



 **CORDAGE**
COMMERCE CENTER

Welcome to Cordage Commerce Center, where history and innovation intertwine to create a truly exceptional space for our future tenants. Get ready to be amazed by the remarkable story of this iconic landmark and its surrounding community.

Did you know that Cordage Commerce Center was once a renowned Rope Factory, The Plymouth Cordage Company. The Plymouth Cordage Company was responsible for supplying a staggering 1/7 of the world's rope? It's mind-boggling to think about the scale of its operations.

One of the most fascinating artifacts in the Plymouth Cordage museum is the original order for the rope used in the USS Constitution. Yes, the very same rope that played a role in American history is right here, adding to the rich heritage of our center.

For years, Plymouth Cordage Company supplied rope to merchants, government entities, and private parties. The production took place in the rope walk, an outdoor area adjacent to the main building, where skilled craftsmen created high-quality ropes.

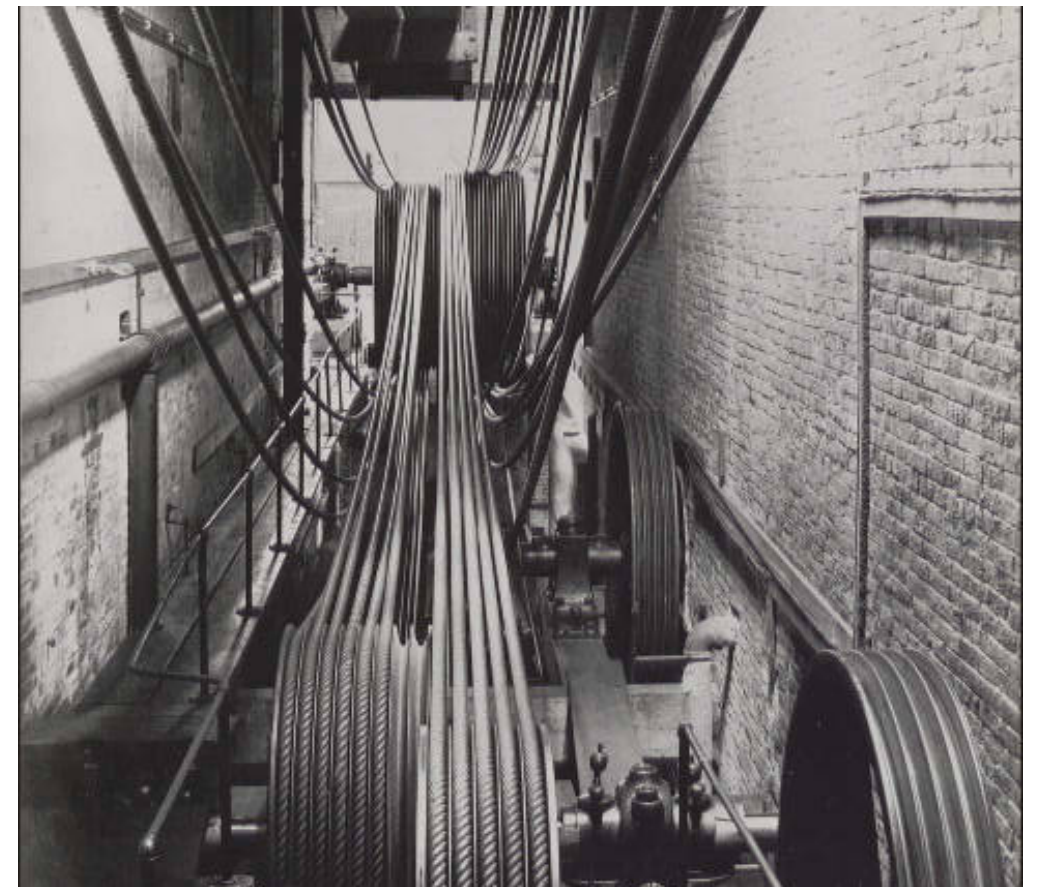
In 1824, Bourne Spooner had a vision and founded the company. What made Spooner truly remarkable was his commitment to abolitionist beliefs, which shaped the very essence of the company's philosophy. Inspired by factories in the South, he employed free labor, making a significant impact on the community and fostering a spirit of equality and engagement among the employees.

Spooner's innovative approach to employee relations and company benefits led to a highly motivated workforce. He firmly believed that happy employees would be more productive, and his vision proved successful.

The strategic waterfront location played a vital role in its success. Situated on a 45-acre parcel just two miles north of Plymouth Rock, the center boasted 130 feet of frontage on the harbor, offering direct access to shipping channels. This enabled seamless transportation of raw materials and efficient distribution of finished goods worldwide.

In 1885, a devastating fire destroyed the Field Mill, but the setback didn't dampen the company's spirit. Instead, they rebuilt with resilience and constructed Mill #1 (what's now building #10), designed to be more fire-resistant. As production ramped up, Mill #2 followed in 1899, solidifying the company's growth.

