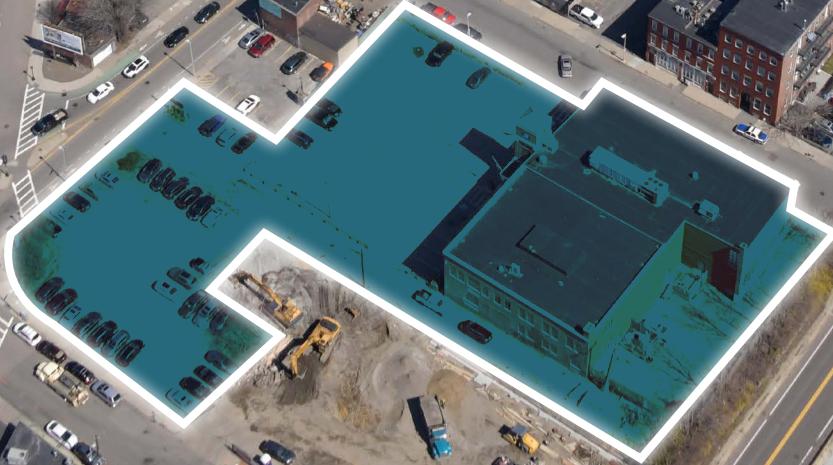


THE BLOCK ON A

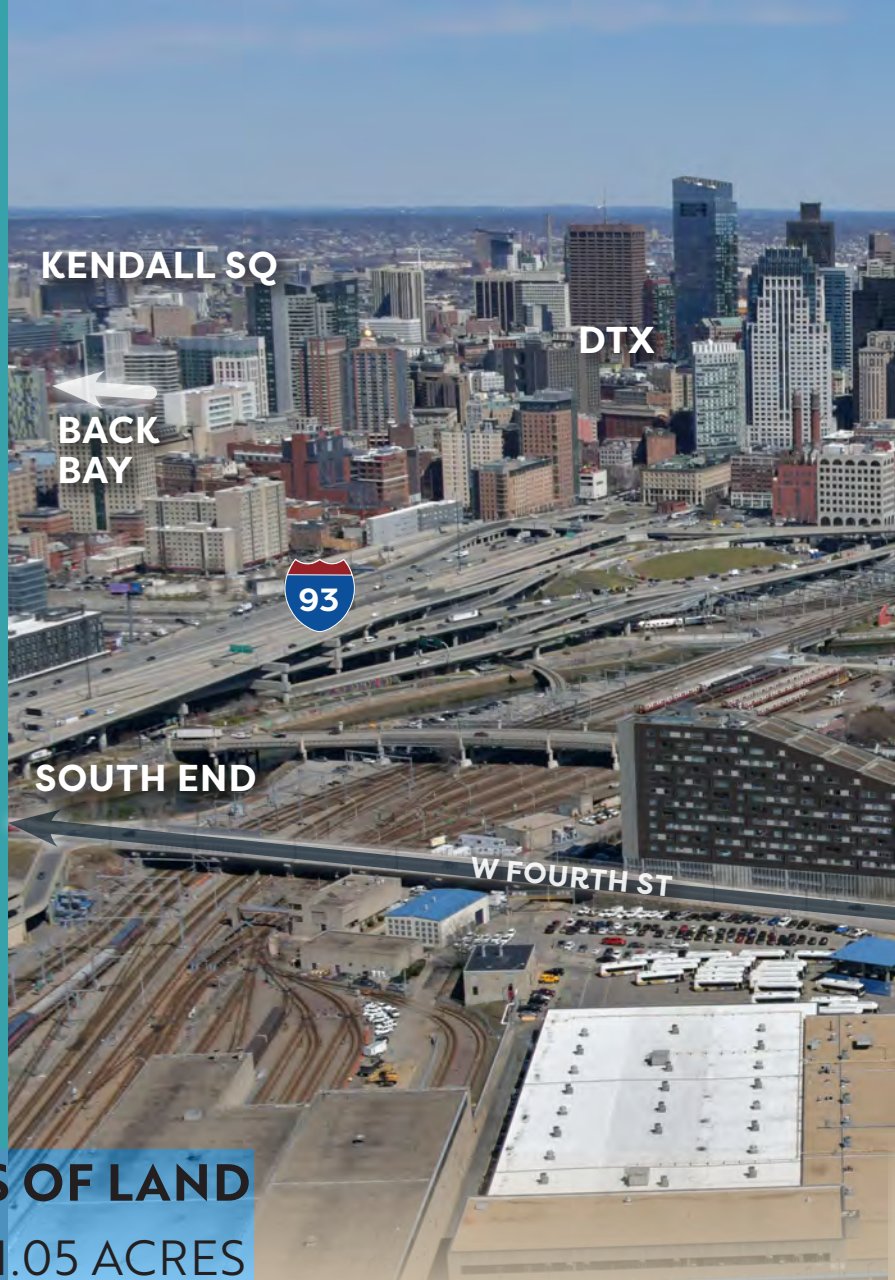
South Boston



THE BLOCK ON A

Colliers International is pleased to present the opportunity to acquire **The Block on A**, an unprecedented development opportunity located in Boston's most rapidly evolving neighborhood. Sitting at the intersection of Dorchester Avenue and A Street in South Boston, the offering encompasses two parcels of land totaling 1.05 acres (PDA Eligible). Currently, the site is complemented a existing 21,888 SF brick and beam office building and 85 +/- space surface parking lot.

2 PARCELS OF LAND
TOTALING 1.05 ACRES



21,888 SF

brick & beam office building

85 +/- SPACE

surface parking lot.

**IMMEDIATE
ACCESS TO**



**BROADWAY
T STATION**

just two blocks (0.2 miles)



◇ **The Block on A** offers investors and developers a rarely available a critical mass development opportunity in the heart of South Boston. Surrounded by an array of mixed-use development including apartment, condominium, lab, office, retail, and hotel - the site is primed for transformation into a plethora of uses. Additionally, **The Block on A** sits within the Boston Planning and Development Agency's "South Boston - Dorchester Avenue Planning Initiative", which aims to expand the Dorchester Avenue corridor in the years to come from an

industrial strip to a lively, transit oriented, mixed-use district, via a complete rezoning of the immediate area.

Situated steps from the amenity rich West Broadway/Seaport corridor, the offering also provides exceptional public transit access. The site is located just two blocks (0.2 miles) from the MBTA Red Line's Broadway Station which connects South Boston to world class employers, universities and hospitals situated throughout Boston, Cambridge, Somerville, and the South Shore. Additionally,

the offering presents immediate access to Interstates I-90 and I-93, which connect Boston's central business district to surrounding suburban communities.

The Block on A is available on an "as-is" basis and without a formal asking price. Additional due diligence materials are available for qualified buyers. Colliers will be conducting tours of the property in the coming weeks with a call for offers to follow. For additional information, please visit blockona.colliers.com.

BROADWAY 

THE **BLOCK**
ON **A**

ANDREW



UNPRECEDENTED REDEVELOPMENT OPPORTUNITY WITH FAVORABLE UP-ZONING

The **Block on A** is an exceptional redevelopment opportunity within the most rapidly evolving submarket in the City of Boston. The offering is also located within the Boston Planning and Development Agency's "South Boston - Dorchester Avenue Planning Initiative", which aims to transform the Dorchester Avenue corridor in the years to come from an industrial strip to a lively, transit oriented, mixed-use district.



