



*Pivot with Purpose:*

*Preparing for Tomorrow's CRE, Today*

# ERS Orientation

*Know before You go*

Tuesday, June 2<sup>nd</sup> | 4:00 PM

# KNOW BEFORE YOU GO PANEL



**Sarah Wrench**  
Hospitality & Experience, Global  
Workplace Services  
Capital One | New York  
**MODERATOR**



**Kyle Golombos**  
Director Global & Enterprise  
Accounts  
Mohawk Group | New Jersey



**Tim Schmidt**  
EVP & Partner  
Rand Construction | Mid-Atlantic



**Steve White**  
President  
PES Associates | New England



**Nicole Stone**  
Transaction Analyst  
JLL | Philadelphia



# ERS FAST FACTS

**Hosted by:** New England | New York City | Mid-Atlantic | Philadelphia | Connecticut/West Chester | New Jersey

- **Members-only Event**, composed of 400 attendees, 50/50 End Users and Service Providers
- **Exceptional educational program** for corporate real estate professionals, young leaders, and the service provider community
- Speakers and panelists, **leaders in their fields** including real estate, business, economics and academia
- Tours of **leading-edge corporate and commercial real estate** projects and developments
- Networking luncheon to **meet up with colleagues, associates, and friends**
- **Young Leader Lunch Program** created by Young Leaders, for Young Leaders
- **End User Dinner** for EUs and Sponsors at Smith & Wollensky Atlantic Wharf

# GETTING TO ERS HOTELS

## Airport

- Fly into LOGAN
- < 20 Minute Uber/ Cab
- ~35 Minutes via public transit

## Train

- Amtrak to Boston South Station stop
- ~25 minute Uber/ Cab
- <10 minutes via public transit



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# HOTELS

## MAP to MIT



### **Boston Marriott Cambridge**

**50 Broadway, Cambridge, MA**

*5 Minute walk to Samberg Conference Center (Monday Registration)*

*15 Minute walk to Stratton Student Center (Tuesday Registration)*

**[Directions to MIT Kresge Auditorium](#)**

### **Residence Inn by Boston Marriott Cambridge**

**50 Broadway, Cambridge, MA**

*8 Minute walk to Samberg Conference Center (Monday Registration)*

*15 Minute walk to Stratton Student Center (Tuesday Registration)*

**[Directions to MIT Kresge Auditorium](#)**





# Early Arrival Informal Networking Event

***Join the Member Engagement Committee for an informal networking event on Sunday evening.***

**When:** Sunday, June 21st

**Where:** [Shy Bird 390 Third Street, Cambridge, MA 02142](#)

**Time:** 6:30 PM - 9:00 PM

*Hosted by Rand Construction & PurOptima*





# 2026 ERS Schedule-at-a-Glance

## Monday, June 22, 2026

### 10:00 AM

- ERS Concurrent Tours (4)

