



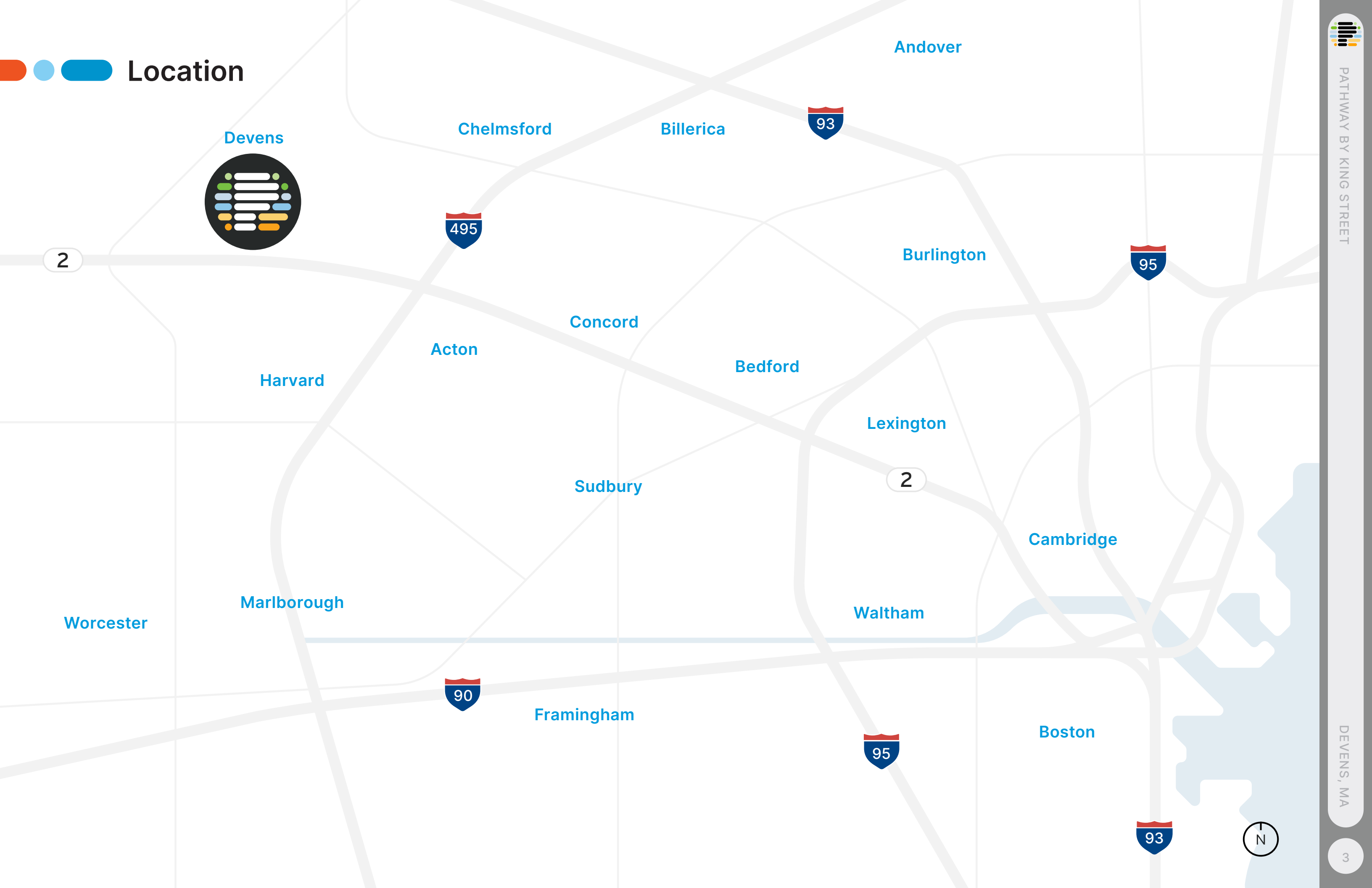
## Project Orientation

Pathway Devens is a 700,000+ SF state-of-the-art advanced manufacturing campus located in Devens, Massachusetts, a thriving community just over an hour Northwest of Boston. The 45-acre, five-building development is under construction and opening in early 2024. The area is also home to Devens Reserve Force Training Area (formerly, Fort Devens), a mix of commercial, residential and recreational areas - parks, trails and golf courses—making it a popular outdoor destination.

