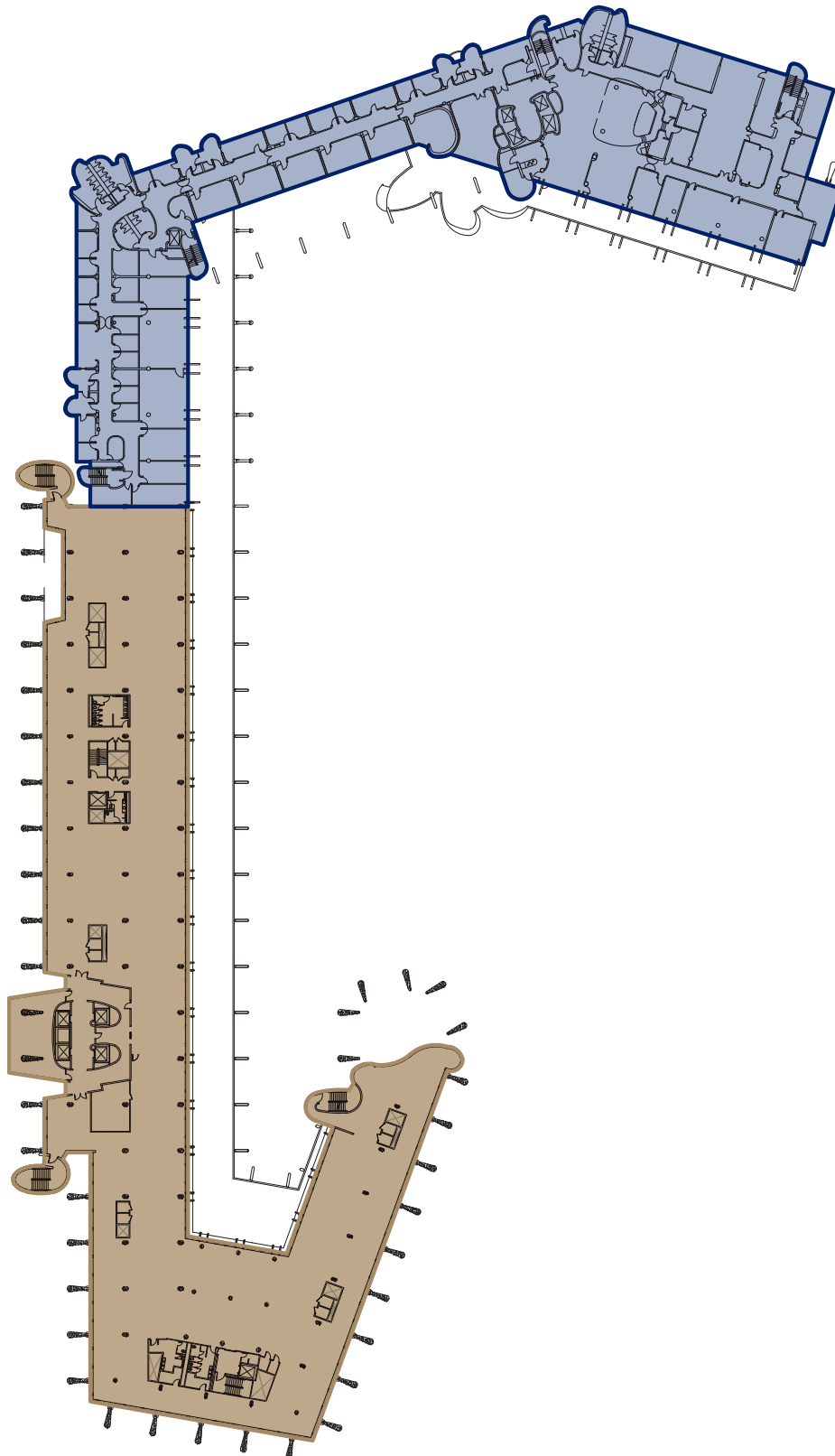
HURLEY | FLOOR 2 | 57,594 GSF

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



FLOOR PLANS

LINDEMANN | FLOOR 3 | 33,565 GSF

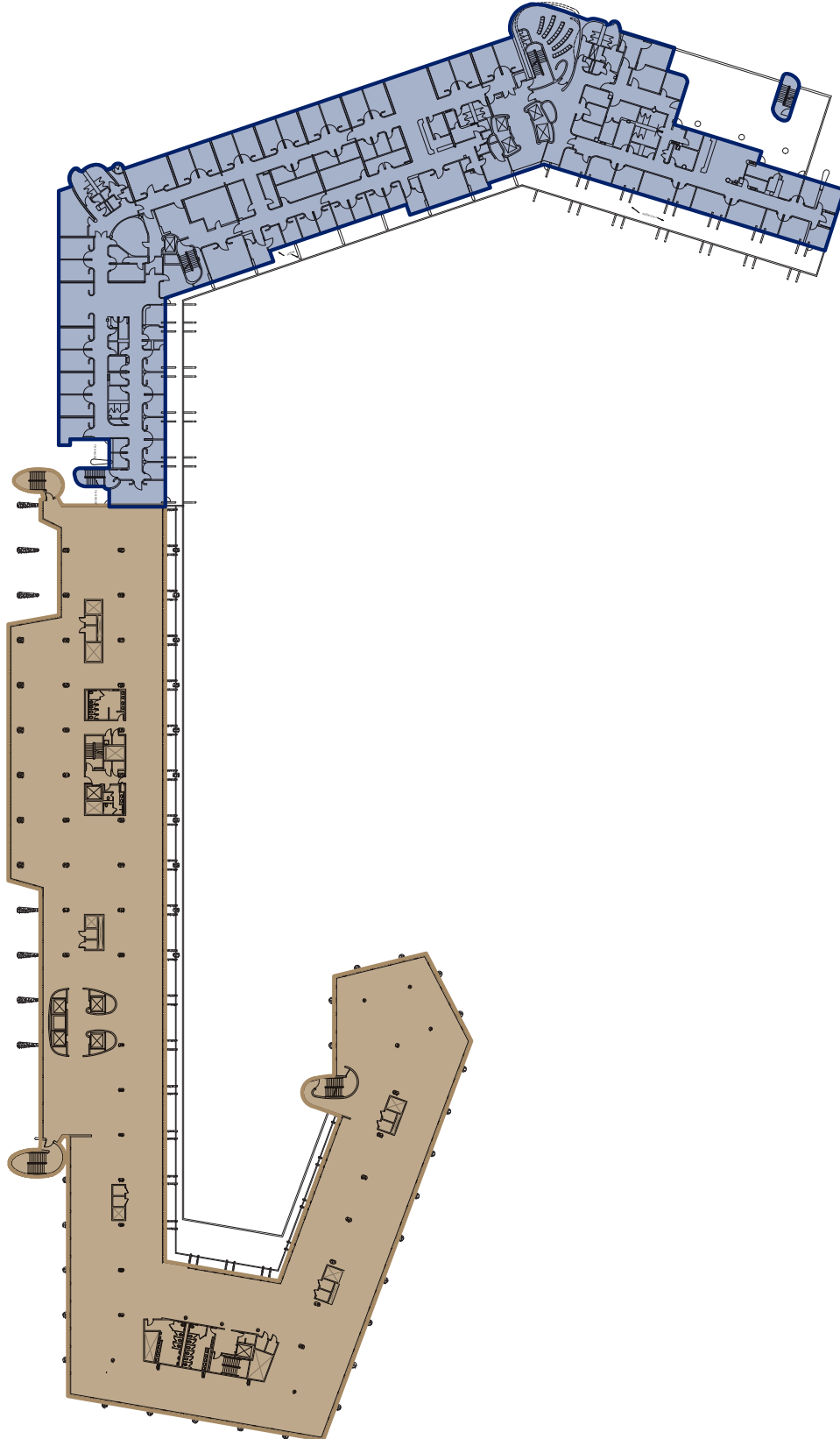


