



**THE BERKELEY**  
AT 420 BOYLSTON



Built in 1906, THE BERKELEY AT 420 BOYLSTON was rated 'of major significance' when receiving Landmark designation by the Boston Landmarks Commission. Known as the 'Crowned Jewel of the Back Bay,' the building has been recognized locally and internationally for excellence in historic restoration, receiving numerous awards including BOMA International's "Office Building of the Year".

THE BERKELEY offers an elegantly recaptured sense of history, panoramic views of the Back Bay and modernized systems providing comfort and security. Evidence of yesteryear is carefully preserved and blended with today's demanding first class office amenities.

The Berkeley is a prestigious Boston Landmark offering an inspiring working environment.



The 1989 Perry Restoration put **THE BERKELEY** among the Back Bay's top office buildings. An interior six-story atrium was introduced, replacing the existing exterior light well. The grand facade was restored, and the original balustrade crown and magnificent bronze doors were replicated. Both had disappeared prior to Perry acquiring the building. However, when an original 1906 architectural rendering was discovered, it was the catalyst for this spectacular transformation.

**THE BERKELEY AT 420 BOYLSTON** is now home to many of Boston's prestigious businesses.



Owned and managed by A.W. Perry, all aspects of **THE BERKELEY** restoration were handled by the Perry Team of professionals.

- Obtaining government approvals including the Boston Redevelopment Authority and the Boston Landmarks Commission
- Qualifying the project for Federal Historic Rehabilitation Tax Credits
- Relocation of existing tenants
- Overseeing design and construction
- Negotiating construction and permanent financing
- Managing tenant improvements
- Marketing and Leasing



## Historic Restoration



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