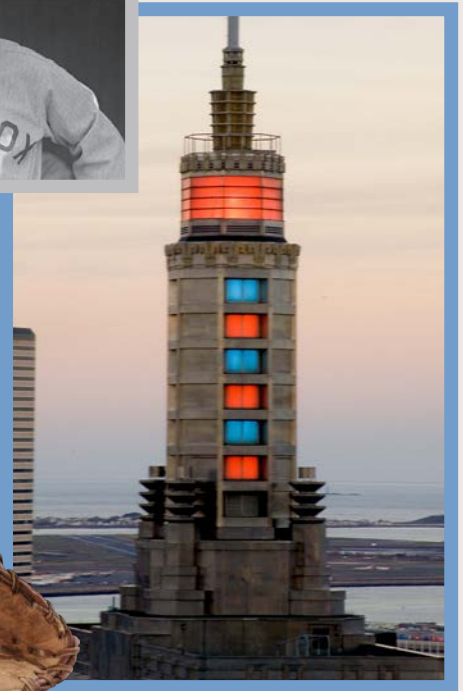


RETURN OF THE ICON

A photograph of the Two Hundred Berkeley building at night. The building is a tall, modern skyscraper with a distinctive stepped, pyramid-like top. The upper portion of the building is illuminated with bright blue and white lights, while the lower portion is in shadow. The building is set against a dark blue night sky.

TWO HUNDRED
BERKELEY

A STORIED LANDMARK



John Hancock

1947

Construction of 200 Berkeley is complete as the home of the Boston-based John Hancock Insurance Company. The building remains the tallest construction in the Back Bay area until the completion of the Prudential Tower in 1964.

Note: The Prudential Center is different than the Prudential Tower.

1983

The 65-foot-tall beacon is relit and resumes forecasting the weather. A memorable poem helps interpret the lighting patterns: "Steady blue, clear view / Flashing blue, clouds due / Steady red, rain ahead / Flashing red, snow instead."



2004

The weather beacon flashes blue and red to celebrate the World Series victory for the Red Sox, ending an 86-year drought. A new line is added to the poem: "Flashing blue and red, when The Curse of the Bambino is Dead!"

ENHANCED ENTRANCE & LOBBY



Delivery Expected End of Summer 2025



BUILDING HIGHLIGHTS



OWNERSHIP

Property is owned by the John Hancock Life Insurance Company (USA) as a general investment account. There is no debt on the building and no capital partners.

FEATURES

- 3-Story 20,000 RSF fitness center available exclusively to tenants at 200 Berkeley and 197 Clarendon.
- Bakery and café in the lobby
- Bright Horizons daycare on site
- A 30K SF ± amenity center that would include lounge, gaming, wellness rooms, rooftop balcony, and meeting center with capability for 200 person meetings is in concept design with an anticipated 2026 delivery
- Directly attached to Back Bay Events Center, with auditorium seating up to 1,100 and over 35K SF of additional meeting space and smaller conference rooms
- Loading docks to fit up to 18 wheeler
- Bike storage
- 24-Hour onsite security
- Onsite property management
- 14' floor to deck floor heights
- MERV 13 high efficiency filters throughout AHUs
- 100 LB live load capacity
- Ample condenser water capacity per floor for additional tenant supplemental equipment
- Ability to utilize both air and water- side economizers for increased efficiency
- Energy Star score of 92

SIGNAGE

Signage opportunities on the exterior, façade of the building and the lobby. Pending city approval, ownership will work with Tenant to achieve any signage desirable.



FITNESS CENTER

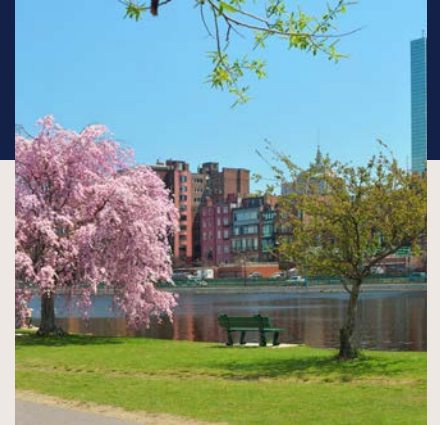


The three-story fitness center comes equipped with a cycling room and high-end cardio & strength equipment.



IN THE HEART OF BACK BAY

Boston's Most Recognizable Neighborhood



2 Blocks to
the Public Garden



50+ Restaurants & Retail
Along Newbury St.



Served by MBTA Green
Line, Orange Line, and
Commuter Rail



Short Walk or Bike Ride to
the Charles River



Walking Distance to
the Prudential Center

EXCELLENT ACCESS

The map illustrates the location of Two Hundred Berkeley, marked with a blue star. It highlights the following features:

- Public Transit:** Multiple bus routes are shown, including Bus Route 9 (green dashed line), Bus Route 10 (yellow dashed line), and Bus Route 55 (red dashed line). The Commuter Rail and Amtrak lines are also indicated.
- Landmarks:** The Prudential Center is located to the southwest, and the Public Garden is to the northeast.
- Infrastructure:** Major roads like Storrow Dr. and I-90 are shown, along with Exit 133.
- Accessibility:** The map shows numerous transit stops (marked with 'T' and bus icons) and bicycle-friendly routes (marked with bicycle icons).



AMPLE PARKING AVAILABLE





Restaurants

- | | | |
|---------------------------------|--------------------------|-------------------------|
| 1. Bistro du Midi | 18. Davio's | 35. Eataly |
| 2. Parish Cafe & Bar | 19. GRECO | 36. Flour Bakery + Café |
| 3. Tatte | 20. Mooncusser | 37. Mistral |
| 4. Thinking Cup | 21. Cusser's | 38. Porto |
| 5. Beatnic Vegan Restaurant | 22. Piattini | 39. Earls Kitchen + Bar |
| 6. Life Alive Organic Café | 23. Grill 23 & Bar | 40. Bootleg Special |
| 7. Jonquils Cafe & Bakery | 24. Basil | 41. Legal Sea Foods |
| 8. Maggiano's Little Italy | 25. Atlantic Fish | 42. The Salty Pig |
| 9. Buttermilk & Bourbon | 26. Abe & Louie's | 43. Douzo |
| 10. Saltie Girl | 27. OAK Long | 44. Wink & Nod |
| 11. Ostra | 28. Precinct | 45. Delux Café |
| 12. The Capital Burger | 29. Sorellina | 46. Cosmica |
| 13. Strega Italiano | 30. The Banks Fish House | 47. Fuji at Ink Block |
| 14. Dig | 31. Citrus & Salt | 48. B&G Oysters |
| 15. Lolita Cocina & Tequila Bar | 32. Luke's Lobster | 49. Myers & Chang |
| 16. FIRE + ICE Grill + Bar | 33. Fogo de Chao | 50. Black Lamb |
| 17. Yamato 2 | 34. The Friendly Toast | 51. Coppa Enoteca |

Shopping

- | | |
|-----------------------|------------------------------------|
| 1. Chanel | 18. Aesop |
| 2. Rolex Boutique | 19. Flair Boston |
| 3. Rimowa | 20. Cohen's Fashion Optical |
| 4. Cartier | 21. Marathon Sports |
| 5. Allen Edmonds | 22. Dartmouth Street Vision Center |
| 6. Brilliant Earth | 23. Tadpole |
| 7. Indochino | 24. Community Bicycle Supply |
| 8. Warby Parker | 25. Spectacle |
| 9. Alton Lane | 26. Laura Preshong Jewelry |
| 10. Stitch Boutique | 27. Sault New England |
| 11. Studio Optics | 28. More Than Words |
| 12. SEE | 29. Gifted |
| 13. Winnie Couture | |
| 14. Athleta | |
| 15. H&M | |
| 16. European Watch Co | |
| 17. Nordstrom Rack | |

Bars

1. 4th Wall Restaurant & Bar
2. M.J. O'Connor's
3. Joe's On Newbury
4. Moon Bar
5. Map Room Tea Lounge
6. Solas Irish Pub
7. City Table
8. Club Café
9. Trophy Room
10. Barcelona Wine Bar
11. Bar Mezzana
12. The Beehive
13. Banyan Bar + Refuge
14. JJ Foleys Cafe
15. Metropolis
16. Franklin Cafe