HURLEY | FLOOR 3 | 47,044 GSF

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



LINDEMANN | FLOOR 4 | 34,051 GSF



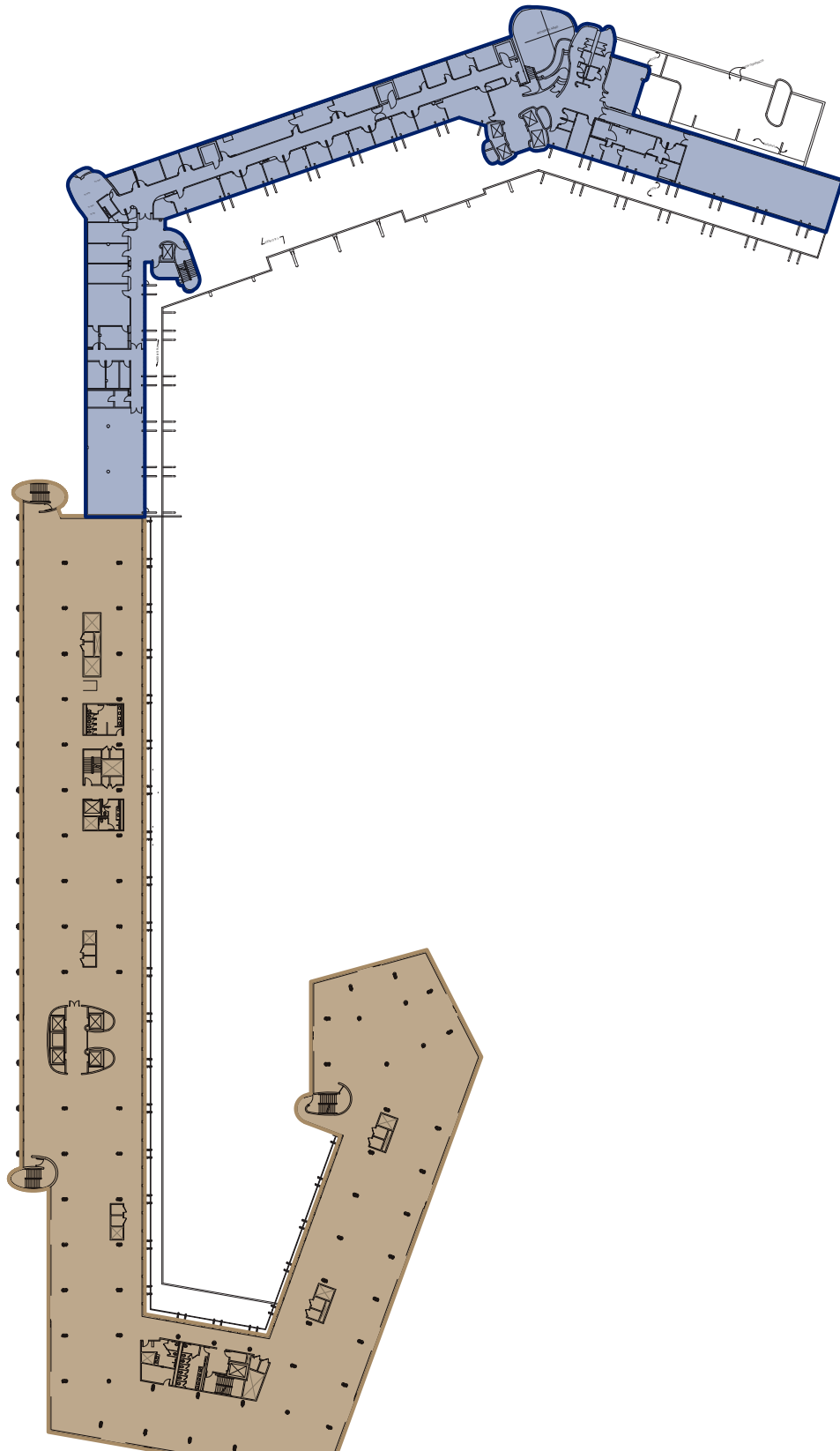
HURLEY | FLOOR 4 | 50,855 GSF