### 12:30 PM - Concurrent Events

- Young Leaders Lunch
- Presidents' Lunch
- Networking Lunch

**2:30 PM** Opening Remarks

**2:50 PM** General Session

**4:00 PM** Welcome Reception

**6:00 PM** End User Dinner

**8:30 PM** After Hours

## Tuesday, June 23, 2026

**8:00 AM** General Breakfast

**9:00 AM** Opening Session

**10:15 AM** Networking Break

**10:45 AM** Concurrent Breakout Sessions

**11:45 AM** General Lunch

**12:45 PM** Concurrent Breakout Sessions

**1:45 PM** Networking Break

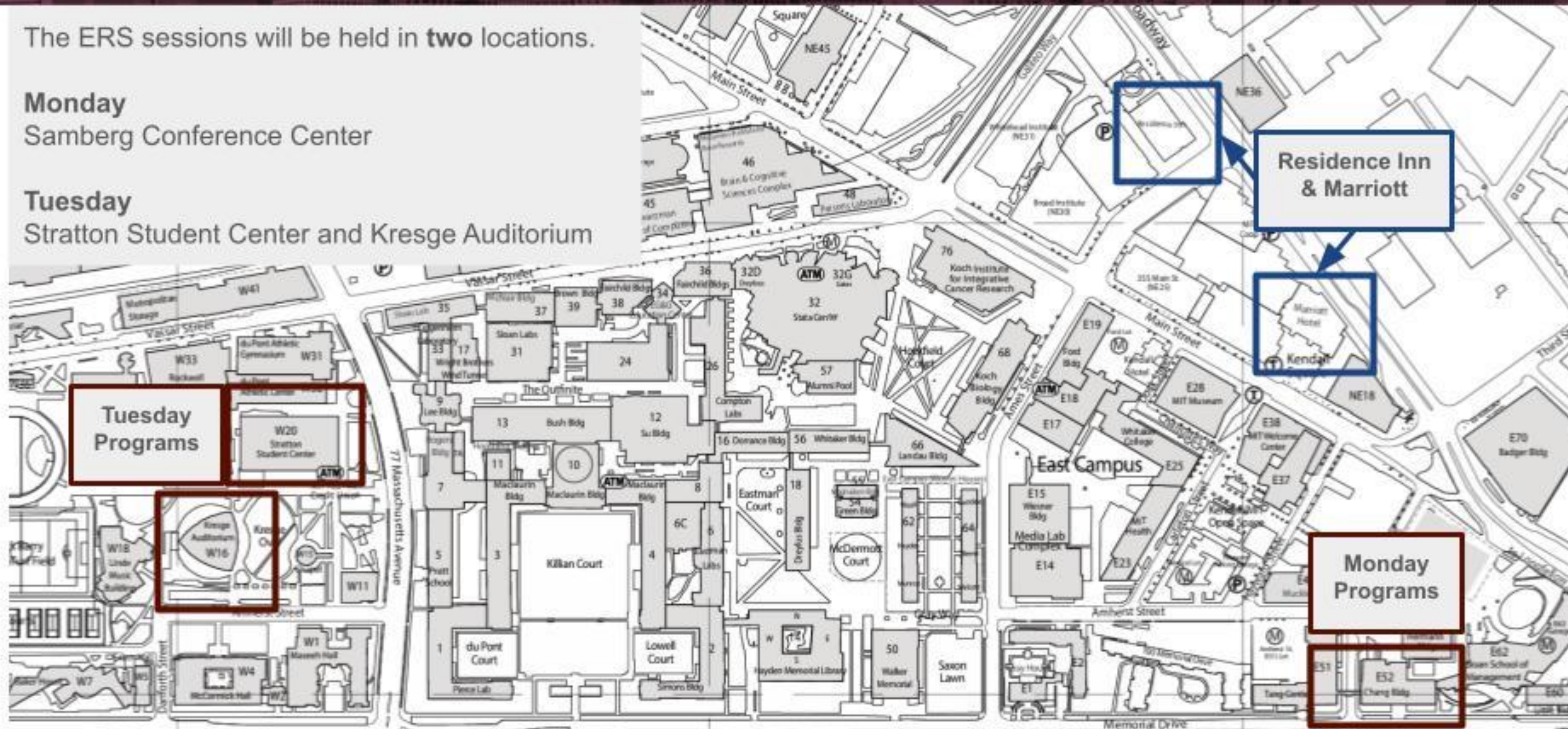
**2:00 PM** Closing Keynote/ Plenary Session

**3:00 PM** Closing Reception

The ERS sessions will be held in **two** locations.

**Monday**  
Samberg Conference Center

**Tuesday**  
Stratton Student Center and Kresge Auditorium





# Monday Schedule (Samberg Center @ MIT)

**9:15 AM: Check-In Tables Open | Samberg Center @ MIT**

**10:00 AM: FOUR CONCURRENT TOURS**

- Lyrik Back Bay: A Historical Air Rights Development & Home of the LEGO Group North America (*Sponsored by Samuels & Associates*)
- Kendall Square – Cambridge's Innovation Heartbeat (*Sponsored by BioMed Realty*)
- Enterprise Research Campus at Harvard University (*Sponsored by Tishman Speyer*)
- Gateway for Boston – South Station Reimagined (*Sponsored by Hines*)

**12:30 PM - CONCURRENT LUNCHES**

- Young Leaders Lunch: The Human Advantage in CRE | The Enduring Value of Relationships in a Technology-Driven Industry
- Networking Lunch

**2:30 PM** Opening General Session: From the Ground Up - Two Legends Reflect on Careers Built with Purpose

**4:00 PM** Welcome Reception

**6:00 PM** End User Dinner (*By-invitation*): Smith & Wollensky | Atlantic Wharf

**8:30 PM** ERS After Hours: Venue TBA

# TOURS



Lyrik Back Bay: A Historical Air Rights Development & Home of the LEGO Group North America - **SOLD OUT**