Fitness

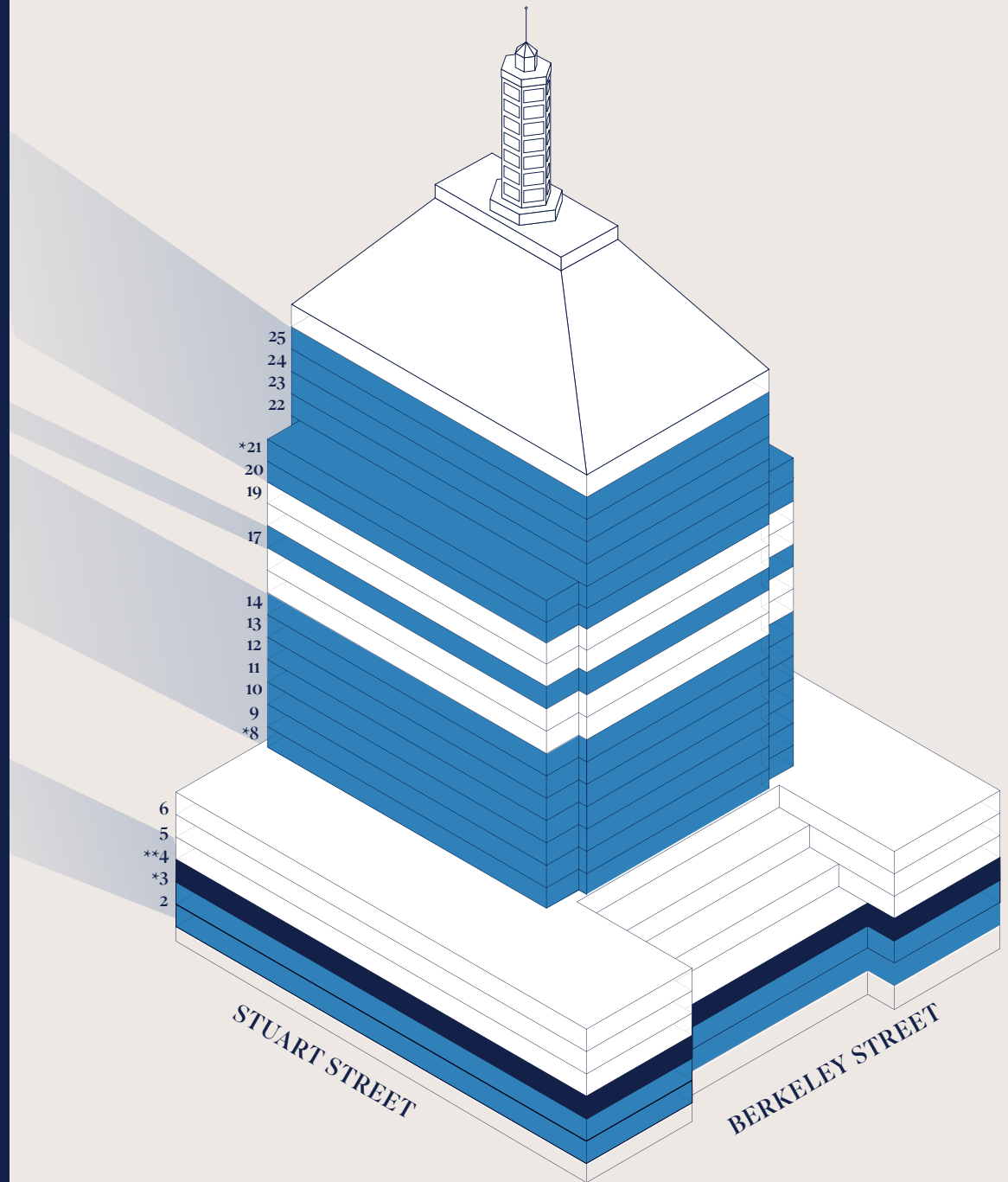
1. Invictus Boston
2. New York Sports Club
3. Lynx Fitness Club
4. Orangetheory Fitness
5. Studio 617
6. YWCA
7. Wang YMCA of Chinatown
8. Healthworks Fitness Centers
9. The University Club of Boston
10. Invictus Boston
11. Barry's Back Bay
12. New York Sports Club
13. Equinox
14. J.E.T. Boston

AVAILABILITIES

Floor 25	17,445 SF	
Floor 24	21,760 RSF	
Floor 23	21,901 RSF	
Floor 22	21,444 RSF	
Floor 21*	20,420 RSF	
Floor 20	28,668 RSF	
Floor 17	15,232 RSF 8,514 RSF 5,489 RSF	COMBINED 29,235 RSF
Floor 14	28,407 RSF	
Floor 13	28,361 RSF	
Floor 12	28,433 RSF	
Floor 11	28,326 RSF	
Floor 10	28,514 RSF	
Floor 9	28,450 RSF	
Floor 8*	27,216 RSF	
Floor 3*	66,139 RSF	
Floor 2	54,081 RSF	
Total	478,800 RSF	