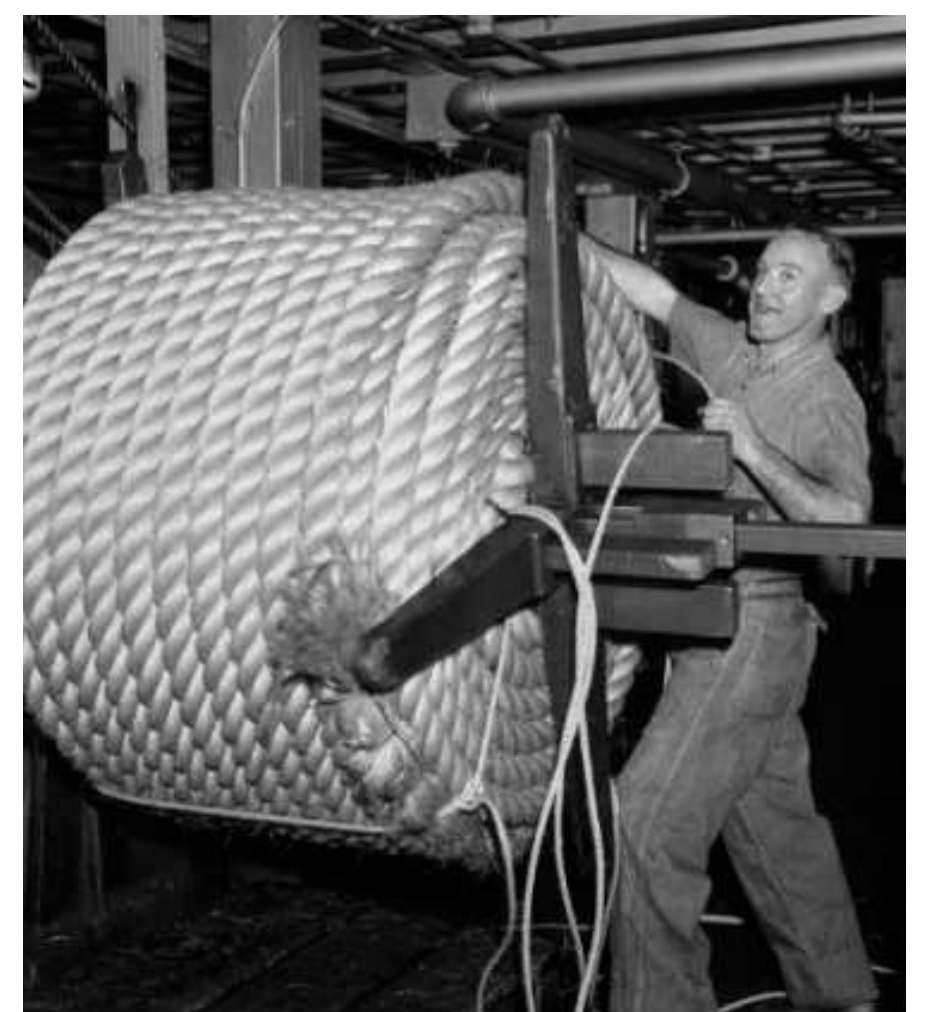
With each passing year, the company flourished. By 1916, Plymouth Cordage Co had become the world's largest rope manufacturer, employing over 2,000 workers. This incredible achievement highlighted the dedication and hard work of the community that thrived within the company.



Plymouth Cordage Company factory interior.



Interior view at the new plant displaying part of the automation process.