TRANSIT-ORIENTED LOCATION

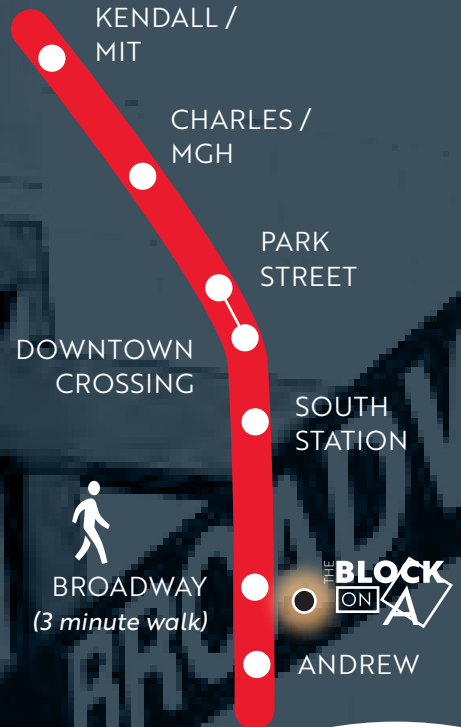
The Block on A will provide future residents and or tenants with a transit-oriented address that is within walking distance of two Red Line MBTA stations, Broadway (0.2 miles) and Andrew Square (0.6 miles). In addition, the site is convenient to countless bus routes that provide access to employment hubs throughout Greater Boston.

RIDING THE RED LINE

2
MINUTES TO
SOUTH STATION


4
MINUTES TO
DOWNTOWN CROSSING

11
MINUTES TO
KENDALL/ MIT



DEDICATED BIKE LANE ON A STREET

3
MINUTES TO
SEAPORT

7
MINUTES TO
FINANCIAL DISTRICT

3
MINUTES TO
SOUTH END



* Numbers noted are approximate solely for marketing purposes.

"THE RED LINE CONNECTS SOUTH BOSTON TO WORLD CLASS EMPLOYERS, UNIVERSITIES AND HOSPITALS"



AMENITY RICH NEIGHBORHOOD

The site is proximate to a dynamic mix of retail, dining, residential and health/fitness options that line the West Broadway/Seaport corridor, steps from **The Block on A**.

BOSTON

"THE WALKING CITY"

SOUTH BOSTON

WALK SCORE:

90



SOUTH END

93



Faneuil Hall MARKETPLACE

FINANCIAL DISTRICT



BOSTON HARBOR HOTEL
Beyond compare.