* Ability for a private rooftop & patio on floors 3, 8, & 21

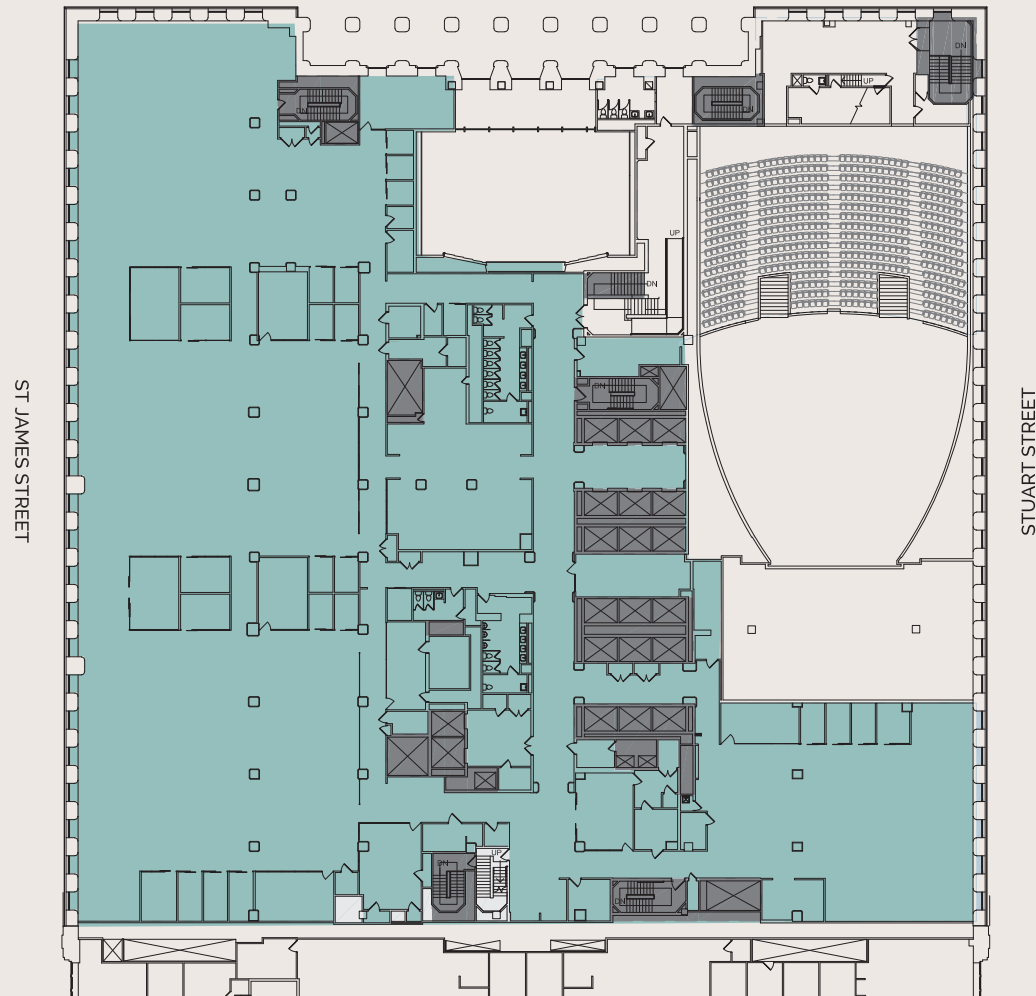
** Amenity floor



FLOOR PLANS

Floor 2

54,081 RSF

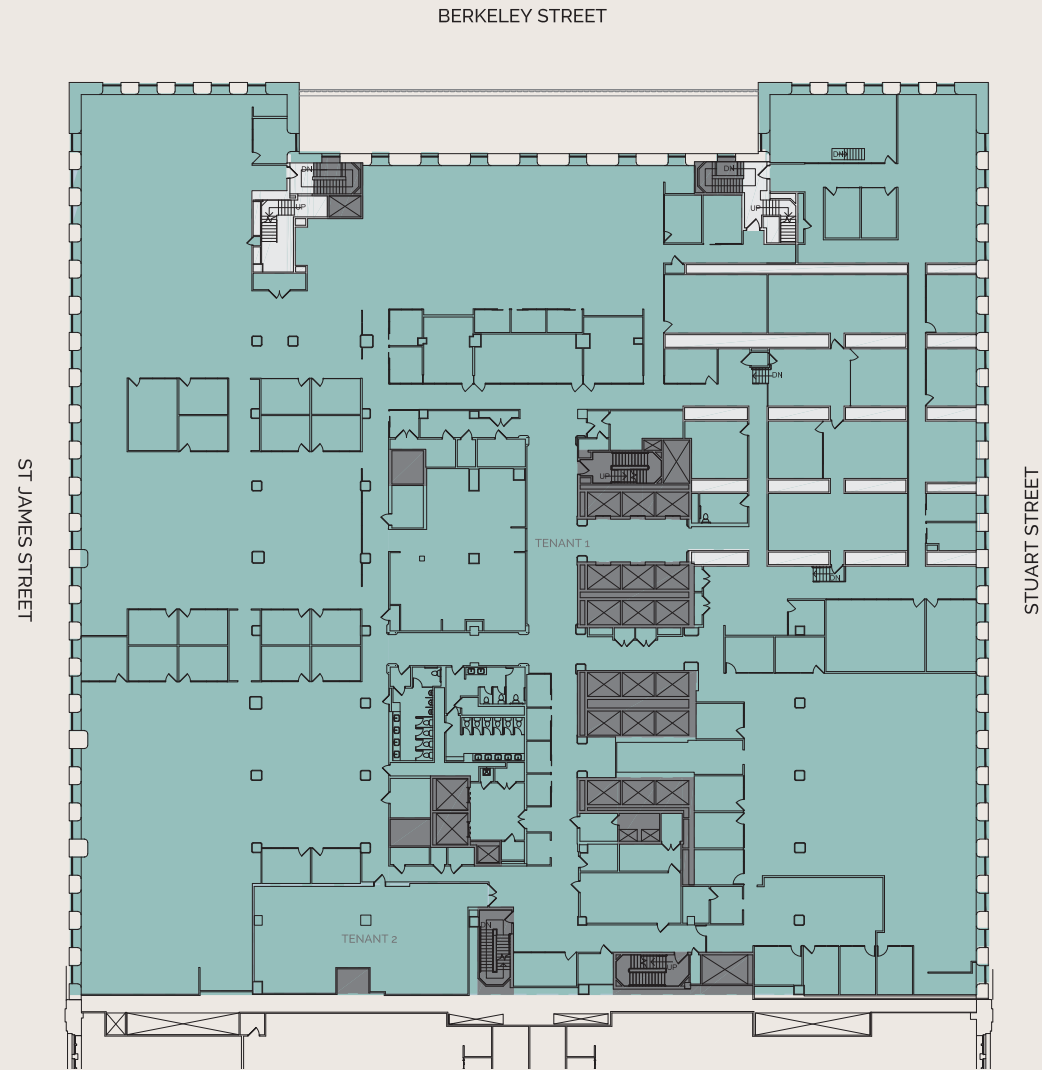


FLOOR PLANS

Floor 3

66,139 RSF