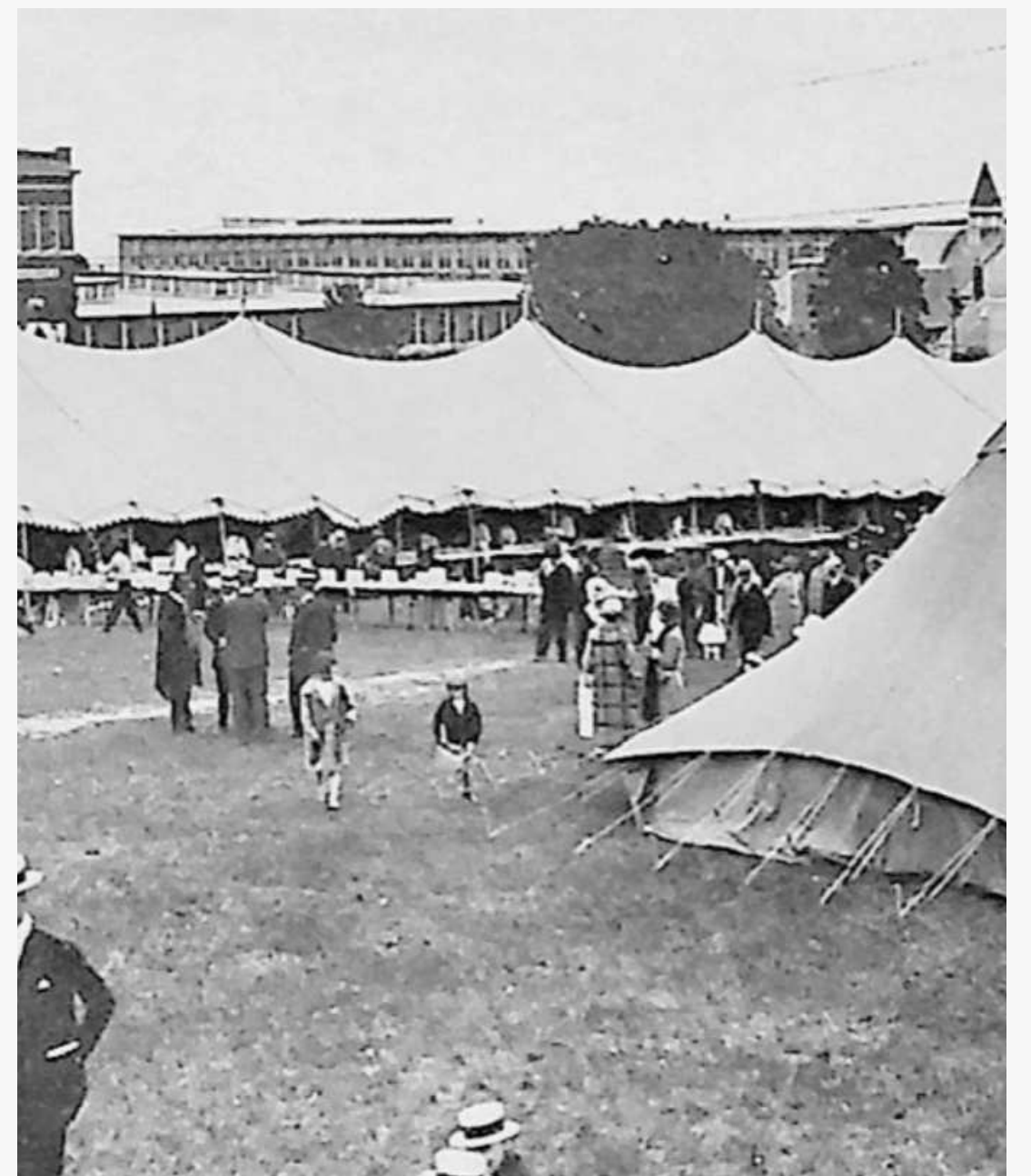
Spinning wheel to turn rope fibers into yarn.



The former Plymouth Cordage Company paid special attention to building a sense of community within its walls. Having happy workers was always at the forefront of its values. A true sentiment still embraced today at the Cordage Commerce Center.

Taking care of the employees' well-being was a priority for Cordage from the beginning. Augustus P. Loring, in particular, went above and beyond by establishing the first nutrition clinic circa 1900. This clinic provided diets to ensure that the workers and their children received proper nourishment. In response to a scarlet-fever epidemic in 1903, the company hired two nurses who were on-site daily. These nurses conducted clinics and classes in nursing and infant care, eventually leading to the employment of a resident doctor for additional medical support.

"When the 55-acre property, locally known as Cordage Park, was purchased over 20 years ago, The intention of the Plymouth Station development to give the local community more waterfront access, additional housing and vibrant office and medical space. It has been affirming to see the recent completion of the Harbor Walk Apartments and the continued vibrancy of Cordage Commerce Center." - Cordage Owners





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Choose from a wide range of **AMENITIES**

OFFICE

350,000 Office Campus Featuring Unique Loft Designs.
Historic 20th Century Mill Buildings Transformed into
Stunning Office Spaces with 18' Ceilings, Hardwood Floors,
Exposed Brick, Ocean Views.

RESIDENTIAL

Luxury 155-Unit Apartment Community Featuring a
Fitness Center, Pool, Club Room with Meeting Spaces, &
Rooftop Terrace. 650 Total Residents Approved

RETAIL

Signalized Intersection
Street Front Location for Optimal Visibility and Access
Strong Daytime Population: 3,500 Employees, Patients &
Students On-Site

WATERFRONT

Existing 52 Slip Marina with Plans for Expansion of slips and
the Pier Building
100+ Room Hotel Approved
Access to the Beach, or Hike the Seaside Rail Trail

TRANSPORTATION

MBTA Commuter Rail (Temporarily Closed)
GATRA Bus Service
Electric Charging Stations