INTERCONTINENTAL
HOTELS & RESORTS

NEBO
Smith & Wollensky



BABBO



ENVOZY



Strega
WATERFRONT



ICON

EMPIRE SEAPORT

Gather

BON ME



CVS
pharmacy

OCEAN PRIME

Drink



Residence
Inn
Marriott

SEAPORT
HOTEL & WORLD TRADE CENTER

NERO

sweetgreen

ROSA MEXICANO



PAPAGAYO

CITY
TAP



MORTON'S
THE STEAKHOUSE

Del Frisco's
DOUBLE EAGLE STEAK HOUSE

BASTILLE KITCHEN

ROW 34

LEGAL HarborSide

RENAISSANCE
HOTELS & RESORTS

90

WESTIN
HOTELS & RESORTS

EVERYBODYFIGHTS

SQUEEZE
JUICE COMPANY

MCCA

the Lawn on D

JIMMY JOHN'S
JJ



WORDEN HALL
THE MAIDEN



SOCIAL WINES COPPERSMITH

THE HANDLE BAR



Amrheins

MOLNSHINE 152

aloft
HOTELS



THE BLOCK
ON A

LOGAN
INTERNATIONAL
AIRPORT

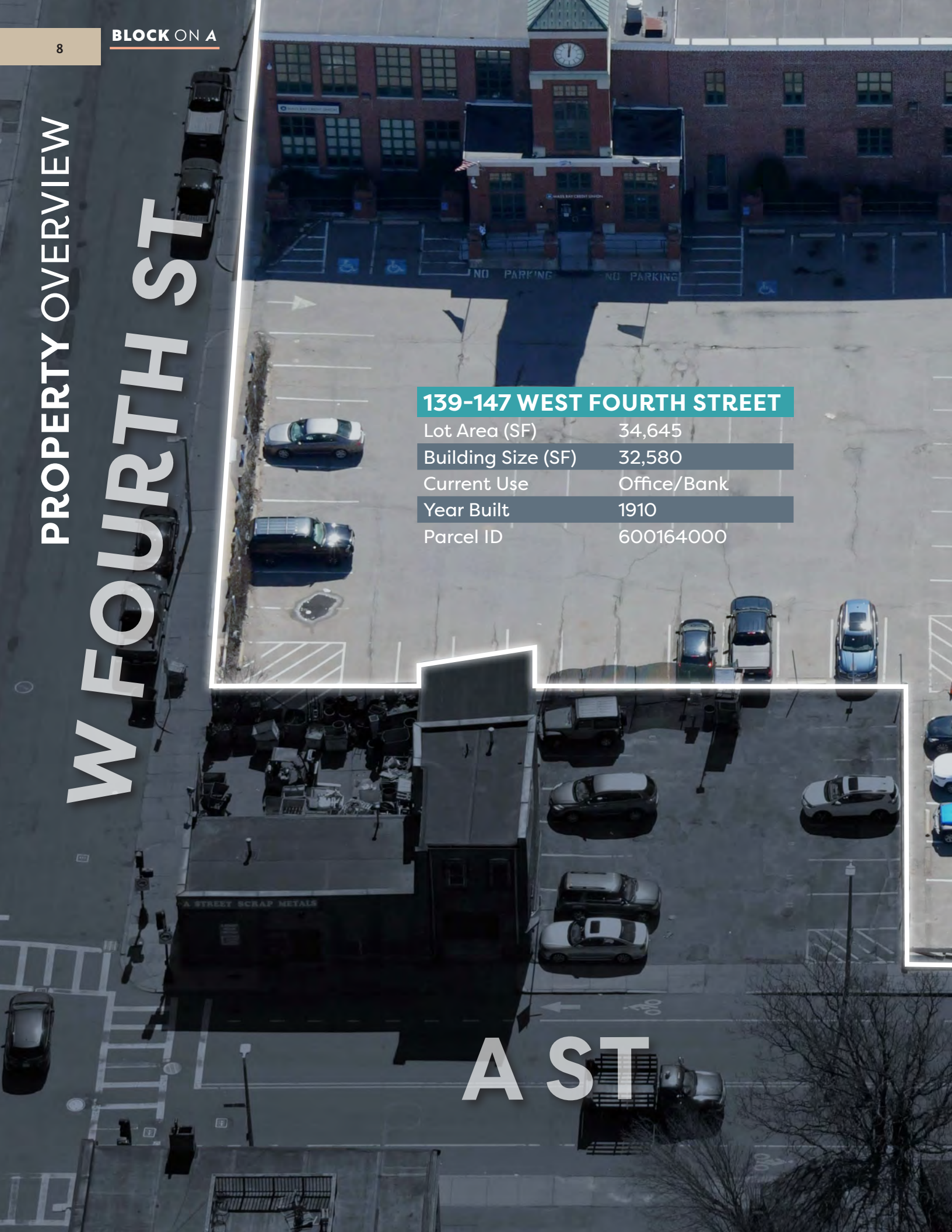


PROPERTY OVERVIEW W FOURTH ST

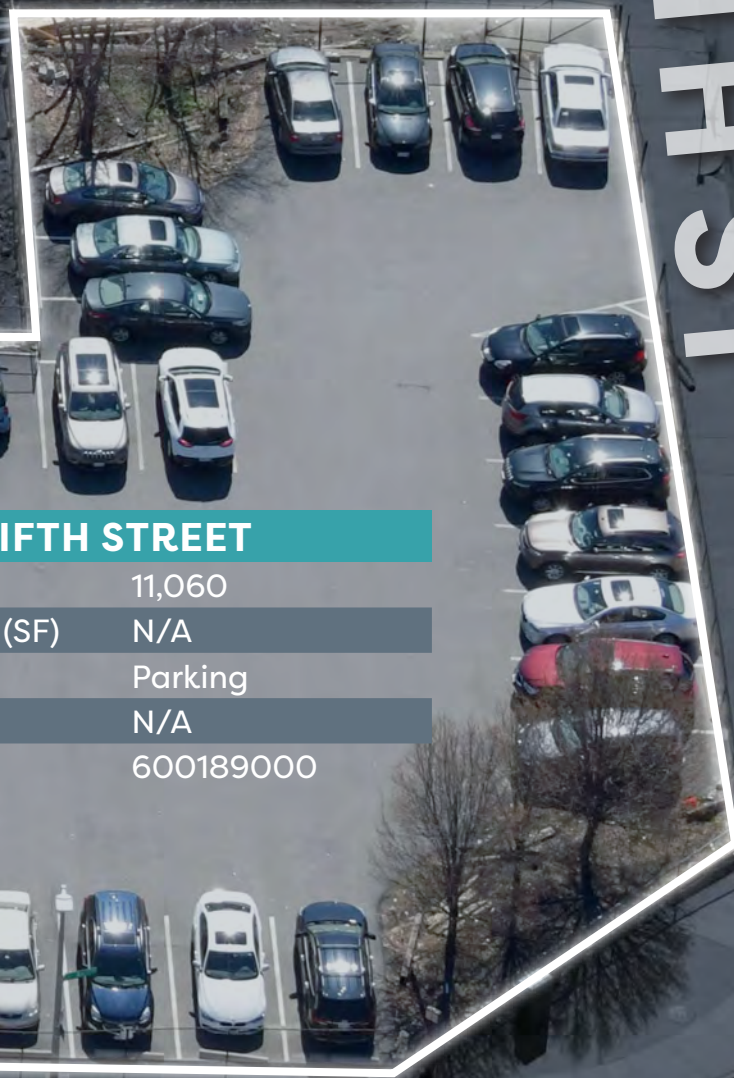
139-147 WEST FOURTH STREET

Lot Area (SF)	34,645
Building Size (SF)	32,580
Current Use	Office/Bank
Year Built	1910
Parcel ID	600164000

A ST



WEST FIFTH ST



10 WEST FIFTH STREET

Lot Area (SF)	11,060
Building Size (SF)	N/A
Current Use	Parking
Year Built	N/A
Parcel ID	600189000

A ST

MARKET OVERVIEW

SOUTH BOSTON - REZONING COMPARABLES



Hotel



Residential



Office



Retail



Lab



Address	Use	Lot Size (SF)	Permitted Project Size	FAR By-Right	FAR Permitted	Height (Feet)
1 20 West Fifth Street*	Residential	18,991	78,432	1.00	4.13	72