A diverse mix of modern manufacturing tenants ranging from cleantech to advanced manufacturing to biotech companies will start to occupy the Pathway Devens campus early 2024. The superior onsite amenities including a fitness center, lounge area, game room, cafe and taproom will serve the immediate workforce with the food & beverage program open to the surrounding community.



Location



# Devens Community

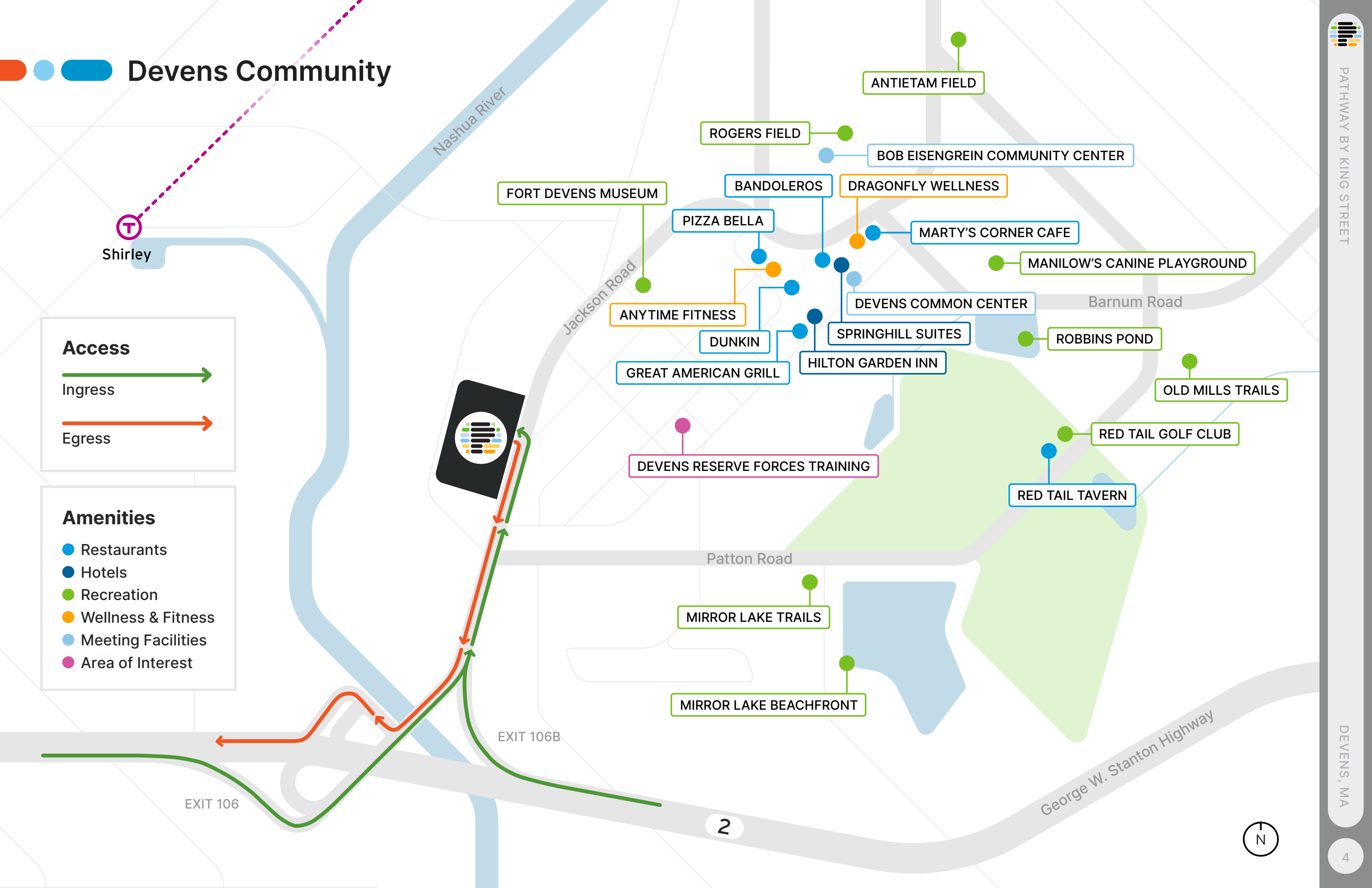
**Access**

→ Ingress (Green arrow)