RECREATION

Hike / Bike The Seaside Rail Trail
Tenant Fitness Center
Waterfront Access

ENTERTAINMENT

Three V Restaurant
Black Raspberry Pub
1620 Winery
Roosters Cafe
Three V Sandbar

ALANTE real estate

Cordage Leasing Services

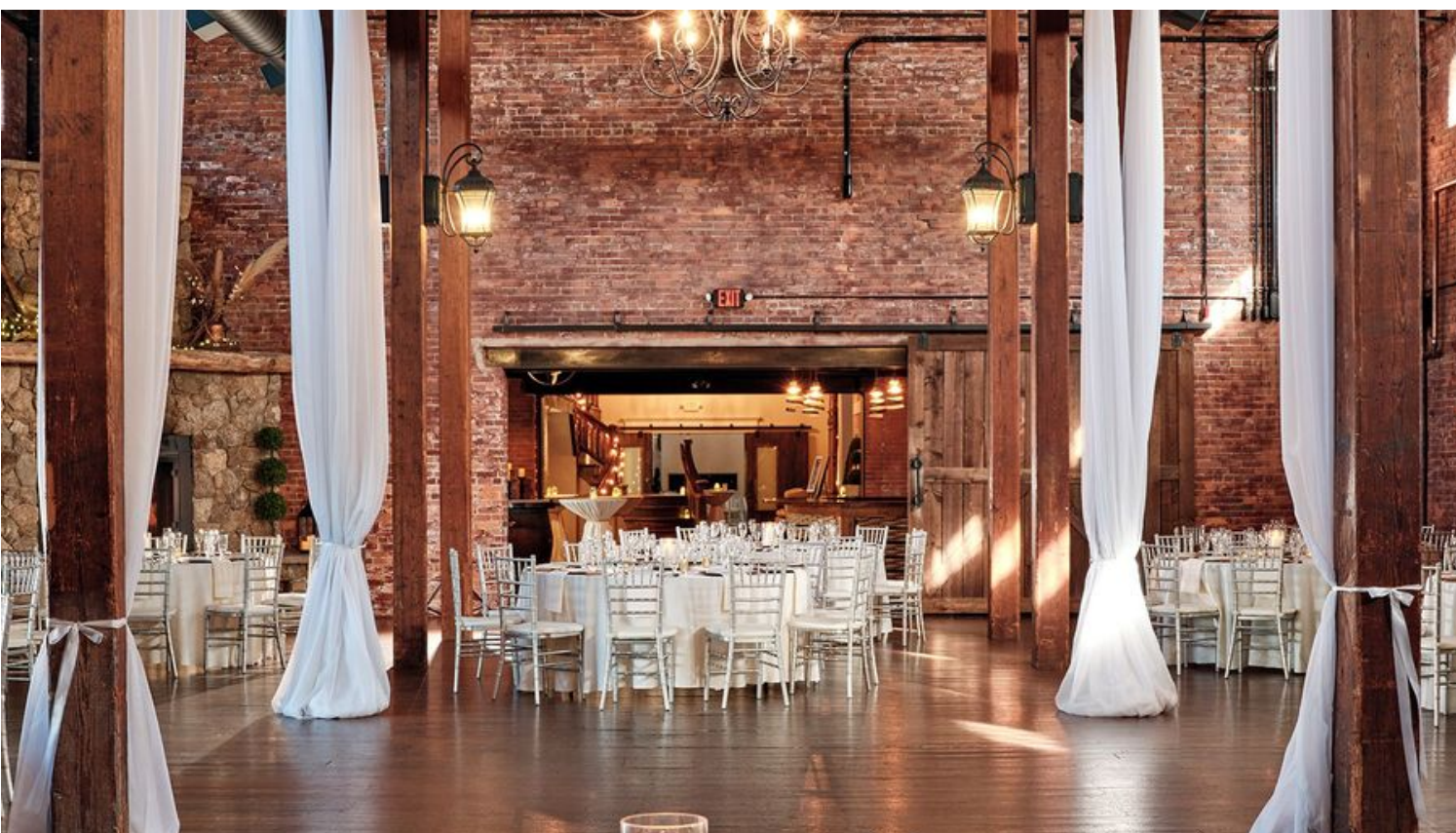
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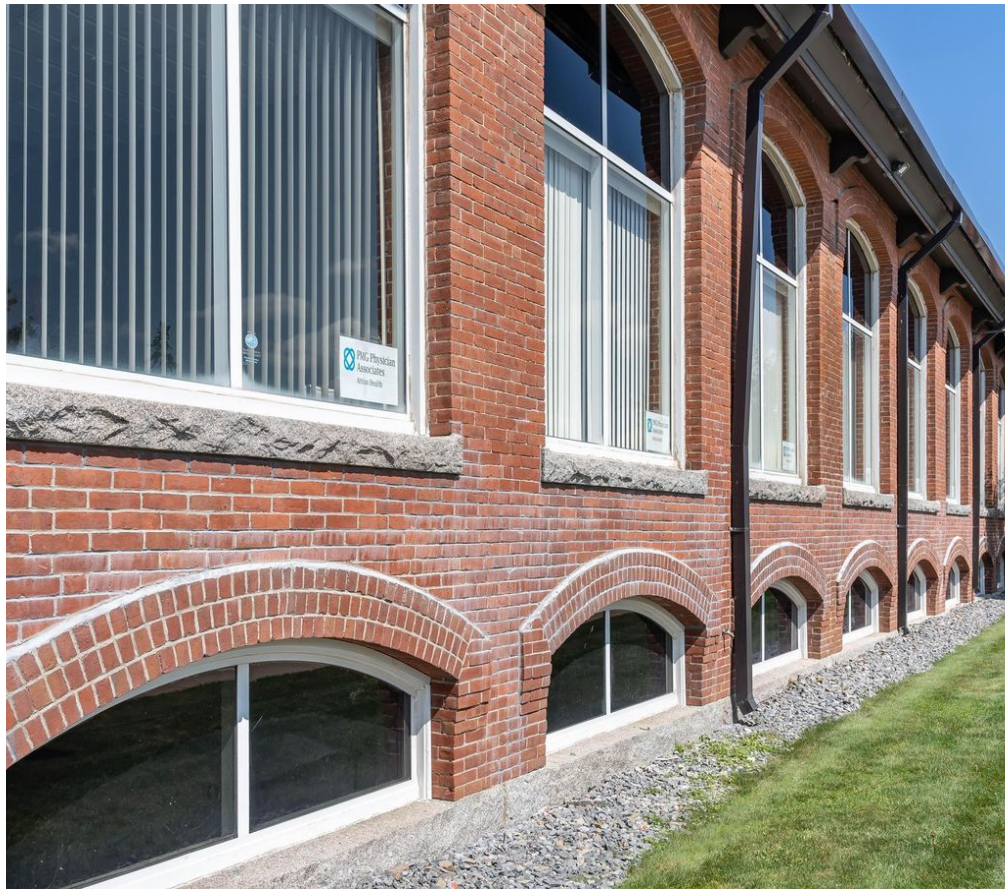