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



FLOOR PLANS

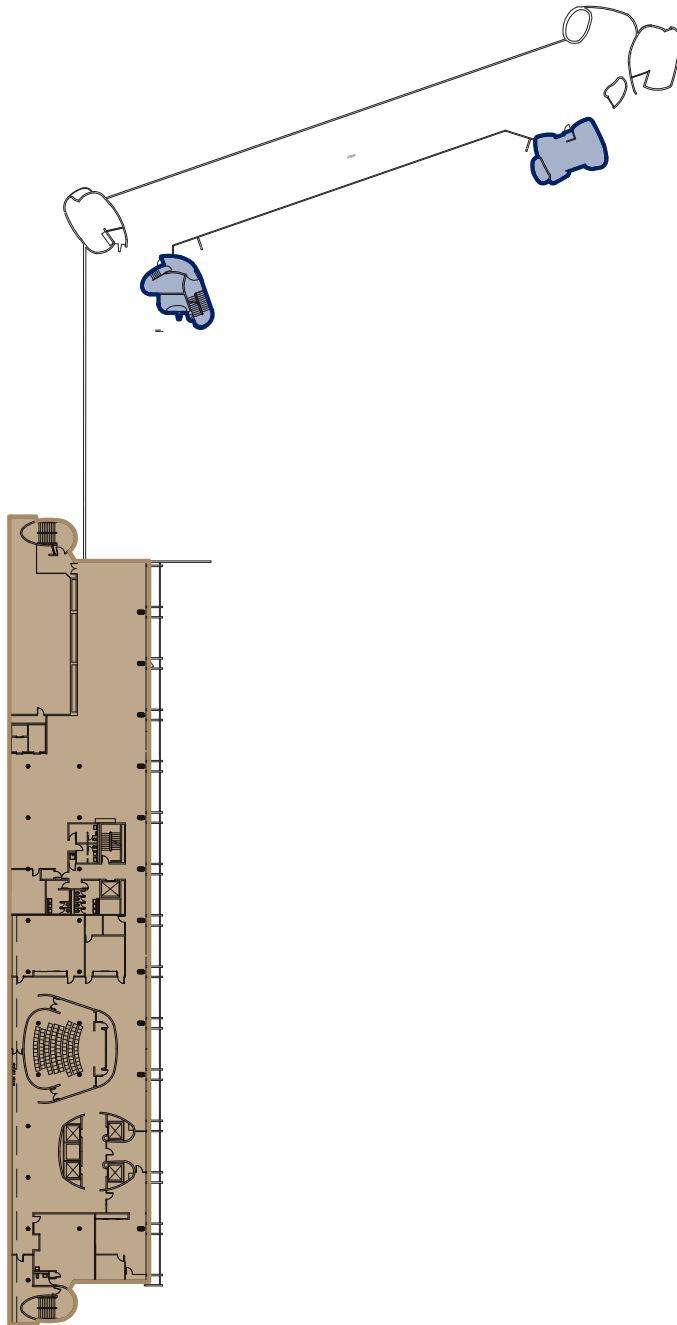
LINDEMANN | FLOOR 5 | 21,679 GSF



HURLEY | FLOOR 5 | 52,733 GSF

Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.

