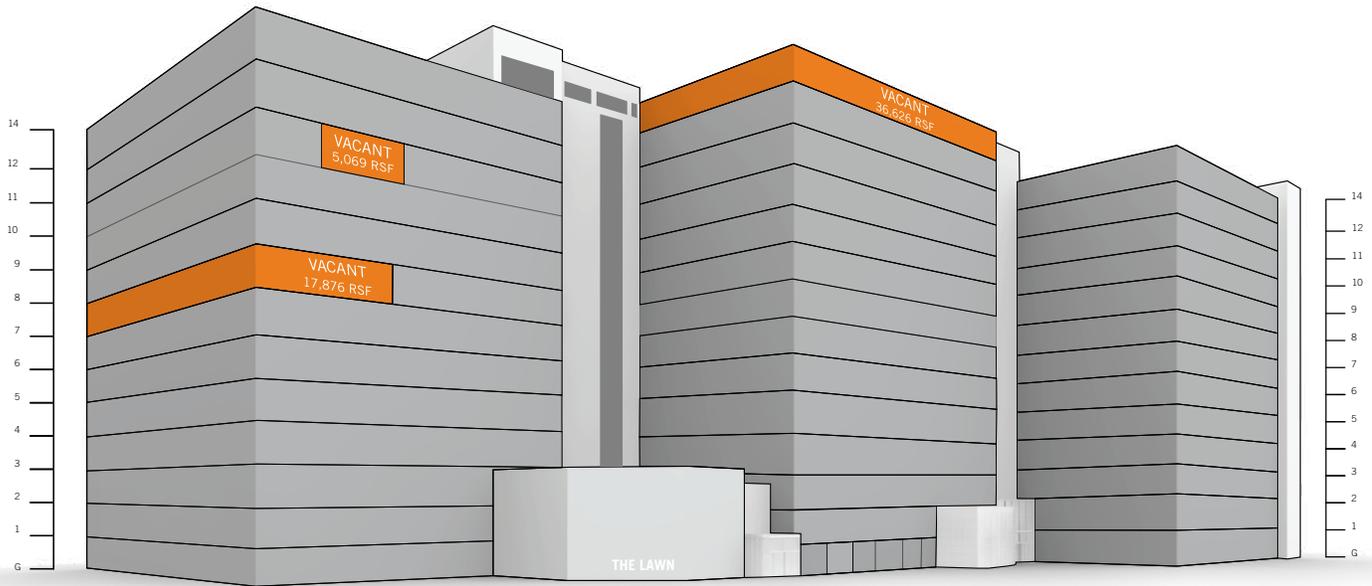


CROSS POINT



NEXT GENERATION WORKPLACE

With an amenity-rich campus, easy access and flexible work environments, Cross Point embodies all the right ingredients for the next-generation workforce. The new design and campus programming embraces a community that promotes social interaction, tenant growth and a strong work-life balance. At the intersection of Route 3 and Interstate 495 and within the highly coveted global investment market, Cross Point draws from Boston, suburban Boston and Southern New Hampshire markets. Once on campus, employees can enjoy coffee at Café Kerouac, watch the game in the Fuel pub, or entertain a client at the on-site restaurant. Large and small events can be hosted in the Lawn's auditorium style seating or function rooms. Blowing off some steam is as easy as smacking golf balls in the golf simulator, meditating in a yoga class or scoring in a foosball game. This is not the suburban office building of yesterday, but a thoughtful workplace for the innovative company of tomorrow.