PROPERTY HIGHLIGHTS

- Routine GATRA Bus stop
- Roosters Café
- Event venues
- Explore the history of Cordage Park at the Plymouth Cordage Company museum
- Adjacent Harborwalk Apartments for easy commute
- Waterfront Access to Plymouth & Kingston Bay
- Marina (the Pier at Plymouth Station) Dry boat storage (South Shore Dry Docks)
- Turn-key Offices - Endless build-out options for businesses of all shapes and sizes

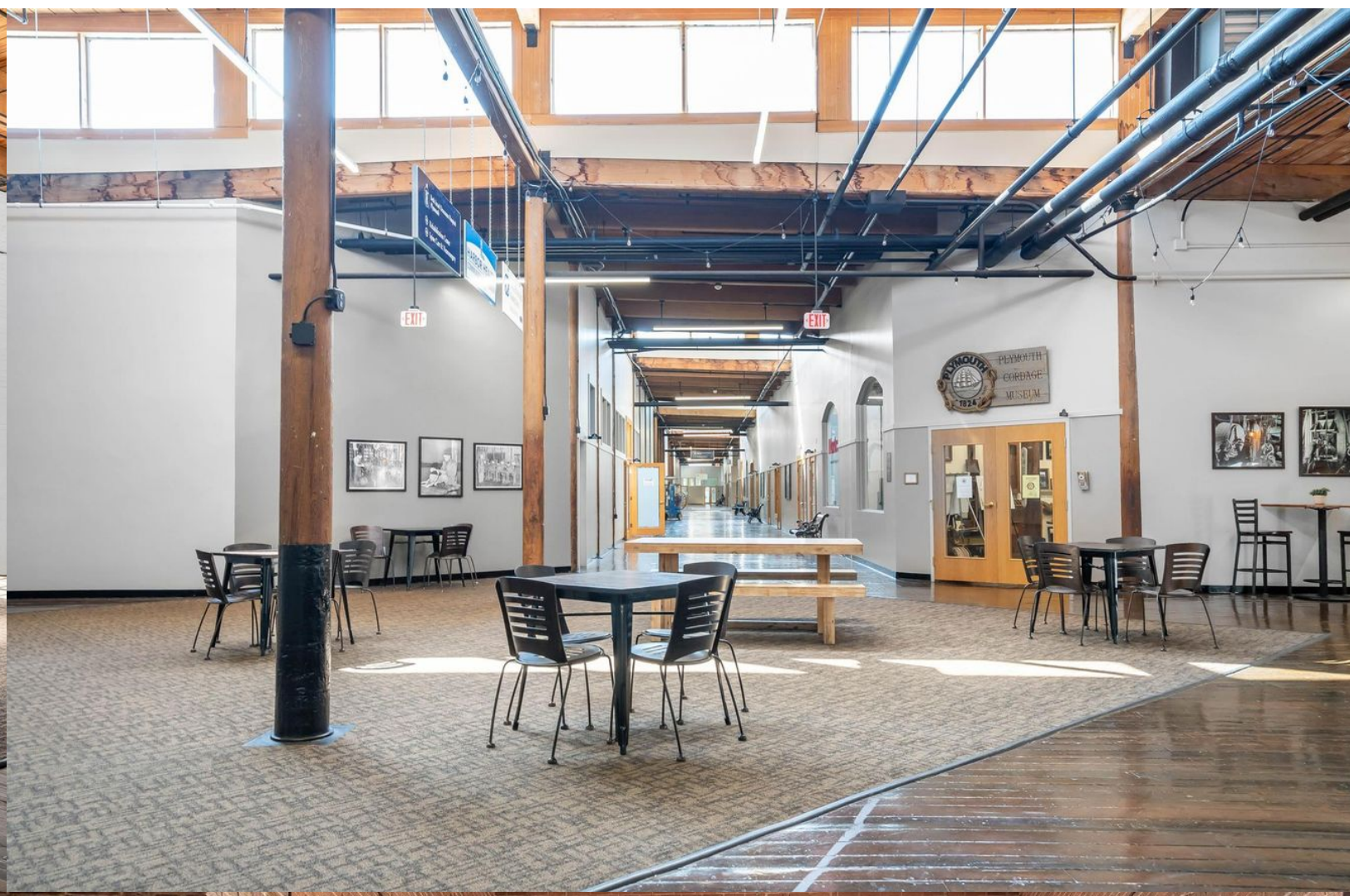


PROPERTY HIGHLIGHTS



- On-site Management Office
- Dedicated maintenance team
- Seasonal food truck
- On-site leasing agent
- Easy commute to Rt. 3 N and S
- Electric Car charging
- Tenant Gym
- Vibrant Local Restaurants
- Stunning Arched Windows
- Brick Wall Accents
- Parking

PROPERTY HIGHLIGHTS



FREQUENTLY ASKED QUESTIONS



What are the lease terms and duration options? Typically we look for 3 to 5 year terms. Smaller offices and Suites taken 'As Is' can sometime negotiate shorter leases.

Is parking available for tenants and their clients? Parking is available and during negotiations a specific parking area is determined for the tenant based on needs and location.

What are the buildings hours of operations? The property has overnight/ holiday/ weekend security on-site and hours of operation can be varied based on tenant schedules. Currently the hours of operation for Building 10 is 6am – 9pm and Building 36 is 6am – 7pm. After hours access or adjusting the locking schedule would be arranged through the management office.

Are there any additional fees or charges, such as maintenance or utilities? Utilities are Suite and building specific. Unless otherwise noted in the lease agreement, gas and water is typically included. Most circumstances reasonably furnished heating/cooling is supplied, and the tenants are responsible for electric for lights, power and VAV units if applicable. The Tenant is responsible for setting up electric and telecommunications directly with the provider. Tenants are responsible for updating locks on the doors (a key and any codes must be provided to the management office), signs (must be approved by management office), light bulbs, and any buildout agreed upon in the terms of the lease. Late charges are incurred if rent is not paid by the 5th of the month. Light bulbs/Ballasts can be changed out for a fee and billed back to the Tenant.