→ Egress (Orange arrow)

**Amenities**

- Restaurants (Light Blue)
- Hotels (Dark Blue)
- Recreation (Light Green)
- Wellness & Fitness (Orange)
- Meeting Facilities (Light Blue)
- Area of Interest (Pink)



Shirley

Nashua River

Jackson Road

Barnum Road

Patton Road

George W. Stanton Highway

EXIT 106B

EXIT 106

2



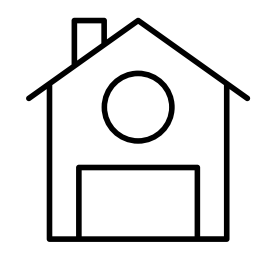
- ANTHETAM FIELD
- ROGERS FIELD
- BOB EISENGREIN COMMUNITY CENTER
- FORT DEVENS MUSEUM
- BANDOLEROS
- DRAGONFLY WELLNESS
- PIZZA BELLA
- MARTY'S CORNER CAFE
- ANYTIME FITNESS
- DUNKIN
- SPRINGHILL SUITES
- GREAT AMERICAN GRILL
- HILTON GARDEN INN
- DEVENS COMMON CENTER
- MANILOW'S CANINE PLAYGROUND
- ROBBINS POND
- OLD MILLS TRAILS
- DEVENS RESERVE FORCES TRAINING
- RED TAIL GOLF CLUB
- RED TAIL TAVERN
- MIRROR LAKE TRAILS
- MIRROR LAKE BEACHFRONT

# In The Neighborhood



**28,000**

Total daytime population within 5-mile radius



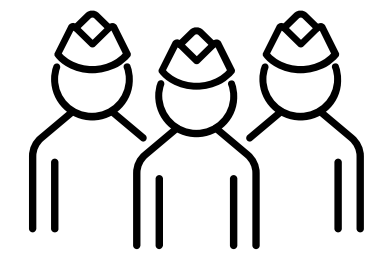
**14,000**

Residents within 5-mile radius



**\$115,000**

Median household income within 5-mile radius



**130,000**

Troops annually at Devens Reserve Force Training Area

## LARGEST EMPLOYERS:



Devens Pathway From Above



PATHWAY TAPROOM

Site Plan

**33 Jackson**  
220,000 SF  
200 Employees  
Spring 2024

**39 Jackson**  
140,000 SF  
100 Employees  
Summer 2024

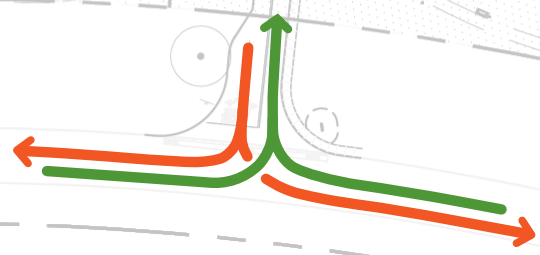
**45 Jackson**  
150,000 SF  
200 Employees  
Spring 2024