LINDEMANN | ROOF | 1,352 GSF



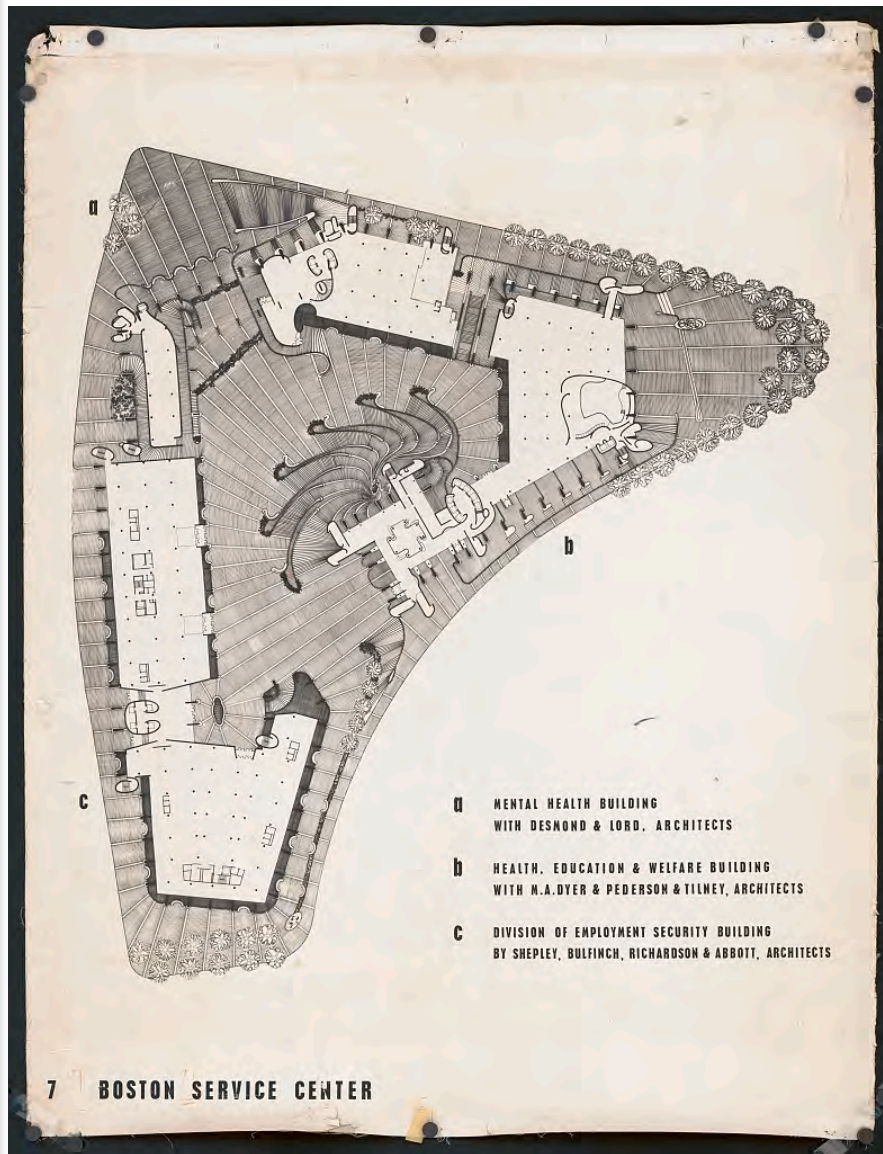
HURLEY | FLOOR 6 | 23,483 GSF

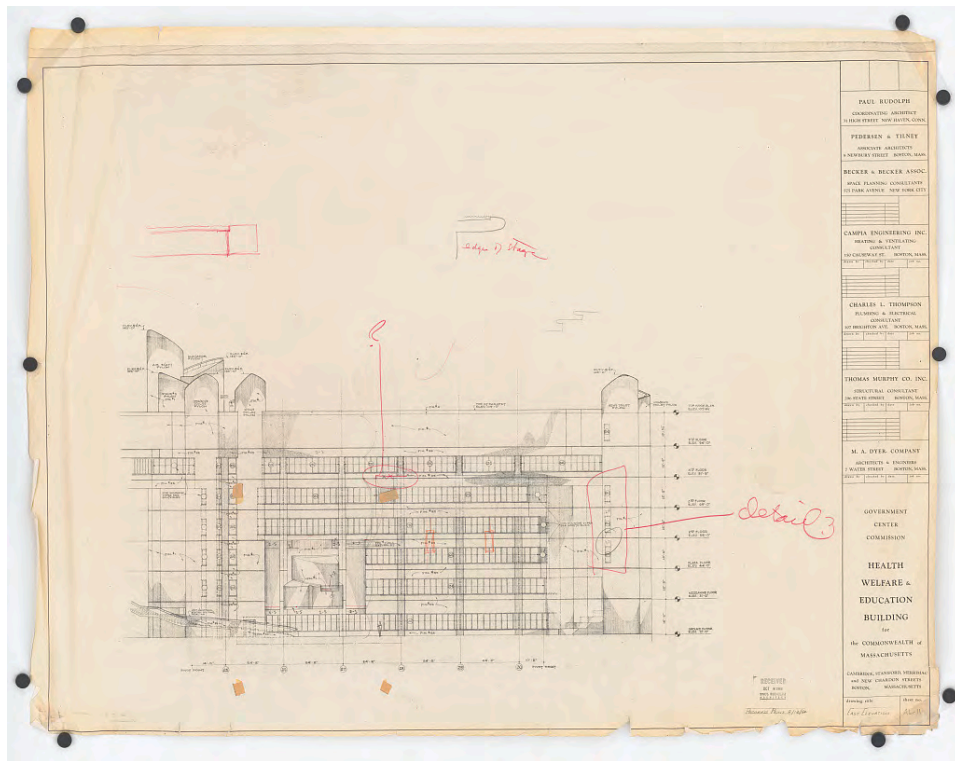
Floor plans are for illustrative purposes only. Layouts and dimensions shown are approximate and subject to verification.



HISTORICAL SIGNIFICANCE

The Lindemann-Hurley Site is architecturally significant due to its unique mid-century brutalist design by Paul Rudolph, whose work is recognized nationally and internationally as an exemplary representation of concrete modernism. As a result, the site contains key defining architectural features and DCAMM remains committed to prioritizing historic preservation and adaptive reuse in its redevelopment. More information can be found in the Opportunity Overview (Historic Preservation Considerations) and Process Overview (Design Guidelines & Historic Preservation) sections of this RFP.









MARKET OVERVIEW



WHY BOSTON?

ARGUABLY THE COUNTRY'S MOST RESILIENT INVESTMENT MARKET

Greater Boston is one of the most highly educated and talent-rich metropolitan areas in the nation, home to 70+ colleges and universities—including prestigious Harvard and MIT—as well as a world-renowned medical sector and a highly diversified corporate roster. The region boasts a healthy balance of “innovation industry” firms across the life science, biotechnology and biopharmaceutical sectors, “new economy” companies across the technology, advertising, media and information (TAMI) industries and “old line” powerhouses across the financial, consulting and legal services sectors. It also features a flourishing industrial sector highlighted by major e-commerce and logistics users.