** ability for a private rooftop/patio*

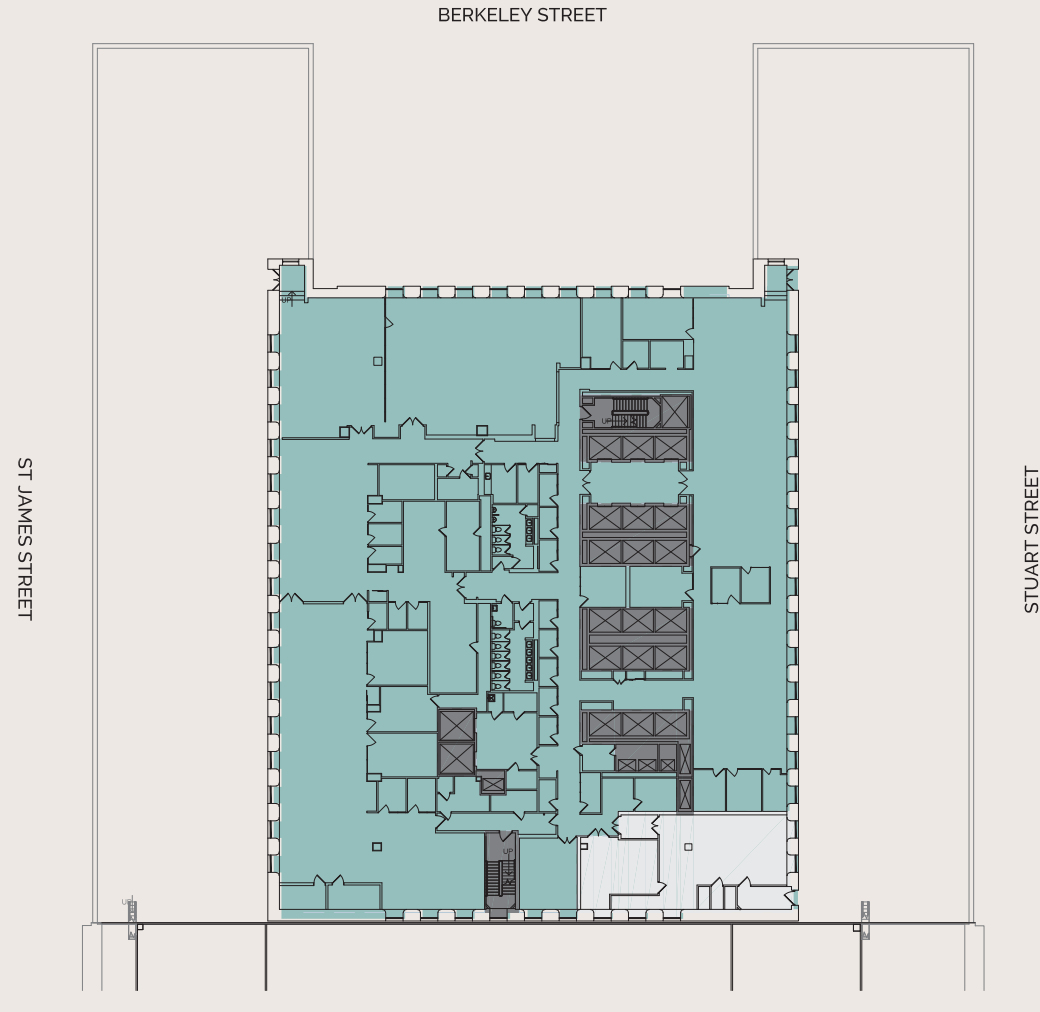


FLOOR PLANS

Floor 8

27,216 RSF

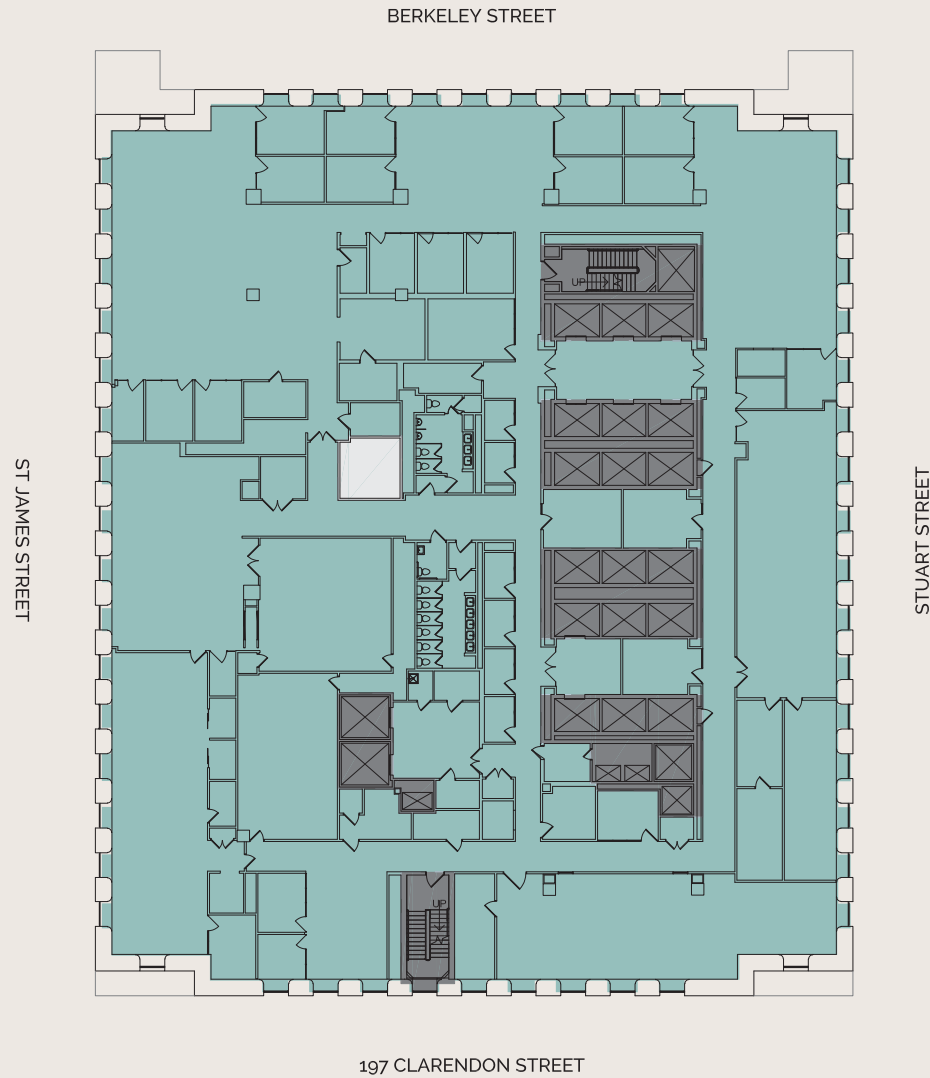
** ability for a private rooftop/patio*



FLOOR PLANS

Floor 9

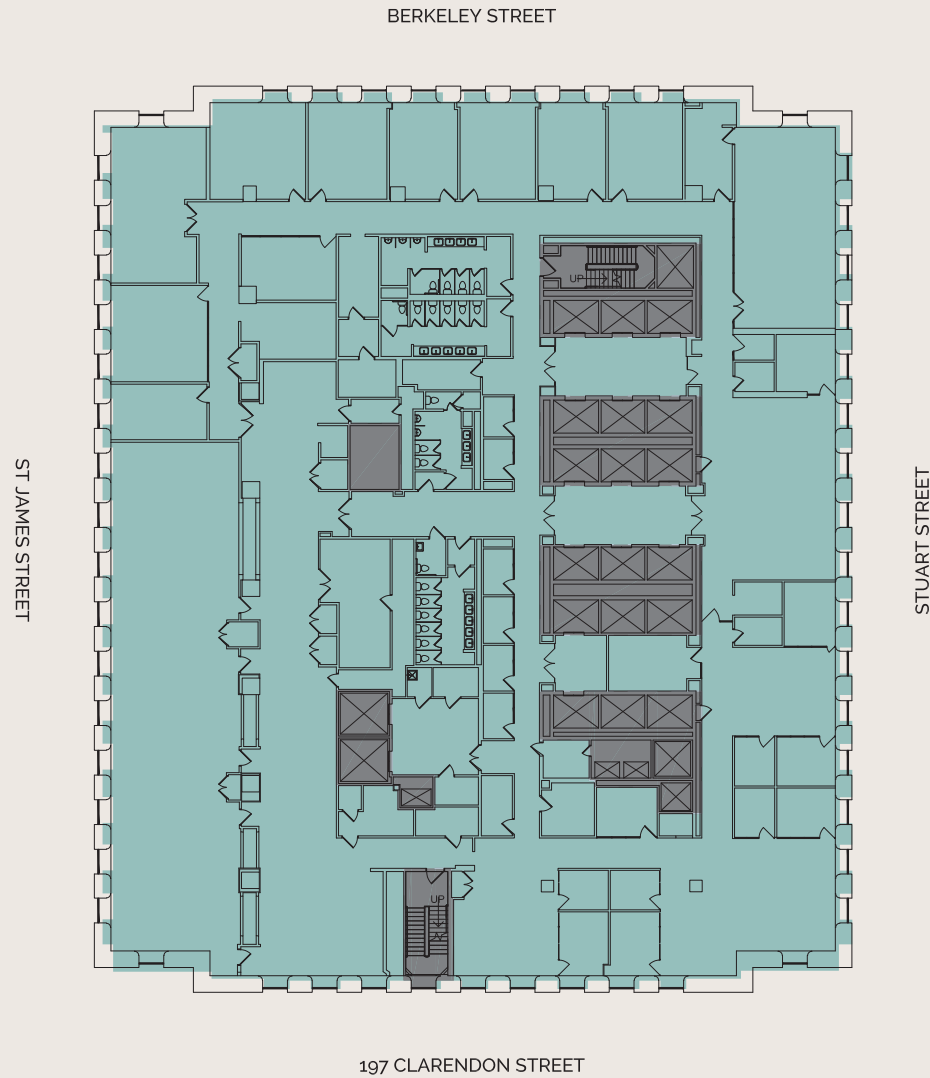
28,450 RSF