What is the security protocol in place at Cordage Commerce Center? The property has afterhours security from 5pm – 7am, weekends and holidays, they can be reached 774-259-9066. Tenants with maintenance requests should submit a tenant request form at www.cordagecc.com/tenants, this sends the request to a que that is monitored by multiple people in the management office and assists with tracking repeat issues. Emergencies should be reported directly to the proper authorities first and then to the management office.

Are there any restrictions on the type of businesses allowed in Cordage Commerce Center? Yes. It is at the discretion of the management office. We try to keep a certain occupational mix, which makes our lenders happy. Additionally, we try to achieve a long term relationship with existing tenants, so would not want to bring in a company that would conflict in any way.

FREQUENTLY ASKED QUESTIONS



How many buildings make up the entirety of Cordage Commerce Center? 5 buildings located along Cordage Park Circle, Harborwalk Apartments and the adjacent retail space along Loring Blvd.

How big is the entire property? Cordage Commerce Center spreads across 55-acres on the Plymouth Waterfront.

Is there any future development for the property planned? Yes, development that will include some luxury condos and revitalization of the Pier Building at the Marina. At this point the project start date is a moving target with an unknown time frame, but possibly in the next 3 to 5 years.

Can I customize my space? Yes. Choose From Existing Layouts or Create a Custom Office Design. Cordage Commerce Center offers custom Design-Build solutions to satisfy tenants' needs and budgets, while maintaining a hip and modern look which is sure to inspire.