#2 STATE
FOR HEALTHCARE



#3 U.S. START-UP
ECOSYSTEM

 Startup Genome

Together, these exceptional fundamentals—highly concentrated intellectual capital and exceptional employment sector diversity—drive Greater Boston’s unmatched, perpetual demand. Additionally, they secure its positioning as one of the most sought-after United States markets in the wake of the COVID-19 pandemic, which has reinforced the critical importance of core investments in “safe harbor” markets with resilient economies. Unsurprisingly, Greater Boston is consistently recognized at the top of both national and international rankings for a variety of metrics.



**#5 STATE
FOR EDUCATION**



**#15 U.S. MARKET TO WATCH FOR
OVERALL REAL ESTATE PROSPECTS**



THE BOSTO

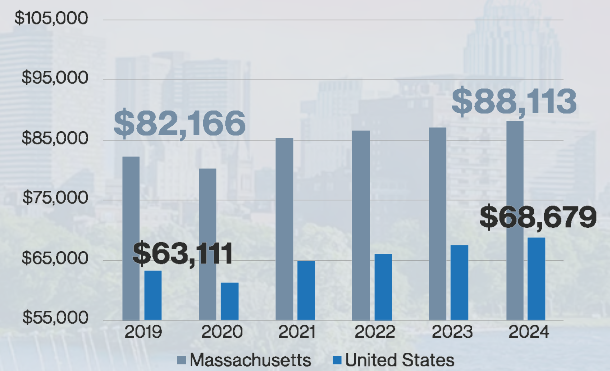
As the capital of England, Boston is a hub of the northeastern United States. The city boasts a rich history, counted among a select group of the most attractive and vibrant real estate markets in the United States, joined by its “gateway” location and must-have location on the country’s East Coast.



HIGH-PERFORMING ECONOMY

Massachusetts boasts a highly productive economy, punching above its weight given its superior concentration of intellectual capital and innovation infrastructure. In fact, the state consistently outperforms the national average for gross domestic product (GDP) per capita by approximately 30%.

GDP PER CAPITA



Sources: Bureau of Economic Analysis (real GDP in chained 2017 dollars), United States Census Bureau

DIVERSE CORPORATE ROSTER

Boston's well-established financial, legal and consulting services sectors continue to secure its resilience to cyclical macro-economic factors and generate some of the city's most active tenant demand in the current environment. Massachusetts-based biopharmaceutical companies consistently capturing more than one quarter of the industry's national venture capital funding.



WORLD-CLASS COLLEGES & UNIVERSITIES

Greater Boston boasts one of the strongest and most densely concentrated clusters of colleges and universities in the United States. This superior knowledge economy provides the region with exceptional intellectual capital and a consistent talent generation pipeline that, in turn, secures its status as a magnet for companies seeking to attract and retain top talent.



GLOBALLY RENOWNED MEDICAL INSTITUTIONS

Boston's Longwood Medical Area (LMA) is one of the world's most highly regarded medical, research, life science and education clusters. Boston is also home to three hospitals that are ranked among the best in the country: Boston Children's Hospital, Brigham and Women's Hospital and Massachusetts General Hospital.



MULTIFAMILY MARKET OVERVIEW



Boston ranks as one of the most attractive apartment investment markets in the country for the 2026–2030 period based on a combination of strong fundamentals, risk-adjusted return potential, and relative value according to Green Street’s 2026 Apartment Market Outlook.

1

Exceptional Risk-Adjusted Return Profile

- Boston ranks #2 nationally for expected internal rate of return (IRR) among 50 major apartment markets, with a projected IRR of 7.2%, reflecting a compelling blend of cap rate, growth, and risk profile.
- This surpasses other top-tier metros such as Washington D.C. (#5) and New York (#25), indicating superior relative value despite Boston’s reputation as a high-barrier market.

2

Top 10 in Long-Term Rent Growth Potential

- Boston is projected to rank #10 in revenue per available foot (M-RevPAF) growth through 2030, placing it in the top quintile nationally.
- Coastal markets like Boston are expected to outperform as job growth rebounds and supply remains disciplined.

3

Favorable Supply-Demand Balance

- Green Street forecasts a tremendous reduction in new supply in Boston over the next two years (1.1%), nearly half of the prior 5-year average (2.1%) compared to high-growth but overbuilt markets like Central Florida, Austin, and Raleigh.
- Boston’s steady permitting environment, geographic constraints, and high construction costs act as natural supply governors, preserving landlord pricing power.

4

Supportive Macro Tailwinds

- With homeownership affordability near multi-decade lows and limited for-sale housing options, Boston’s renter pool is expected to remain robust.
- The return of high-skill office workers and students to urban cores further supports apartment demand.



Market	Rank	Risk-Adjusted IRR	Rank	Long-Term Economic (After Cap-Ex) NOI Growth	Rank	M-RevPAF Growth '26E-'30E
Seattle	1	7.3%	1	2.7%	9	2.9%
Boston	2	7.2%	2	2.6%	10	2.8%
San Francisco	3	7.1%	3	2.5%	1	3.7%
Nashville	4	7.1%	4	2.5%	6	3.0%
D.C. Metro	5	7.1%	13	2.3%	33	2.2%
Dallas / Fort Worth	6	7.1%	7	2.4%	11	2.8%
New Jersey (Northern)	7	7.0%	16	2.2%	21	2.4%
Miami	8	7.0%	8	2.3%	25	2.3%
Orlando	9	7.0%	23	2.0%	22	2.4%
Inland Empire	10	6.9%	12	2.3%	27	2.2%

Source: GreenStreet 2026 Apartment Outlook

CLASS A APARTMENT RENT COMPARABLES,

To gain a better understanding of how a residential use on the Lindemann-Hurley Site would fit within the local rental market, Newmark has surveyed 10 Class A properties totaling 3,701 units. The competitive set reflects an average studio rent of \$3,488 (\$6.22/SF), an average one-bedroom rent of \$4,339 (\$5.60/SF), an average two-bedroom rent of \$5,868 (\$5.29/SF) and an average three-bedroom rent of \$8,596 (\$5.58/SF).