TOWER 3

TOWER 2

TOWER 1

59,571 SF OF SPACE AVAILABLE



Stack vertically on floors that range from 28,000-36,000 SF



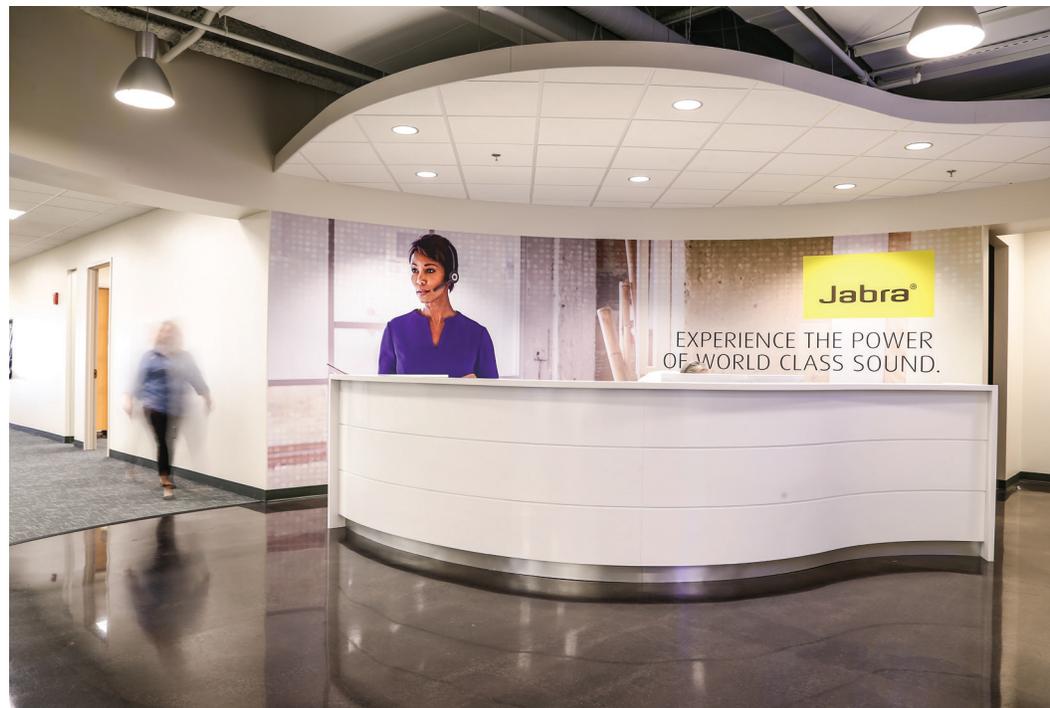
Span horizontally on floors that range from 68,000-97,000 SF



14' to the deck, 9'6" finish ceilings

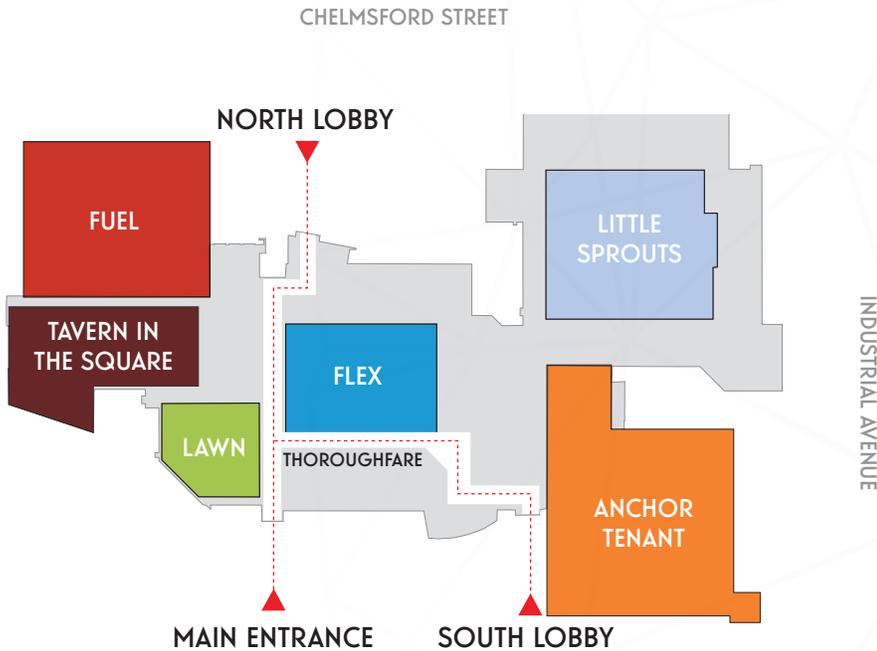
HOW WE STACK UP

Cross Point consists of three internally connected 14-story office buildings totaling 1.25 million square feet. Tower specific elevators swiftly move tenants and visitors to their desired floors. Cross Point recognizes the flexible nature of businesses, whether rapidly growing or in need of a satellite office. Space is conveniently adaptable at both the vertical and horizontal levels. The Cross Point team will work with you to deliver the most strategic and creative tenant fit-out that personifies your brand culture and company needs.