FLOOR PLANS

Floor 10

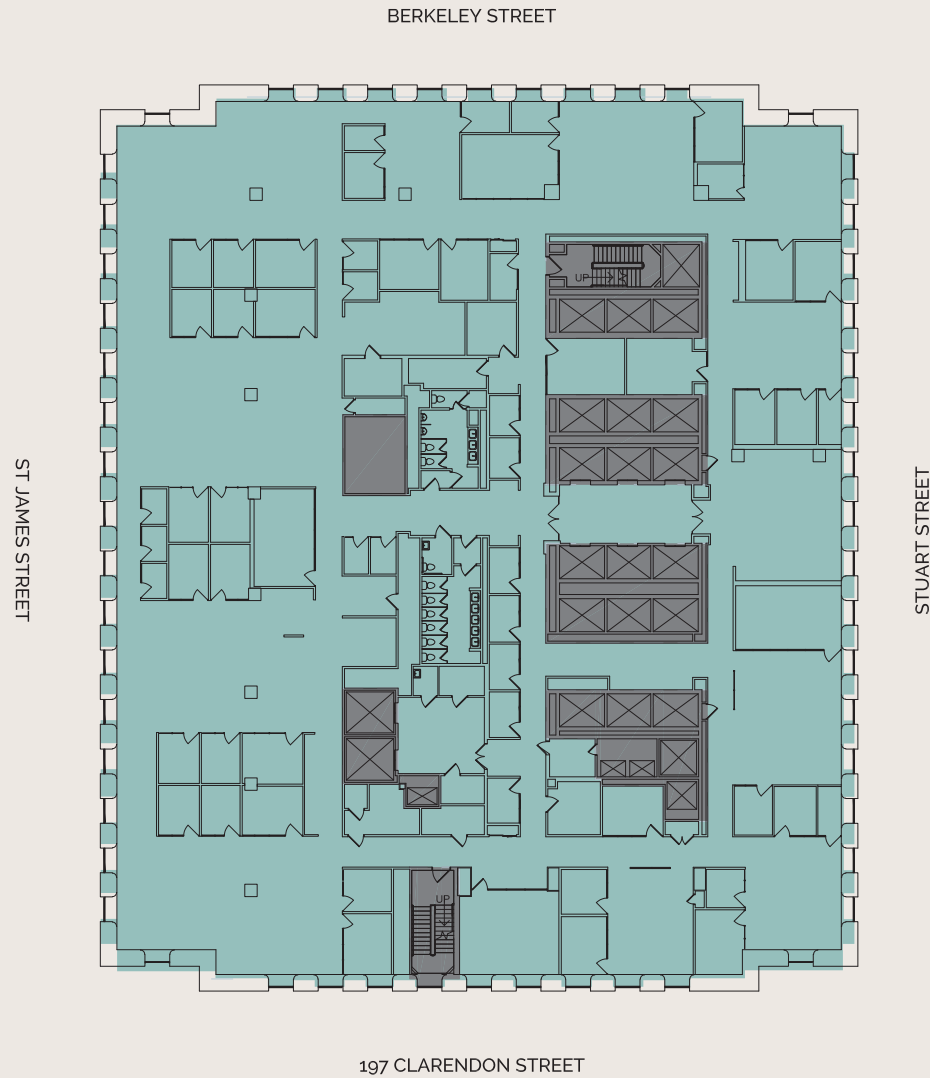
28,514 RSF



FLOOR PLANS

Floor 11

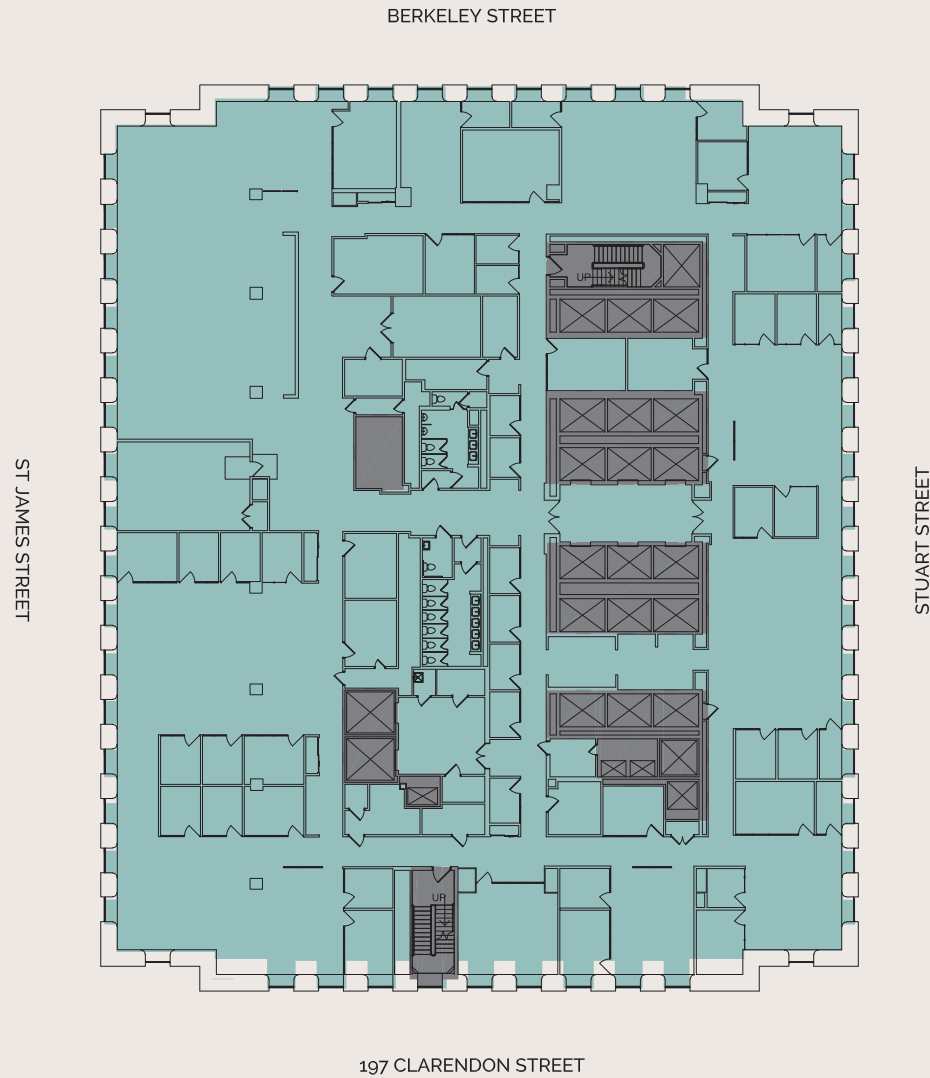
28,326 RSF



FLOOR PLANS

Floor 12

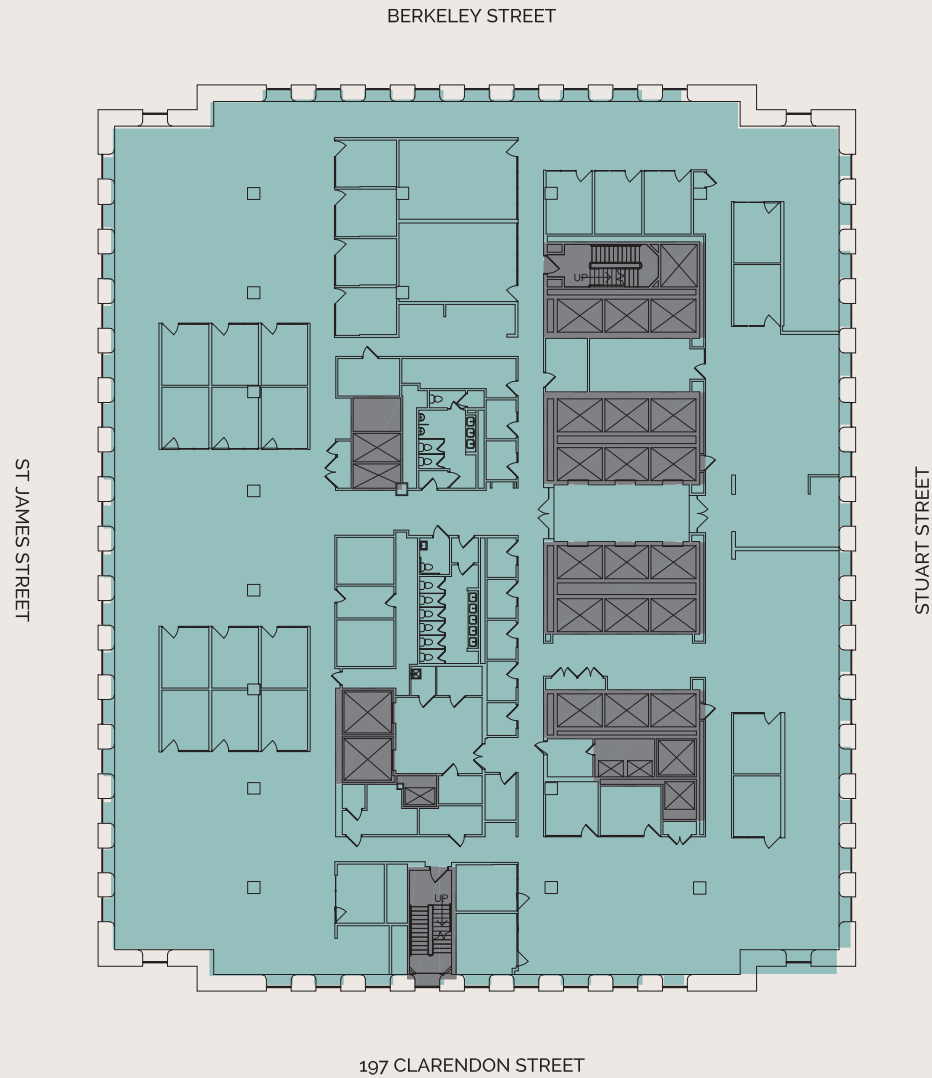
28,433 RSF



FLOOR PLANS

Floor 13