Map #	1	2	3	4	5
Property	The Sudbury	The Devonshire	The Lofts at Atlantic Wharf	One Canal	Hub 50 House
Address	100 Sudbury Street	One Devonshire Place	530 Atlantic Avenue	One Canal Street	50 Causeway Street
Submarket	Financial District	Financial District	Waterfront	North Station	North Station
Year Built	2020	2001 / 2022	2011	2016	2019
# Of Units	368	480	86	310	443
Vacancy	7.6%	9.0%	3.5%	2.3%	4.7%
Occupancy	92.4%	91.0%	96.5%	97.7%	95.3%
Owner	Carmel Partners	Ruben Companies	AEW Capital Management	Blackstone	BXP

Studio

Rent	\$3,425	\$3,316	\$3,616	\$3,546	\$3,373
SF	549	540	568	573	472
\$/SF	\$6.24	\$6.14	\$6.37	\$6.19	\$7.15

One Bedroom

Rent	\$4,650	\$4,067	\$6,028	\$4,343	\$4,187
SF	803	740	1,139	757	642
\$/SF	\$5.79	\$5.50	\$5.29	\$5.74	\$6.52

Two Bedroom

Rent	\$6,796	\$5,259	\$6,353	\$6,391	\$5,965
SF	1,150	1,097	1,281	1,099	1,035
\$/SF	\$5.91	\$4.79	\$4.96	\$5.82	\$5.76

Three Bedroom

Rent	\$8,456	\$10,433	-	\$7,357	\$10,592
SF	1,458	2,055	-	1,381	1,540
\$/SF	\$5.80	\$5.08	-	\$5.33	\$6.88



6 Avalon North Station	7 Alcott	8 The Kensington	9 660 Washington Apartments	10 Radian	TOTAL/AVERAGE
One Nashua Street	35 Lomasney Way	665 Washington Street	660 Washington Street	120 Kingston Street	3,701 4.3% 95.7%
North Station	West End	Theatre District	Chinatown	Chinatown	
2017	2021	2012	2006	2014	
503	470	381	420	240	
2.2%	1.9%	2.9%	3.1%	5.8%	
97.8%	98.1%	97.1%	96.9%	94.2%	
AvalonBay	Equity Residential	Northwestern Mutual	Equity Residential	Hudson Group	
\$3,097	\$4,008	\$3,631	\$3,502	\$3,366	\$3,488
512	579	744	556	564	566
\$6.05	\$6.92	\$4.88	\$6.30	\$5.97	\$6.22
\$4,013	\$4,195	\$4,218	\$3,801	\$3,892	\$4,339
721	733	765	747	739	779
\$5.57	\$5.72	\$5.51	\$5.09	\$5.27	\$5.60
\$5,495	\$5,918	\$5,616	\$5,162	\$5,727	\$5,868
1,114	1,119	1,082	1,039	1,075	1,109
\$4.93	\$5.29	\$5.19	\$4.97	\$5.33	\$5.29
\$8,112	-	-	\$7,818	\$7,402	\$8,596
1,385	-	-	1,540	1,471	1,547
\$5.86	-	-	\$5.08	\$5.03	\$5.58





PROCESS OVERVIEW

STAKEHOLDER ENGAGEMENT

DCAMM led a robust stakeholder engagement process to better understand the Lindemann-Hurley Building's redevelopment possibilities and stakeholder considerations. This outreach is summarized below:

URBAN PLANNING & NEIGHBORHOOD CONSIDERATIONS

- Engaged neighborhood associations
- Presented to preservation organizations
- Met with relevant elected officials and City of Boston staff
- Solicited public input via in-person and virtual meetings

PRESERVATION & DESIGN

- Entered into consultation with the Massachusetts Historical Commission
- Convened an advisory group including neighbors, developers, and preservation advocates to assist in the shaping of design guidelines for the project in 2020; revised these design guidelines in 2025

KEY THEMES FROM PUBLIC COMMENTARY

- Positive response to housing-focused redevelopment
- Balance preservation of the Lindemann Building and redevelopment
- Consider the site's urban context, including nearby developments, as well as historic neighborhood/community context
- Incorporate one or more community-oriented uses on site (such as educational use, community or senior center, affordable housing)*
- Create a publicly accessible ground floor, including ground floor retail
- Break up the "superblock" on Staniford Street
- Incorporate pedestrian and bicycle access
- Avoid increasing vehicular traffic in the area



*For example, several advocated for the incorporation of the West End Museum into the redevelopment site in such a way that the Nivola Murals are preserved and accessible to the public



PERMITTING

The Lindemann-Hurley Building redevelopment will be expected to undergo a full permitting process, which will be the sole responsibility of the developer, including comprehensive permitting review and approval by all relevant city and state agencies. This permitting process may include, but is not limited to, a review of the project's impacts on transportation, the public realm, the environment, and historic resources. Public input is expected throughout the permitting process.