WORK-LIFE BALANCE

TAKING CARE OF BUSINESS, TAKING CARE OF YOU.



FLEX

It's not just muscles you're flexing these days, but also your ping-pong prowess. In a new centralized location, Flex provides challenge as well as tranquility to the workday. With yoga classes, gaming center, weight room and golf-simulator, there's something to keep everyone moving.



LITTLE SPROUTS

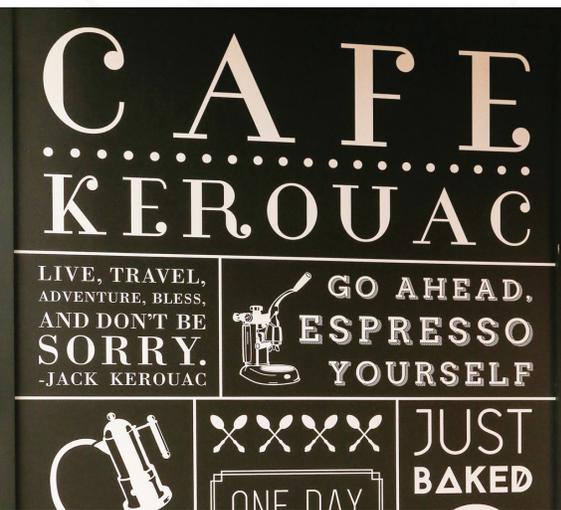
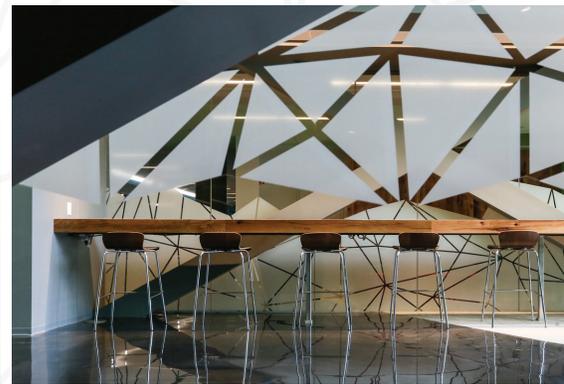
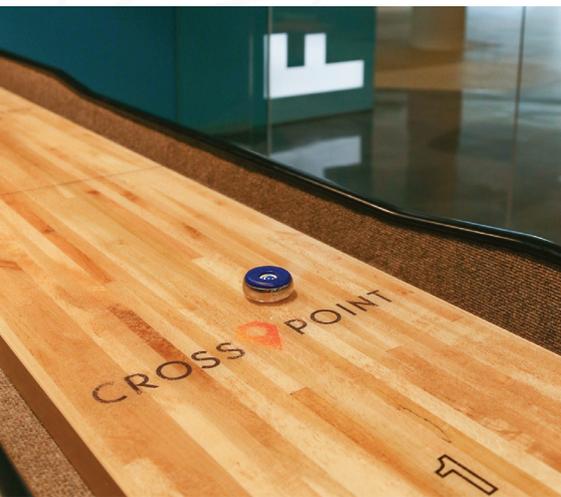
It can be hard to juggle a family and a career, but with Little Sprouts conveniently located within the Cross Point campus, it couldn't be easier to make sure you drop off the kids and still make the morning meeting.

TAVERN IN THE SQUARE

First impressions go a long way. The on-site restaurant offers a change of scenery within a vibrant dining experience. Grab a beer and a burger and head out to the outdoor patio without leaving the Cross Point campus.