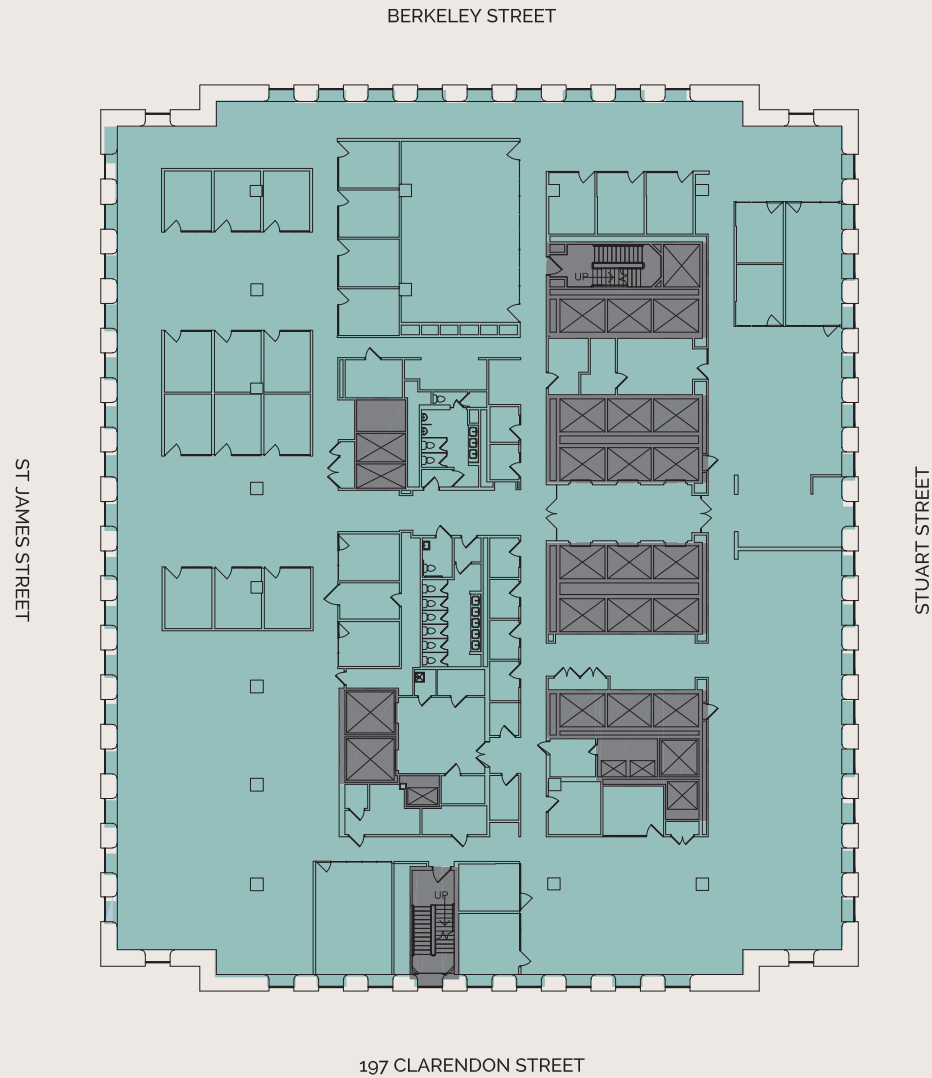
28,361 RSF



FLOOR PLANS

Floor 14

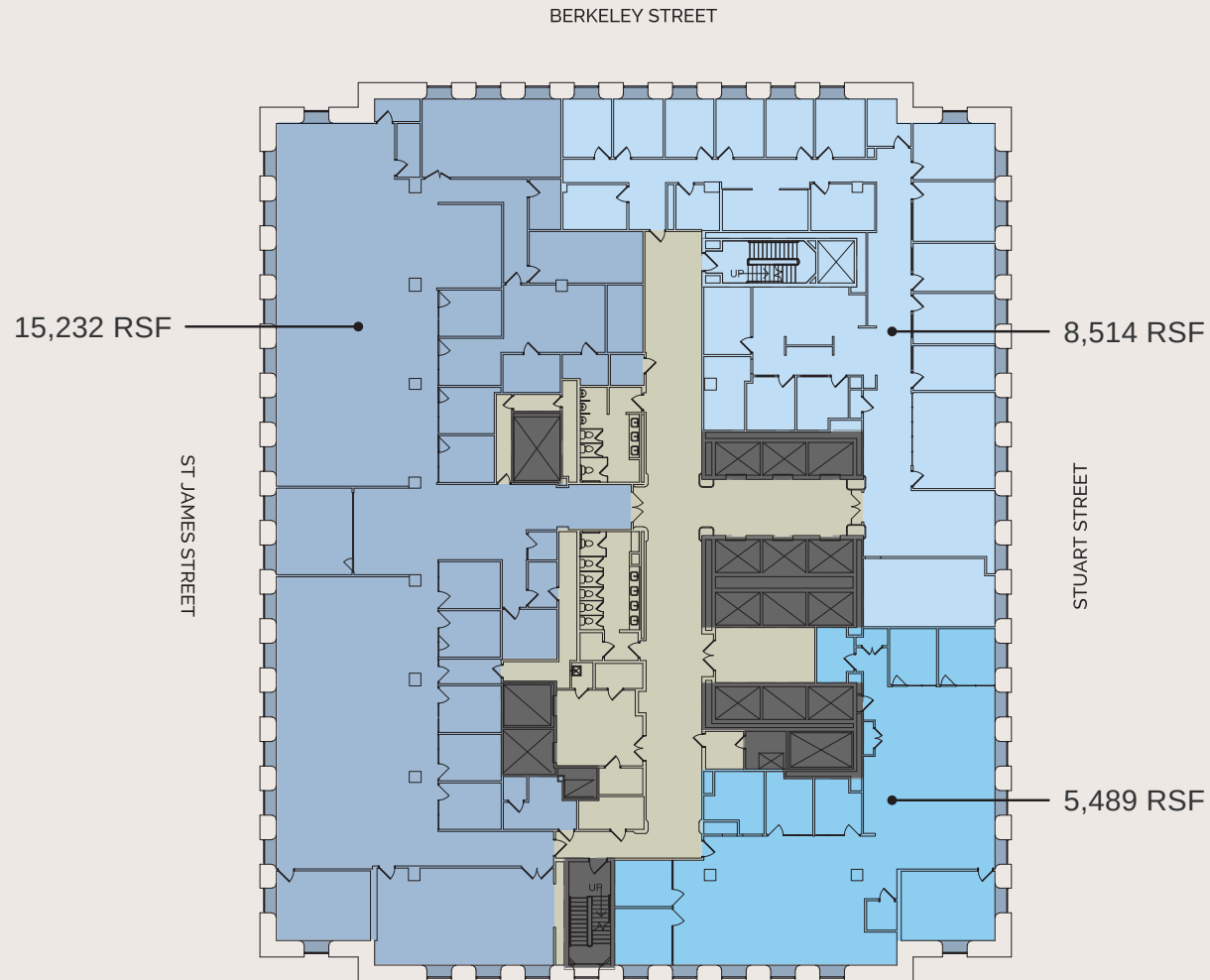
28,407 RSF



FLOOR PLANS

Floor 17

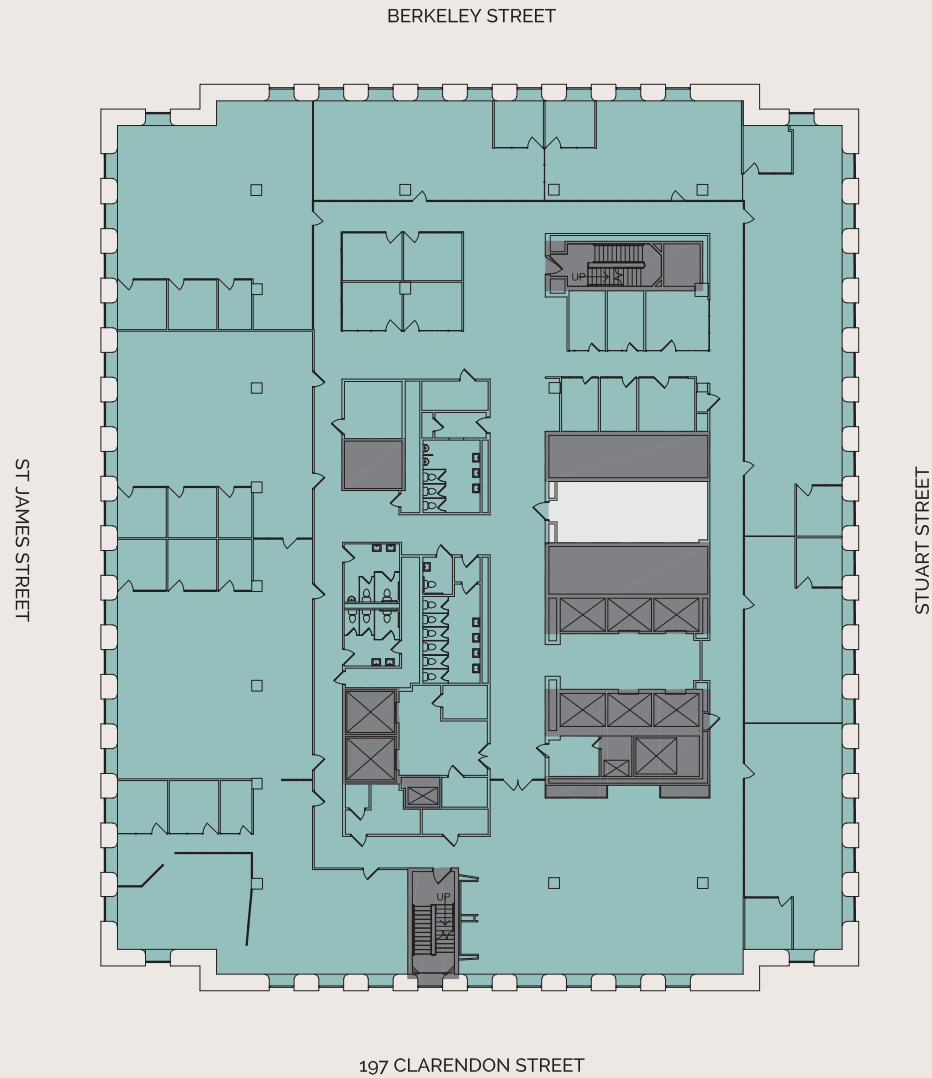
5,489-29,235 RSF



FLOOR PLANS

Floor 20

28,668 RSF