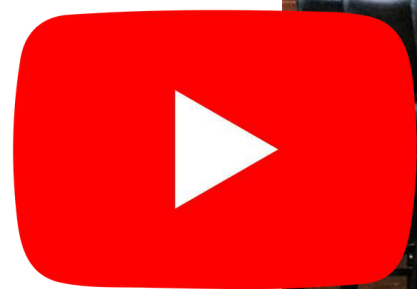
What commercial leasing type are the spaces? Modified Gross. Price per GLA - TBD

How far away are major cities for commuters? 35 miles South of Boston and 44 Miles East of Providence.

Can I sublease or transfer my commercial space if needed? Transfers and subleases are not preferred.

HEAR IT FROM OUR OWN

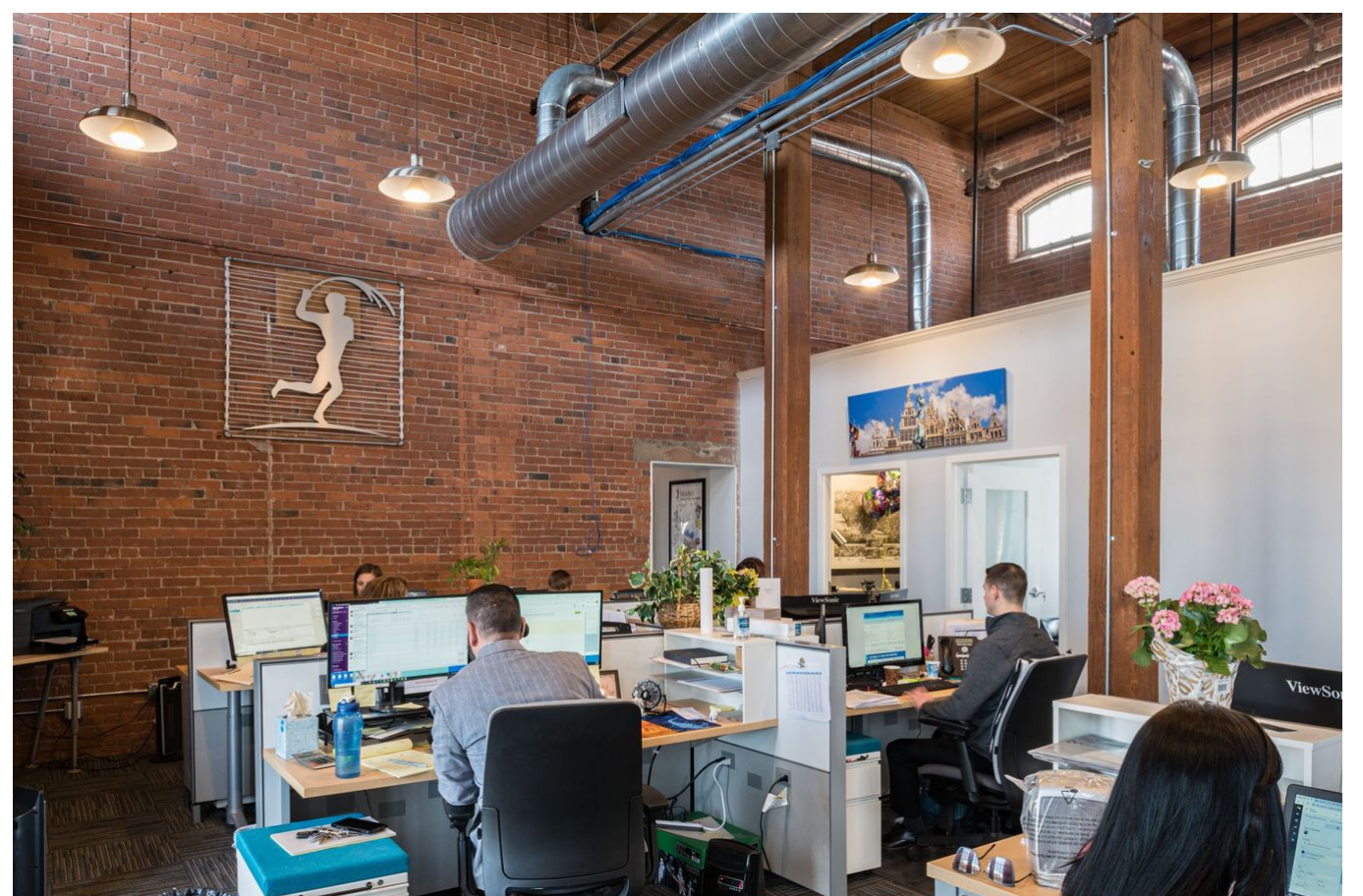
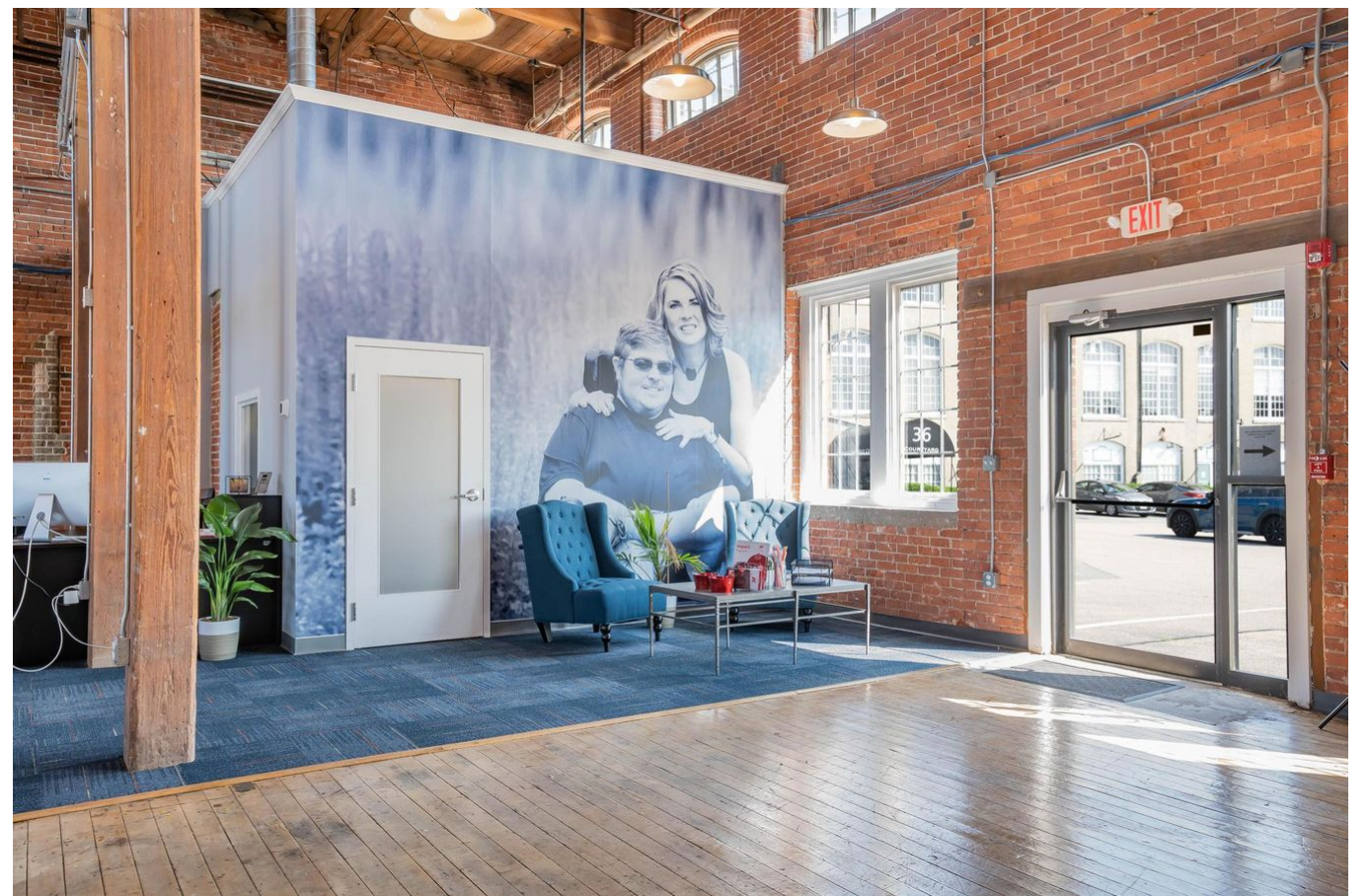
Cordage Commerce Center offers a diverse blend of industries and is home to renowned architecture firms, vibrant local restaurants, tech startups, creative agencies, manufacturing companies, as well as the Top Rated Real Estate Company on the South Shore. The community fosters collaboration and stands as a symbol of industrial heritage and entrepreneurial spirit. Cordage Commerce Center is a dynamic hub where creativity, sustainability, and professional connections flourish. Hear it from some of our own....



CORDAGE COMMERCE CENTER COMMUNITY

SEE IT FROM OUR OWN

The Cordage Commerce Center offers diverse leasing opportunities for businesses of all sizes and industries. From startups and small businesses to medium-sized enterprises and established corporations, a range of customizable office spaces and shared coworking areas are available. The center's prime location, flexible lease terms, and vibrant ecosystem create an ideal environment for growth and collaboration. Retail spaces are also offered, providing excellent visibility and access to a bustling marketplace. With modern amenities, a dedicated management team, and a robust community network, leasing at the Cordage Commerce Center offers businesses a supportive and dynamic space to thrive, attract customers, and seize new opportunities.



THANK YOU

For more photos and information of Cordage
Commerce Center please visit:

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