Sponsored by:

**Samuels & Associates**

Kendall Square – Cambridge’s Innovation Heartbeat - **LIMITED CAPACITY**  
**REMAINING**



Sponsored by:

 **BioMed Realty**

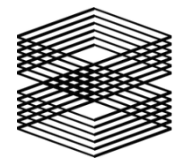
*Tours are concurrent events taking place from 10 AM - 12:30 PM on Monday, June 22. Note that registrants can select only one tour, not multiple, as the tours take place concurrently.*

# TOURS



Enterprise Research Campus at Harvard University - **LIMITED**  
**CAPACITY REMAINING**

Sponsored by:



TISHMAN SPEYER

Gateway for Boston – South Station Reimagined - ***SOLD***  
***OUT***



Sponsored by:

**Hines**

All attendees will check in in the Registration Lounge area before the tour and leave promptly at 10:30 AM. Please note that the time and location are subject to change as the event date approaches. All attendees will receive updates in a "Know Before You Go" email.

## THE SAMBERG CONFERENCE CENTER

Street Address: 50 Memorial Drive



*The **Samberg Conference Center** encompasses the sixth-floor space and a 20,000 square-foot, glass-enclosed seventh floor. The Center features panoramic views of the river and the Boston skyline.*

### NETWORKING LUNCHEON

**Samberg Conference Center | MIT - 6th Floor**

*This is a \$65 registration add on.*

### YOUNG LEADERS LUNCHEON

**Samberg Conference Center | MIT - 7th Floor, Salon West**

**The Human Advantage in CRE | The enduring value of relationships in a technology-driven industry**

Corporate real estate is being rapidly transformed by data platforms, AI, and automation — but the fundamentals that drive long-term success remain stubbornly human.

Expect a candid conversation about the skills worth investing in, the mentors worth seeking out, and why your ability to listen, connect, and earn trust may be your single greatest competitive advantage.

#### **Moderator:**

Nadine Ezzie | Founding and Managing Partner | ezzie + co.

## From the Ground Up:

Two Legends Reflect on  
Careers Built with Purpose

**What does it take to shape skylines, transform organizations, and leave an industry forever changed — all while staying grounded in who you are?**

In this rare and intimate conversation, two of commercial real estate's most celebrated and respected figures - Sara Abrams and Ray Ritchey - sit down together for the first time to reflect on careers defined not just by landmark deals and portfolio milestones, but by the quiet, intentional decisions that changed everything.

The session will be moderated by Peter Van Emburgh.

### Speakers and Moderator:



**Sarah Abrams**  
Global Real Estate Leader, Retired



**Ray Ritchey**  
Executive Vice President  
BXP



**Peter Van Emburgh, MCR**  
Executive Account Director  
Cushman & Wakefield



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# End User Dinner

- Transport to Dinner via Private Bus

YOU ARE CORDIALLY INVITED TO



# END USER DINNER



MONDAY

JUNE

22

2026

6:00 PM – 9:00 PM

SMITH & WOLLENSKY

BOSTON ATLANTIC WHARF, BOSTON, MA



THE CORENET ERS EXECUTIVE COMMITTEE AND BOARD  
OF DIRECTORS KINDLY INVITE YOU TO A SPECIAL,  
BY-INVITE EVENING ON THE BOSTON WATERFRONT.

BY INVITATION ONLY



PLEASE RSVP TO  
[ERSOPERATIONS@FIELDSADVISORY.COM](mailto:ERSOPERATIONS@FIELDSADVISORY.COM)

# Boston Restaurant Recommendations (if you're not attending the End User Dinner)

## **CAMBRIDGE RESTAURANTS**

*(walking distance to the host hotels)*

- Alice (NEW) [Kendall] - <https://aliceandmonarch.com/>
- Row 34 [Kendall] - <https://www.row34.com/location/row34-cambridge/>
- Batifol [Kendall] - <https://www.batifolcambridge.com/>
- Shy Bird [Kendall] - <https://www.shybird.com/location/shy-bird-kendall-square/>
- Mestizo [Kendall] - <https://www.mestizoboston.com/>
- Moona [Central Sq] - <https://www.moonarestaurant.com/> (slighter longer walk)