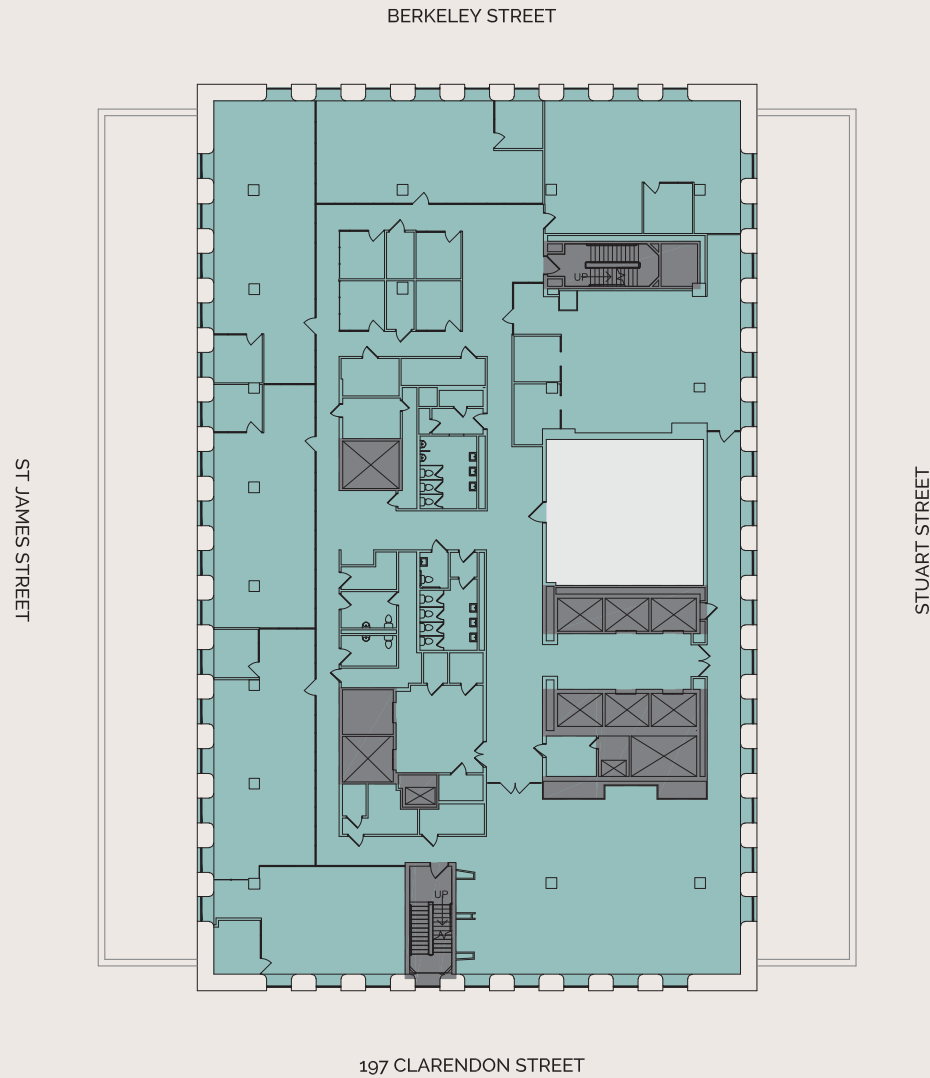


FLOOR PLANS

Floor 21

20,420 RSF

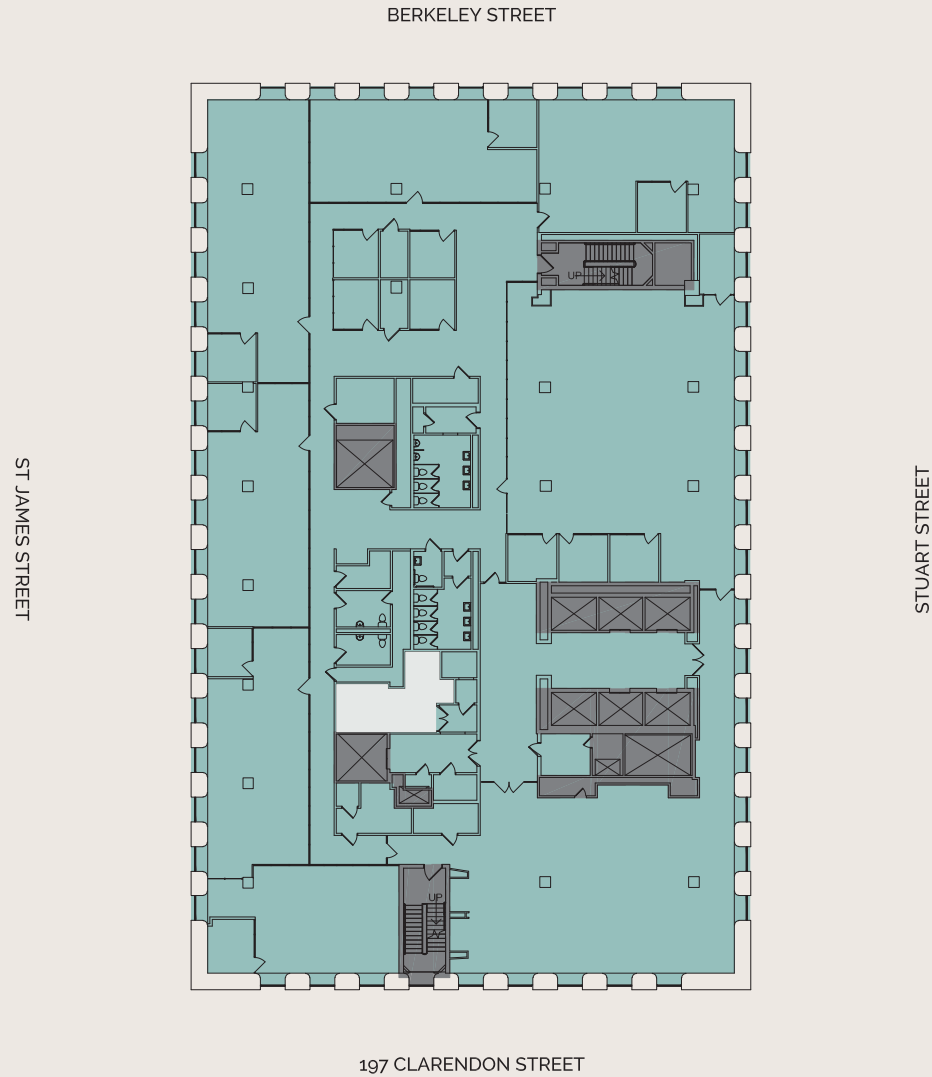
** ability for a private rooftop/patio*



FLOOR PLANS

Floor 22

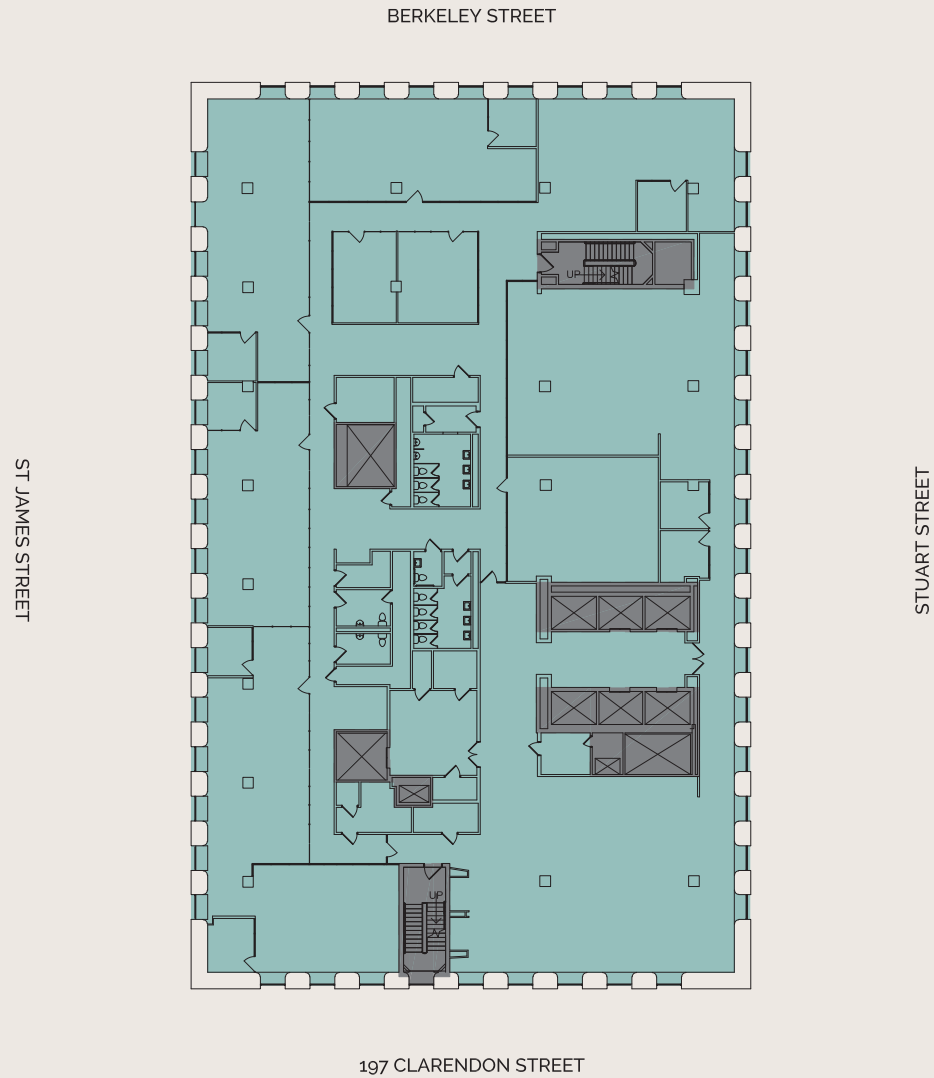
21,444 RSF



FLOOR PLANS

Floor 23