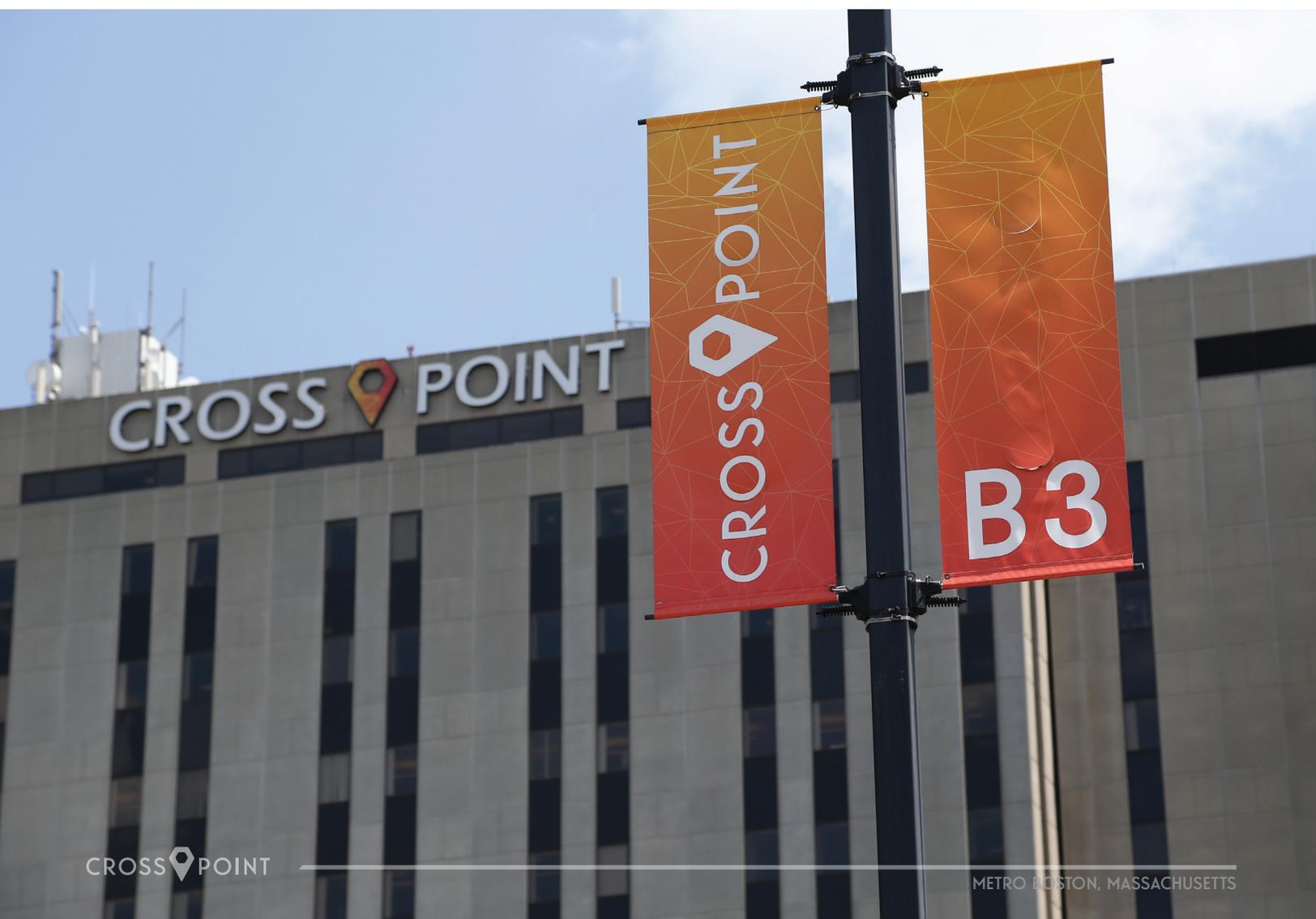
THE LAWN AND THOROUGHFARE

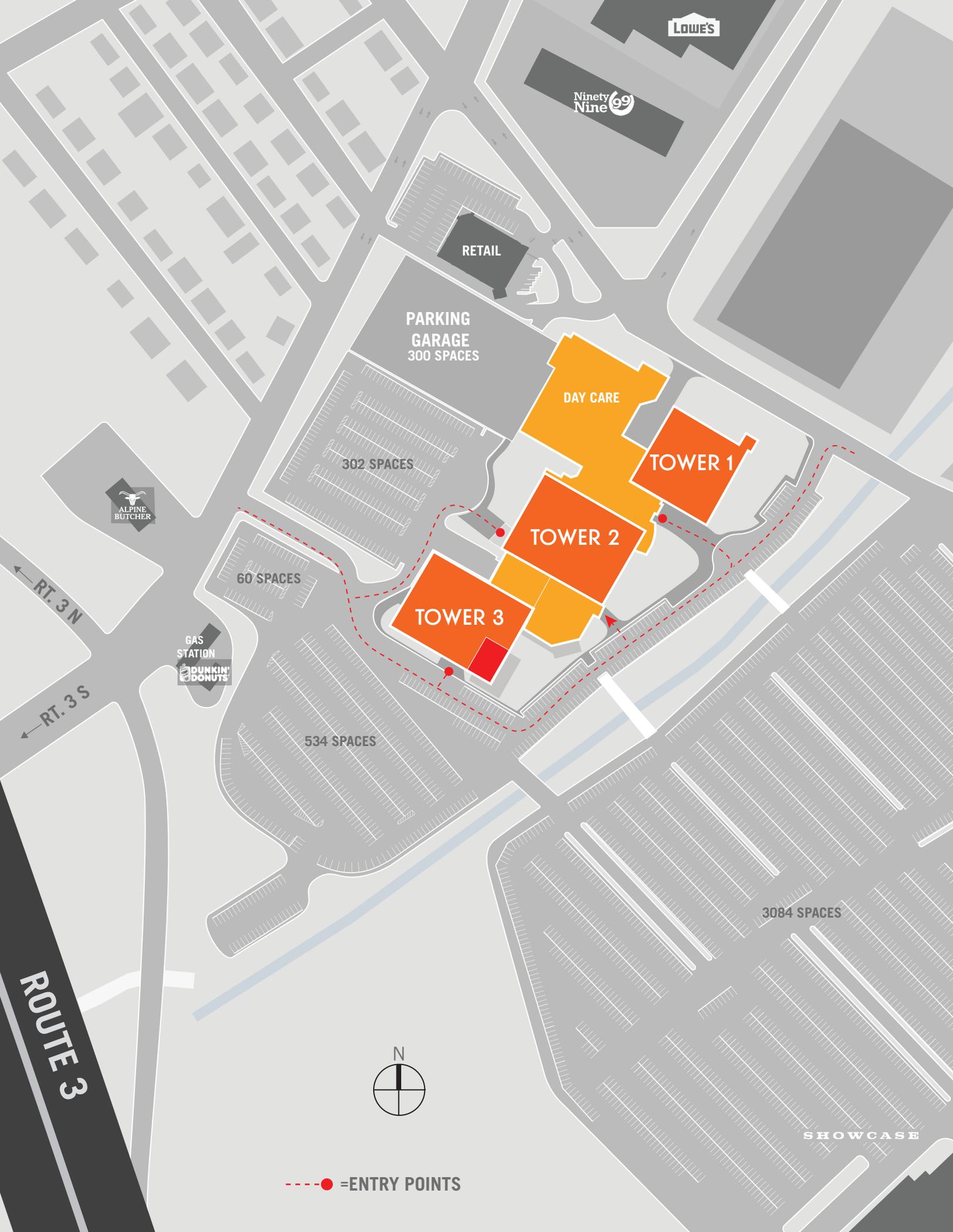
Energy and originality are apparent the moment you walk through the Cross Point entryway. A new thoroughfare and walking paths direct the visitor through color-coordinated wayfinding, while a mix of glass, reclaimed wood and light bring the outside in. The community space of the Lawn hosts large intellectual and social events such as industry panel talks or family movie nights.



FUEL

The new Fuel cafe offers diverse experiences set in a stylish and inspirational environment. Enjoy a latte and a book at Café Kerouac, host a team lunch in the private dining area, or catch the home opener relaxing on the pub couch. Fuel up while doing some real social networking.





LOWE'S

Ninety Nine 69

RETAIL

PARKING GARAGE
300 SPACES

DAY CARE

302 SPACES

TOWER 1

ALPINE BUTCHER

TOWER 2

60 SPACES

TOWER 3

GAS STATION
DUNKIN' DONUTS

534 SPACES

RT. 3 N

RT. 3 S

ROUTE 3

3084 SPACES



SHOWCASE

- - - ● = ENTRY POINTS

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