DESIGN GUIDELINES

In 2025, DCAMM conducted a review of the original 2021 design guidelines and revised them to reflect the updated project scope and the inclusion of the Lindemann Building. For the full design guidelines, please see Appendix 3K in the *Virtual Deal Room*.

URBAN DESIGN PRINCIPLES

DCAMM encourages significant, creative, dynamic urban interventions at the site that complement, celebrate, and improve the Lindemann and Hurley Buildings and the entire urban block. The Lindemann and Hurley Buildings exhibit many qualities recognized from the era of concrete modernism, while at the same time they face critical reactions related to design flaws, deferred maintenance issues, and changes in their setting. A future redevelopment should:

- Provide high-quality, landscaped, accessible open spaces across the central courtyard and corner public plazas as well as safe, pedestrian-friendly sidewalks.
- Activate ground floors so that plazas and sidewalks are engaging, promote community life, and enrich the sense of place.
- Reduce the “superblock” effect.
- Modernize how people get to the site; focus on transit-oriented design.

BUILDING DESIGN PRINCIPLES

DCAMM seeks a world-class solution to the common challenge of adapting and adding to buildings in ways that respect their unique architecture while reimagining and rehabilitating them for future use. Design proposals should include contemporary, innovative approaches, just as Rudolph’s design represented innovation and public aspirations for its era. Renovations should take care to respect historically significant aspects of the existing structures while addressing the specific challenges that the Lindemann and Hurley Buildings present. Redevelopment proposals should:

- Prioritize adaptive reuse, rehabilitation, and preservation.
- Develop an innovative and complementary new composition of massing at various scales.
- Create a signature renovation and addition(s) to complement the existing Hurley/Lindemann/Courthouse block.

SUSTAINABLE DESIGN PRINCIPLES

The Lindemann and Hurley Buildings are products of 1960s construction techniques and available materials, and the site’s redevelopment will be a showcase of sustainable rehabilitation and revitalization strategies for similar buildings of this era in the Commonwealth. Upgrading and adding to buildings like the Lindemann and Hurley Buildings requires intensive analysis and imagination to retain their design essence while addressing occupant comfort and energy consumption. A full life-cycle analysis that includes operating and embodied carbon of the existing structures must be included in net carbon emission assessments. Recognizing that the goals of sustainable and resilient design are interwoven with the goals of urban design and building design, the following guidelines pertaining specifically to sustainable design principles should guide redevelopment:

- Go beyond minimum sustainable and resilient design requirements.
- Retrofit to address thermal performance of existing Lindemann and Hurley Buildings.
- Create a built environment that fosters health and wellness.





MARKETING, SUBMISSION & SELECTION

As described below, the marketing process may include an opportunity for all qualified developers to tour the property, review the available materials in the Virtual Deal Room, and respond to the request for redevelopment proposals for the site. **During the selection process, DCAMM reserves the following rights, at its sole discretion:** to permit respondents to modify or change submissions; to negotiate with one or more respondents; to select a back-up respondent; to waive portions of the Offering Memorandum and/or the Call for Offers; to waive any informalities in submissions; to request “best and final” offers; to negotiate a combination of all or a portion of different submissions; to reject any or all submissions; and to issue a new request for submissions, for any reason deemed appropriate by DCAMM.

DCAMM may then progress through multiple rounds of requests for additional information, interviews with the development teams it deems most qualified (reserving the right to reject any and all proposals for any or no reason), and a request for best and final offers from one or more development teams.

PRIMARY SELECTION CRITERIA

DCAMM is seeking to enter into a long term ground lease with a development partner who will secure all necessary permits, approvals, and funding for the redevelopment of the Site, including the delivery of new facilities for the Department of Mental Health (“DMH”) as described in this OM and in the supplemental documents. DCAMM reserves the right to, at its sole discretion, dispose of some portion of the property via fee simple sale under the authority of the Affordable Homes Act if DCAMM judges that doing so is in the best interest of the Commonwealth. Supplemental documents are contained in the Virtual Deal Room; please [click here](#) to register for access to the Newmark hosted Virtual Deal Room.

DCAMM anticipates that the Partner will successfully execute a financially-feasible, housing-oriented, mixed-use development that meets the goals described in this OM and offsets DMH’s occupancy costs to the greatest extent possible. The Partner will be required to deliver new facilities for DMH for its dedicated use. DCAMM, in partnership with DMH, will work together closely with the selected developer on programming and design of the DMH space.

DMH will operate its programs continuously throughout the redevelopment process, and close coordination between the parties will be required. As part of this Competitive Selection Process additional requirements may be outlined to ensure satisfaction of the Commonwealth’s goals and objectives during all phases of redevelopment. A thoughtful approach to minimizing the Project’s disruption to DMH’s operations will be a key selection criterion and a comprehensive review of all impacts on DMH’s residential and clinical programs (both during construction and at full build) should be expected.





Responsive proposals will outline a clear redevelopment plan that achieves the goals and objectives of the Project, and DCAMM may evaluate proposals using selection criteria including, but not limited to, the following:

TEAM QUALIFICATIONS:

- Demonstrated experience delivering projects of a similar size, scale, and complexity, including adaptive reuse of large historic assets and creation of trauma-informed residential treatment spaces for behavioral health populations
- Team structure conducive to successful project delivery
- Diverse project leadership in key roles in alignment with the goals of A&F Bulletin 25

QUALITY OF DEVELOPMENT & DESIGN PROPOSAL:

- Alignment of DMH space proposal to program needs
- Overall development program and phasing approach including approach to minimizing the Project's disruption to DMH's operations
- Adherence to design guidelines as outlined in the Offering Memorandum and Appendix 3K, including sustainability and approach to adaptive reuse, rehabilitation, and historic preservation
- Production of new housing for various income levels
- Quality of Access and Opportunity plan as required by A&F Bulletin 25
- Approach to the creation of Community benefits