## **BOSTON SEAPORT RESTAURANTS**

*(~15 Minutes Uber)*

- SAVR [Seaport Blvd] – <https://savrtm.com/>
- Marcelino's Seaport [Northern Ave] – <https://www.marcelinosboutiquebar.com/>
- Legal Seafoods Harborside [Northern Avenue] – <https://www.legalseafoods.com/locations/boston-harborside/>
- Limani Grille Seaport [Northern Avenue] - <https://limanigrille.com/>
- Serafina Seaport [Fan Pier Blvd] – <https://serafinaboston.com/locations/seaport/>
- Davios [Fan Pier Blvd] - <https://davios.com/seaport>
- Committee [50 Northern Avenue] - <https://committeeboston.com/>

# Tuesday Schedule

(Student Center & Kresge @MIT)

**8:00 AM:** Check-In Tables Open | Student Center @ MIT

**8:00 AM** General Breakfast

**9:00 AM** **Opening Session: Does CRE Matter? | The C-Suite View of Corporate Real Estate Value**

**10:15 AM** Networking Break

**10:45 AM** **Concurrent Breakout Sessions**

- Employee Centricity & What It Means for Adaptive Leaders
- Better Together: Leveraging Strategic Partnerships to Create CRE Value
- Powering the Digital Frontier: Data Centers, Energy Demand & Real Estate

**11:45 AM** General Lunch

**12:45 PM** **Concurrent Breakout Sessions**

- Competing for Capital: Making the Real Estate Case in a Resource-Constrained World
- Talent & Workforce Evolution: Market Forces Reshaping Portfolio Strategy

**1:45 PM** Networking Break

**2:00 PM** **Closing Keynote: Leveraging the AI Advantage: From Hype to Enterprise Value**

**3:00 PM** Closing Reception

# Tuesday Opening General Session

**TUESDAY | June 23 | 9:00 AM | Kresge Auditorium @ MIT**  
**Does CRE Matter? The C-Suite View of Corporate Real Estate Value**

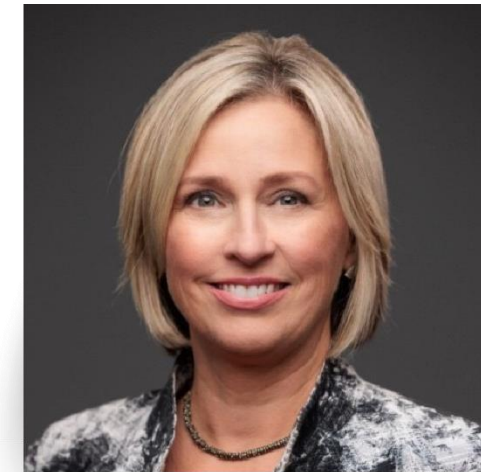
Corporate real estate has long been positioned by industry professionals as “no longer just a cost center” — a major balance-sheet item, but more importantly a contributor to business outcomes, talent retention, and corporate culture, and a critical bridge between the C-suite, the business, and operational objectives.

With occupancy costs representing 5–15% or more of operating expenses, and many CEOs naming talent availability as their top risk, one question remains: how does the C-suite really view CRE today?

Join a panel of senior business executives for a candid look at the real value of corporate real estate — how they evaluate its impact on enterprise performance, talent strategy, and organizational agility. The discussion goes beyond theory to explore where CRE teams are adding real value today, and where opportunities are being missed. If real estate disappeared tomorrow, would it matter? Or do the workplace and CRE leadership play a critical role as enablers of business growth, innovation, and performance?

This session challenges CRE leaders to rethink how they engage the business, prioritize work, and position real estate decisions as strategic enablers of the outcomes that matter most to senior leadership.

- **Moderator:** Christopher Horblit, SVP, Workplace Services, TJX Companies
- Barry Hytinen, Chief Financial Officer, Iron Mountain
- Nathan Rogers, Chief Information Officer, SAIC
- Stephanie Franklin, Chief Human Resources Officer, Vertex Pharmaceuticals



**Stephanie Franklin**  
Chief Human Resources Officer  
Vertex Pharmaceuticals



**Barry Hytinen**  
Chief Financial Officer  
Iron Mountain



**Nathan Rogers**  
Chief Information Officer  
SAIC



**Chris Horblit**  
SVP, Workplace Services  
TJX Companies

# Tuesday Closing General Session

**TUESDAY | June 23 | 2:00 PM | Kresge Auditorium @ MIT**  
**Leveraging the AI Advantage - The Shift from Hype to Enterprise Value**  
**SPEAKER: Tom Davenport, Professor of IT & Management, Babson College**

Tom Davenport is a renowned professor at Babson College, where he serves as Faculty Director of the Metropoulos Institute for Technology and Entrepreneurship and as the President's Distinguished Professor of Information Technology and Management. He pioneered the concept of “competing on analytics” with his best-selling 2006 Harvard Business Review article and 2007 book.

