



# Suffolk Construction Welcomes You to BUILD BOSTON

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45 PROVINCE

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HighProfile COVER STORY: 45 PROVINCE

# 45 PROVINCE to Bring New Elegance to Downtown Boston

Project will bring 150 luxury condominiums by Spring 2009

**B**oston, MA - Mayor Thomas M. Menino and city officials joined executives of The Abbey Group and the real estate company's development team to mark the commencement of construction of 45 PROVINCE, Boston's newest luxury condominium residences.

Upon completion in early 2009, the 32-story luxury-high-rise, located at 45 Province Street at the foot of Beacon Hill and within a short stroll to the city's financial district and the Boston Common, will offer the ultimate in elegance and design for urban dwellers.

"I'm delighted that this project will bring more housing right into the heart of downtown Boston - just steps away from Beacon Hill, the Financial District, Downtown Crossing, and Boston Common," Mayor Menino said. "I want to thank our partners who've worked so hard to make this project a reality. Let's continue to work together to make Boston an even better place to live and to work."

The full-service, 150-unit residence



Street View - Renderings courtesy of Bruner/Cott



L-R - Christian Ritter, executive vice president of Helaba Bank; John Svenson, chief financial officer of The Abbey Group; Mayor Thomas M. Menino; Robert Epstein, chairman and chief executive officer of The Abbey Group; David Epstein, president and chief operating officer of The Abbey Group; John Fish chief executive officer of Suffolk Construction Company.

will feature numerous amenities, including a roof garden providing unparalleled panoramic views of the city. Other amenities: a parlor featuring a library, lounge and screening room, an elegant dining room with a catering kitchen, a celebrity chef restaurant, valet parking, 24-hour concierge and a spa with a four-seasons pool, spa treatment rooms and a fitness center.

"We are very pleased Mayor Menino and city officials were able to join us today as we officially begin construction on this exciting project," said Abbey Group Chairman and CEO Robert Epstein. "45 PROVINCE will not only be a premier residence in a prime area of the city, but part of the Mayor's vision of Boston in the 21st century."

Simeon Bruner, founding principal of Bruner/Cott and Associates, the project's architect, said: "45 PROVINCE will

bring together the best of old and new Boston. Glass and brick will come together in a cutting-edge 21st Century building that will also retain the warmth and charm of Old Boston."

Because of the unique design of the building, most units will be laid out differently, allowing potential buyers a wide range of size and style options for one-, two-, and three-bedroom condominiums.

John Fish, CEO of Suffolk Construction Company Inc., the project's general contractor said: "Our team is excited about the opportunity to work on this important residential project in downtown Boston. We look forward to collaborating with architect Bruner/Cott & Associates and all our partners to make The Abbey Group's vision for this project a reality."

Abbey Group President and COO David Epstein described the building as a

"modern classic."

"45 PROVINCE will exude a warm modernism that respects the historic location and offers elegant services reminiscent of the classic New York Park Avenue buildings of the thirties, while utilizing the most modern materials, appliances, fixtures, lighting and building systems currently available," said Epstein.

John Svenson, CFO of The Abbey Group, said: "our company is excited to be partnering with Helaba Bank on this significant investment in downtown Boston."

The Abbey Group is a Boston-based real estate company founded in 1968. From its early years redeveloping urban Boston historic buildings into luxury residences and high quality offices, the firm has evolved into a prominent force in real estate and resort development. The Abbey Group has developed over 100 buildings used for commercial, retail, residential and parking uses including the Landmark Center, Lafayette Corporate Center, Landmark Square Apartments and St. Germain Street Apartments.

### Words from the Architect

"Designing a hard-edge modern building in an historic district is an interesting challenge. 45 Province Street takes a traditional material, Terra Cotta, integrates it in a new way with a glass curtain-wall, and brings the new and old together. Creation is a joint effort - an iterative process with the BRA, the developer, Bruner/Cott - and our engineers. All working together. We can all take credit for creating a building that reflects both the history and the future of Boston's architecture"

-Simeon Bruner, Principal of Bruner/Cott Architects



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