BUSINESS TERMS:

- Overall net value for the Commonwealth, including one-time and ongoing costs for the DMH space
- Deal structure that is advantageous to the Commonwealth
- Overall project feasibility, which may include market/financial considerations, capitalization strategy, permitting approach, stakeholder engagement, and project timeline



PROPERTY TOURS

Prospective developers will have the opportunity to visit the Lindemann-Hurley Site by contacting Newmark to schedule a property tour. Tours of the Lindemann and Hurley Buildings will be in a group format at prearranged dates and times available by contacting Newmark via phone or email listed below, and will be arranged to provide as equitable an opportunity as feasible to interested parties. DCAMM and Newmark take no responsibility for interested parties who are unable to attend at one of the prescheduled times. DCAMM reserves the right to limit the number of attendees from an organization. All requests for information about property tour, including dates, times, and registration should be directed to:

Michael Byrne
Executive Managing Director
(617) 863-8616
Michael.Byrne@nmrk.com

Lauren Donahue
Senior Managing Director
(617) 722-5043
Lauren.Donahue@nmrk.com



CALL FOR OFFERS

DCAMM will establish and Newmark will advertise a call for offers date by which prospective developers will be required to submit proposals. Notice will be provided to prospective developers two weeks in advance of this date.

DCAMM makes no representations or warranties whatsoever, as to the accuracy and/or completeness of any of the information contained in, or provided as part of, this OM, including, without limitation, information in the document, in appendices, exhibits, attachments, technical information, and/or supplements, in hard copy, facsimile, electronic or online, or available upon request or from other sources. The information is provided for convenience only, and cannot be relied upon, without outside, independent investigation and verification by any prospective developer. This information is subject to differing interpretation, analysis, and conclusions and to errors, omissions, and changes in costs, conditions, economics, engineering, laws, rules and regulations that may occur on or after the date the information was created or assembled.



BIDDING & SELECTION

DCAMM anticipates that this Competitive Selection Process may require multiple rounds of submissions, interviews, and requests for additional information. DCAMM anticipates selecting a development partner in 2027.

DCAMM will not consider any proposal which is comprised in whole or in part of individuals or entities which have directly or indirectly had involvement in the subject of the Offering Memo (involvement means, without limitation, involvement relating to legal, planning, environmental, appraisals or other consulting services). This includes, without limitation, consultants who aided in the preparation of the Final Project Proposal and/or the Offering Memo. A list of excluded individuals and entities can be found in Appendix 1 in the *Virtual Deal Room*.





VIRTUAL DEAL ROOM

The following supplemental documents are available in the Virtual Deal Room. Please [click here](#) to register for access to the Newmark-hosted Virtual Deal Room.

#	DOCUMENT NAME
1	Excluded Parties Memo
2A	AMB L-H Redevelopment Signed Authorization
2B	AHA Acts of 2024 Ch150 Section 121-122
2C	EOHLC AHA Surplus Land Guidance
3	Final Project Proposal
3A	FPP Appendix A. Potential Ground Lease Area
3B	FPP Appendix B. Potential DMH Facilities Provision Area
3C	FPP Appendix C. Letter from Secretary of Administration and Finance (A&F) Supporting Project and Creation of Trust Fund
3D	FPP Appendix D. Letter from Commissioner of the Department of Mental Health (DMH) Supporting the Project
3E	FPP Appendix E. Letter from the Secretary of the Executive Office of Health and Human Services (EOHHS) Supporting the Project
3F	FPP Appendix F. Letters from Elected Officials
3G	FPP Appendix G. Public Comments on the Draft Project Proposal Received During the Official Comment Period
3H	FPP Appendix H. Minutes from Public Hearing(s) Held During the Official Comment Period
3I	FPP Appendix I. Lindemann Program Study
3J	FPP Appendix J. Historic Preservation Report
3K	FPP Appendix K. Design Guidelines
3L	FPP Appendix L. Private Individuals and Consultants Involved in Preparing the Project Proposal
3M	FPP Appendix M. Public Hearing Notice
3N	FPP Appendix N. Public Hearing Slides
4	Additional Program Information
5	Site Survey, 2021
6	Existing Conditions Photos
7A	Lindemann-Hurley PNF Submission 2025-09-22
7B	MassHistoric Finding of Adverse Impact
8	Prospective Project Funding Sources
9	Executive Order No. 594 Summary
10	Executive Order No. 594
11	Facility Condition Assessment, 2013- McCormack, Lindemann, Hurley
12	Nivola Mural Conditions Report, 2021
13	Envelope Study, 2016 - Lindemann, Hurley
14	Energy Conservation Measures, 2013 - Hurley
15	Fire Protection and Energy Improvements, 2014 - Hurley
16	ASTM Phase 1 Environmental Assessment, 2023 - Hurley
17	Geotechnical and Environmental Considerations, 2023 - Hurley
18	Structural Assessment Report, 2023 - Hurley



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SOUTH BOSTON



DOWNTOWN



SOUTH STATION



DOWNTOWN CROSSING



STATE STREET



GOVERNMENT CENTER



BOWDOIN



PARK STREET

BEACON HILL



NEWMARK

225 Franklin Street, 33RD Floor
Boston, Massachusetts 02110

PRIMARY CONTACTS:

Michael Byrne

Executive Managing Director
(617) 863-8616
Michael.Byrne@nmrk.com

Lauren Donahue

Senior Managing Director
(617) 722-5043
Lauren.Donahue@nmrk.com

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