Tom has written or edited 26 books and over 300 articles for Harvard Business Review, Sloan Management Review, the Financial Times, and many other publications. He earned his Ph.D. from Harvard University and has taught at Harvard Business School, the University of Chicago, the Tuck School of Business, the UVA Darden School of Business, Boston University, and the University of Texas at Austin.

Davenport's focus is on how artificial intelligence has matured from the initial “awe” of generative AI toward a disciplined focus on enterprise value creation and operationalization. This means establishing reusable capabilities, data pipelines, and governance structures that support multiple AI products and decisions over time. He emphasizes that the limitation in AI adoption is not the technology itself — it is the organization's capacity to absorb it, and the need for strong human oversight.

This featured keynote is an opportunity to envision the transformative potential of AI to reshape the capabilities of corporate real estate organizations — and the broader enterprise — through methodical, value-driven deployment.



## Tom Davenport

Faculty Director, C. Dean  
Metropoulos Institute for  
Technology & Entrepreneurship,  
Babson College

Research Fellow, MIT Initiative on  
Digital Economy



# Ambassador Program

## Take Advantage of the Ambassador Program

- Ambassadors are ERS Attendees who can help answer questions - please stop and say hello!
- Introduce yourself at the Ambassador tables located at registration, between sessions and lunch
- Look for Ambassadors onsite, identifiable by special name badge designation
- Join the Ambassadors' during the Tuesday morning's networking breakfast
- Email ambassadors ahead of time to connect onsite

# The Ambassador's



**Debra Seay**  
CT/Westchester Chapter  
dseay@amentaemma.com



**Martha Mahoney**  
CT/Westchester Chapter  
mmahoney@fujifilm.com



**Connor Vickerman**  
CT/Westchester Chapter  
connorv@atworkcollaborative.com



**Katy Redmond**  
Mid Atlantic Chapter  
katy.redmond@jll.com



**Will Byrne**  
Mid Atlantic Chapter  
wbyrne@bearfootventures.com



**Kelley Douglass**  
New Jersey Chapter  
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**Justin Kneeshaw**  
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**Alan Kocher**  
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**Christine Weiner**  
New England Chapter  
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**Brigitte Beltran**  
New York Chapter  
bbeltran@vallc.com



**Lauren Moser**  
Philadelphia Chapter  
lauren\_moser@vanguard.com

# Final Thoughts

- You must be a registered ERS attendee to participate in any ERS activity.
- Arrive on Monday morning to check in at the registration lounge at Samberg Conference Center.
- If attending a tour, you must check in by 9:30 AM and meet at the tour pick-up location
- There are separate fees for ERS, Tours, and Monday Networking Lunch.
- There is no charge for Young Leaders Lunch, but you need to register
- Lunch will not be provided on tours this year.
- If you are an End User or confirmed Sponsor attendee, you must RSVP for the End User Dinner.
- Business Casual Attire, Comfortable Shoes
- End User Dinner, Elevated Business Attire
- Bring a refillable water bottle, stay hydrated. Boston is hot in June!
- Bring an umbrella, just in case
- Join and follow the ERS LinkedIn Attendee Page
- Refer to ERS website for all details, times and locations
- If you have any questions about ERS, you can reach out to [ers@corenetglobal.org](mailto:ers@corenetglobal.org)



# Q & A

# KNOW BEFORE YOU GO PANEL



**Sarah Wrench**  
Hospitality & Experience, Global  
Workplace Services  
Capital One | New York  
**MODERATOR**



**Kyle Golombos**  
Director Global & Enterprise  
Accounts  
Mohawk Group | New Jersey



**Tim Schmidt**  
EVP & Partner  
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**Steve White**  
President  
PES Associates | New England



**Nicole Stone**  
Transaction Analyst  
JLL | Philadelphia

***Thank You!***

*See You at **ERS***