



Federal Realty Investment Trust strives to create identifiable, amenity-rich environments

November 19, 2019 - Spotlights

Assembly Row - Somerville, Ma.

Rockville, MD Federal Realty Investment Trust is a fully integrated real estate company specializing in the ownership, development and operation of premier retail destinations and award-winning mixed-use neighborhoods located in the nation's top markets including Washington, D.C., Boston, New York, Miami, San Francisco and Los Angeles. Founded in 1962, the company's portfolio comprises 104 high-quality assets and 3,000 tenants in 24 million s/f and over 2,600 residential units.

In New England, Federal Realty's flagship property is Assembly Row, an immersive neighborhood in Somerville, Mass. where Greater Boston comes to shop, dine, work, live and play. The Row currently offers 500,000 s/f of retail, restaurant and entertainment options, including over 30 nationally branded shops such as Polo Ralph Lauren Factory Outlet, Nike Factory, Saks Fifth Avenue OFF 5TH, and J. Crew Factory. Entertainment options include the 12-screen AMC Assembly Row 12 and IMAX, the only LEGOLAND Discovery Center in New England and Lucky Strike Social. More than a dozen eateries line the Riverfront Park and streets. This nationally acclaimed development features built-in foot traffic with 800,000 s/f of office space, including the headquarters of Partners Healthcare, 1,000 residential units, a 158-key hotel, and a Trader Joe's grocery store. Currently under construction, a 500-unit apartment building and a 275,000 s/f office building that includes the future North American headquarters of PUMA. Both are slated to open in 2021.

Pike & Rose - North Bethesda, Md.

In the Washington D.C. metro region, Pike & Rose in North Bethesda, Md., a 24-acre transit-oriented development, features over 40 tenants of retail space that features a mix of national brands and new-to-market concepts. The lineup includes restaurants Summer House Santa Monica, Fogo de Chao, Baked Bear and Julii; retailers REI, Sephora, Uniqlo, Sur La Table and West Elm; a

Porsche dealership; and entertainment offerings iPic Theaters, Pinstripes and AMP by Strathmore. This environmentally friendly neighborhood is home to one of the largest rooftop farms in the mid-Atlantic, a 17-acre urban farm atop one of the residential buildings. In addition, the project features 99 luxury condominiums and penthouses uniquely positioned above Canopy by Hilton, a 177-key boutique hotel; 80,000 s/f of fully leased best-in-class office space with an additional 200,000 s/f underway; 765 luxury apartments; and a 17,000 s/f rooftop farm.

Santana Row - San Jose, Ca.

In San Jose, Ca., Santana Row is the Silicon Valley's premier destination for shopping, dining, living, working, and playing. Offering 2.1 million s/f of retail, office, hotel, and residential, it features 615 luxury rental homes, 219 privately owned condos, over 690,000 s/f of class A office space, 50 shops, 30 restaurants, 10 spas and salons, a boutique hotel and a movie theatre. Santana Row is a 42-acre neighborhood which also includes parks, plazas, and intimate courtyards that offer memorable gathering places. The property is known for its Mediterranean atmosphere and attention to detail featuring over 15 fountains imported from Barcelona, lush landscaping, and a 17th-century façade from a French chapel, all of which create a unique ambience signature to Santana Row. From a life-size chessboard to community cultural events, the outdoor environments at Santana Row inspire, connect, and engage with the community.

Federal Realty prides itself in owning the best locations within the markets that it operates in with a collection of assets characterized by their outstanding demographics, dense populations and high barriers to entry. The company strives to create identifiable, amenity-rich environments and places that create connections between residents and retailers, and that serve the surrounding neighborhoods. While each of its communities has its own distinct personality and DNA, they all share several attributes—including walkable, enduring design organized around an energetic and inviting public space.

To learn more about Federal Realty's premier destinations, visit www.federalrealty.com.

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