**57 Jackson**  
145,000 SF  
150 Employees  
Spring 2026

**Pathway Taproom**

**75 Jackson**  
275,000 SF  
250 Employees  
Spring 2026

Jackson Road








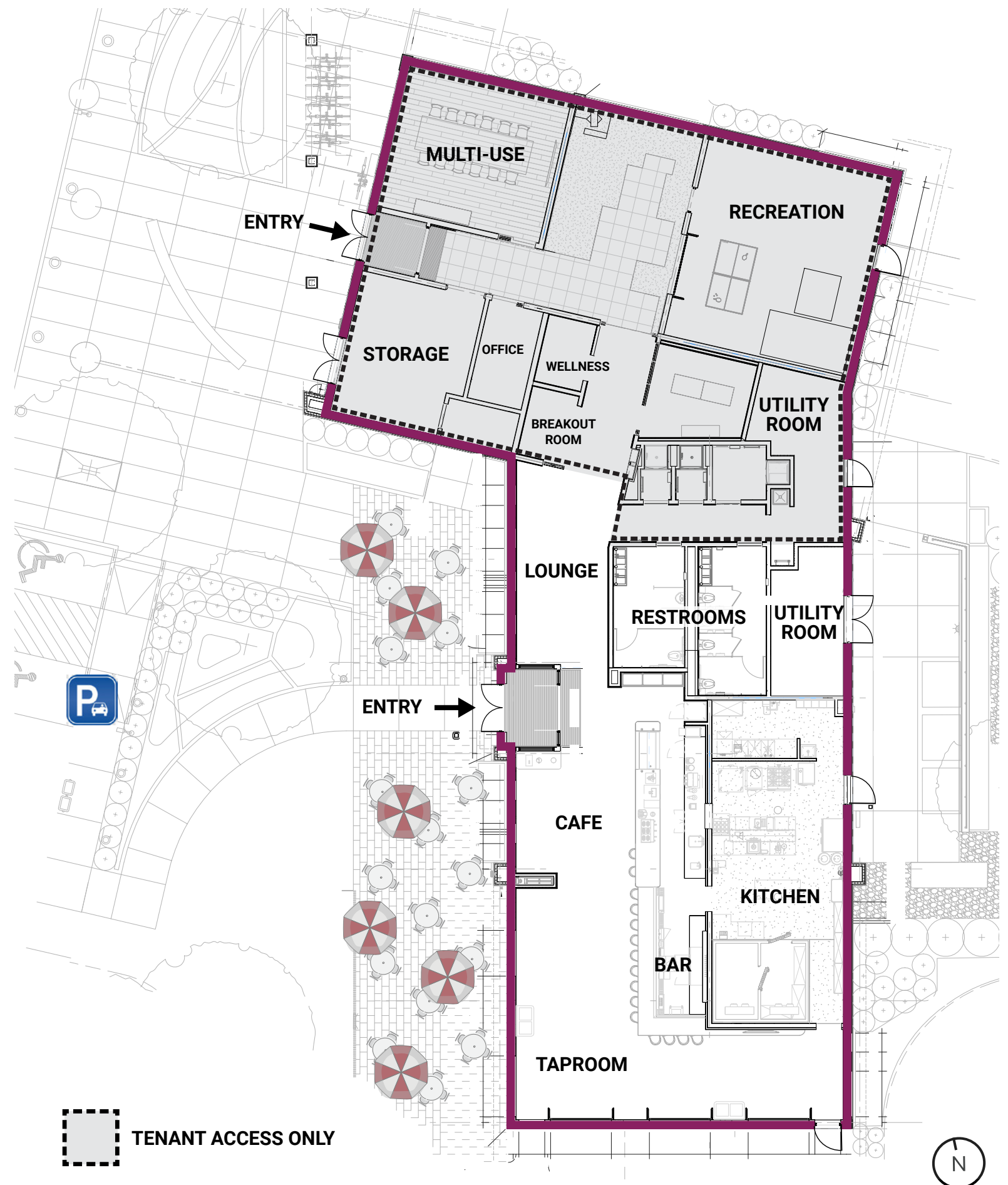
Employee counts are estimated.

# The Opportunity

This 8,200 SF fully built-out amenity center and taproom is perfect for a brewery looking to expand its footprint North of Boston. With over 1,000 employees on campus by the end of 2024-25, a taproom at Pathway Devens offers a relaxing and fun environment for workers and the community to socialize over a cold drink and small bites.

The brewery selected for this opportunity must be comfortable operating a busy taproom that offers a third space for the campus and Devens community. The onsite cafe provides daily weekday food and beverage service through lunch and transitions to a taproom in the afternoons. The taproom schedule is flexible and can be demand based. Food service is not required by the taproom operator and can be supplemented by the cafe operator to enhance the taproom experience.

-  OPENING Q1 2024
-  TURNKEY TAPROOM WITH KITCHEN, FF&E
-  60 SEATS INDOORS AND 90 SEATS OUTDOORS
-  18' CEILINGS
-  EMPLOYEE & CUSTOMER PARKING





Taproom Interior View



# Let's Talk

For the past 20+ years, King Street Properties, a Boston-based private real estate development and investment firm, has been committed to delivering sophisticated buildings. We have a track record of incorporating successful F&B experiences into campuses for both tenants and the surrounding community.

King Street is now seeking a strong brewery partner to launch a taproom on the Pathway campus. There is room for flexibility in the operating and economic model for the taproom, as long as the partnership is aligned on providing an incredible F&B experience for the campus and neighboring communities.



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