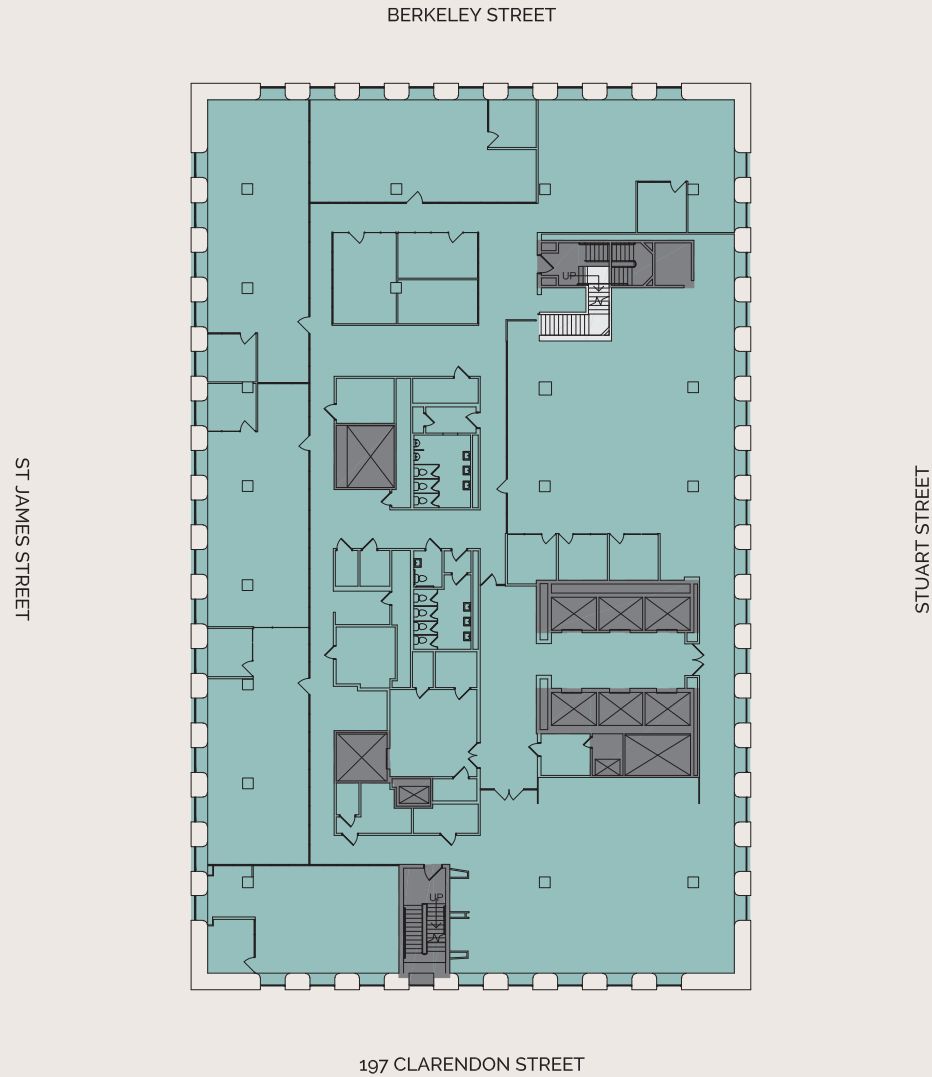
21,901 RSF



FLOOR PLANS

Floor 24

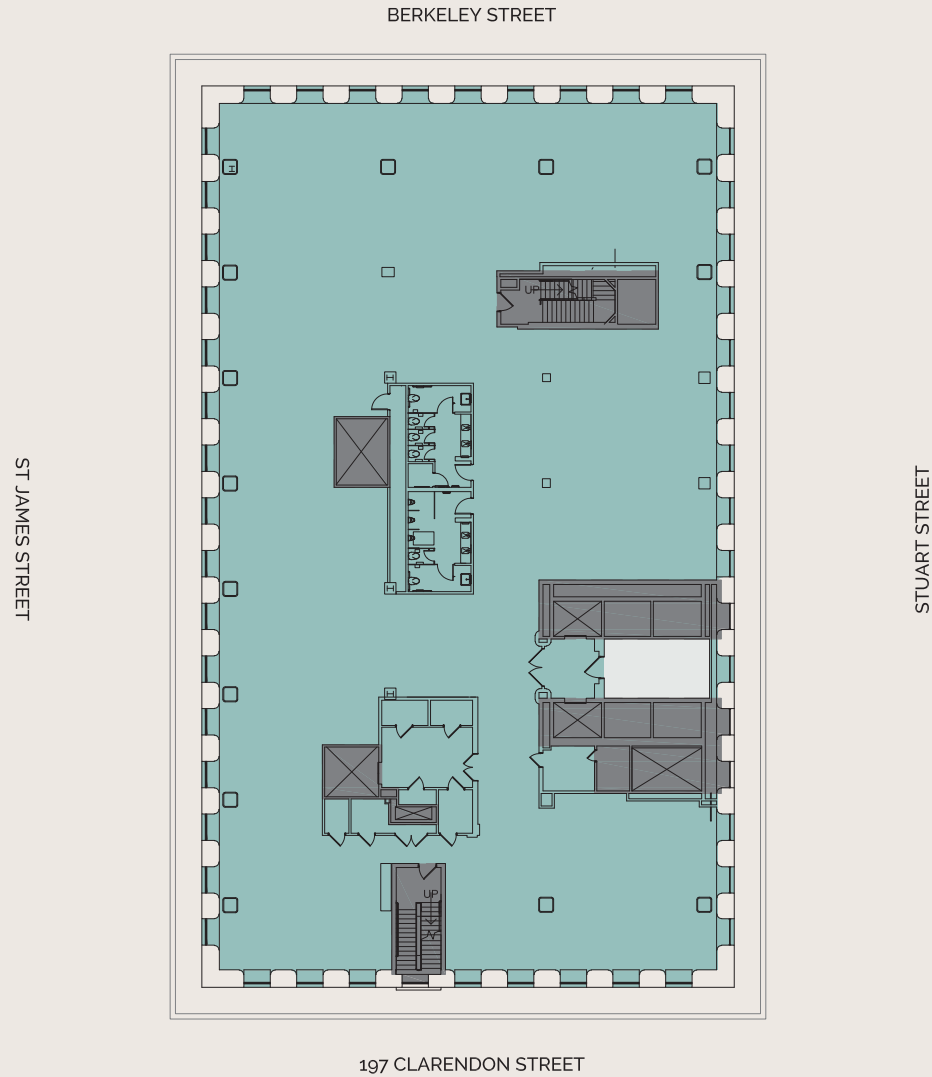
21,760 RSF



FLOOR PLANS

Floor 25

17,445 RSF





TWO HUNDRED
BERKELEY

RETURN OF THE ICON

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