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SGA, CV Properties, Cannon Hill Capital Partners and Consigli Construction Co., Inc. celebrate topping out of Boynton Gateway

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Shown (from left) are: Tony Morra, senior project manager at SGA; Michael Loughlin, vice president, Cannon Hill Capital Partners; Jesse Laserson, senior vice president, construction & development, Cannon Hill Capital Partners; Al Spagnolo, chairman at SGA; and Eric Rubin, founder and chief investment officer, Cannon Hill Capital Partners.

Somerville, MA SGA joined representatives from CV Properties, Cannon Hill Capital Partners, Consigli Construction Co., Inc., and the city of Somerville to celebrate the final steel beam being placed at the peak of Boynton Gateway.

With this topping out ceremony, the city is one step closer to enjoying the addition of this life sciences development set to bring 336,000 s/f of lab, office, active use, and retail space to the bustling life sciences cluster at Union Sq. Boynton Gateway has already begun to serve as an easily recognizable landmark in the Boynton Yards neighborhood and beyond.

"Today's topping out ceremony is a significant milestone in the construction of Boynton Gateway," said Al Spagnolo, chairman of SGA, "We are proud to be a part of the development team making progress on the cutting-edge life sciences building, and together we are confident that it will play a vital role in the continued growth of the entire Somerville life sciences cluster."



"The city is so excited about this project," said Tom Galligani, acting executive director, office of strategic planning and community development in the city of Somerville, "it is projects like Boynton Gateway that are really remaking our skyline here in Somerville."

Under construction in collaboration with Consigli, this mid-year execution ensures the project is on track with its anticipated delivery-for-occupancy by Q3 of 2024. Once completed, tenants and the surrounding neighborhood will benefit from a wide range of amenities and public-use space that add context and build community.



A crowd gathers to celebrate in anticipation of the beam being lifted into place at the highest point of Boynton Gateway.

Designed to achieve LEED Platinum, the development finds itself at the intersection of sustainability and high design. In addition, Boynton Gateway exceeds Fitwel standards which inspire a holistic approach to wellness for a building's occupants and has earned a WiredScore of Gold—meaning its technological integrations are geared toward future evolution and growth.

"Building a life sciences building is hard. Building within a tight footprint is hard. Building a LEED Platinum building is hard," said Anthony Consigli, CEO of Consigli,

"but it is the right thing to do and working with this team at CV Properties, Cannon Hill Capital Partners, and SGA has been very much appreciated in making it all possible."

A two-minute walk to the Green Line's Union Square Station, this site leverages proximity to public transit and neighboring developments throughout Somerville's emerging life sciences cluster to become a centralized and easily recognizable asset to the growing community.

With the structure and shell of the development complete, attention shifts to the details that will really give this space its own personality. Such as, exterior wall cladding that displays an exciting pattern and texture visible from the street. Meant to fit in while standing out, the

upcoming stages of construction will continue to build on the high-visibility, form, and function of the space.

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