

REBUILDING AMERICA **BOSTON**

# DEVELOPMENT WITH A DIFFERENCE

The HYM Investment Group is on a mission to build a better Boston.



Rendering of Beachmont Square, Suffolk Downs.

Reimagining the Boston skyline is HYM Investment Group, a real estate investment firm with big, bold ideas and a people-centered ethos. The company focuses on the acquisition, development, and management of complicated, mixed-use urban projects with vibrant residential, commercial, and retail components.

The key word is “complicated,” says founding partner and managing director Thomas O’Brien.

“Is there MBTA service nearby? Will construction require the closing of major streets? Can we get the necessary permits? If other companies are shying away from a site, it’s often right for us,” says O’Brien. Most important, he adds, is considering how a project will benefit its community, whether that means new, affordable housing, more retail and jobs, or easing Boston’s infamous traffic.

HYM leads the development of over 20 million square feet of mixed-use projects in Greater Boston. The company’s institutional investors include leaders in real estate, insurance, sportswear, energy, and banking. HYM’s comprehensive neighborhood process engages all stakeholders including landowners, local businesses, municipal departments, state agencies, and elected officials.

“At the same time, we are intensely focused on doing a great job for our investors, executing these large projects quickly and competently,” O’Brien says. “When there are challenges, we are forthright, honest, and communicative.”

## From Vision to Construction

In partnership with National Real Estate Investors and Carr Properties, HYM is currently in the midst of one of the densest and tallest mixed-use projects ever permitted in the city of Boston. “Bulfinch Crossing will radically reduce the footprint of the Government Center Garage and will return sunlight to a block of Congress Street for the first time in 50 years,” explains O’Brien. Bulfinch Crossing is anchored by the soaring, elliptical office tower One Congress, which will be home to State Street Corporation’s new world headquarters. The Sudbury, the first residential tower at Bulfinch Crossing, delivered in 2020, is one of Boston’s most desired luxury condominium and apartment buildings.

Across the city in East Boston, HYM’s 161-acre Suffolk Downs project, on the site of the iconic former racetrack, is set to completely transform the area. With 16.2 million square feet of development—including the creation of 10,000 housing units and 5.2 million square feet of life science and commercial office space—Suffolk Downs is one of the largest permitted and approved projects in the history of Boston.

## An Unexpected Acronym

There is an inspiring story behind the “HYM” of the company name. In the midst of the devastating 2008 recession, O’Brien and two longtime colleagues, Doug Manz and Paul Crisalli, joined forces to form a real estate development company. At the same time, one of O’Brien’s five children, 8-year-old Marisol Lilia, was



Rendering of One Congress, Bulfinch Crossing.



Aerial rendering of the future Suffolk Downs full build-out.

in the final stages of her fight with leukodystrophy, an inherited brain disease. “As our daughter was losing her ability to speak, she would raise her arms and say, ‘Hold you me, Daddy,’” recalls her father. The company is named HYM in Marisol’s honor.

A thread of humanism weaves through HYM’s corporate mission. The staff of 40 reflects Boston’s extraordinary diversity: 50% are women and 30% are people of color. “This gives us an enormous advantage in terms of perspective, new ideas, and the power of our teamwork,” says O’Brien. “I’m fortunate to collaborate with interesting people who are kind to each other, work hard, and believe in this city.”



The HYM team at The Sudbury’s topping off.

# HYM

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