2 99 A Street**	Lab	47,000	210,000	1.50	4.47	95
3 6 West Broadway	Hotel	12,030	87,000	1.50	7.23	142
4 14 West Broadway	Retail/Residential	14,326	120,165	1.50	8.40	114
5 105 West First Street	Office	42,219	250,000	N/A	5.92	90
6 45 West Third Street	Retail/Residential	43,567	120,164	1.50	3.00	55
7 100 A Street	Residential	4,169	21,677	1.50	5.20	68
8 69 A Street	Office/Retail	17,749	78,700	1.50	4.43	68
9 248 Dorchester Avenue	Hotel	22,042	87,000	1.0	3.82	99

* Property immediately abuts The Block on A

** In permitting process. The above represents proposed specs presented by Anchorline Partner and Alexandria RE Equities

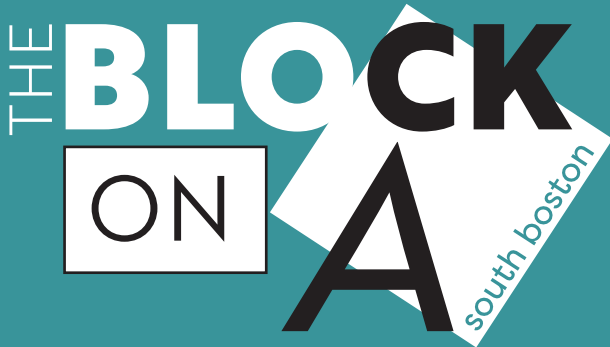
THE "BRAIN TRAIN" *RUNS TO SOUTH BOSTON* TOO!

Life science has been the dominant force and driving factor in the Boston real estate market. Industry demand has led to record high rents and record low vacancies in Cambridge. Life science has created a requirement for talent fueled by local universities, leading to the Red Line being dubbed "The Brain Train." With no room left in Cambridge, developers have begun to turn their attention to South Boston. Sparked by GE's move to Fort Point, South Boston has seen new development interest favoring converting older industrial space to office, multi-family, and lab. The Red Line runs directly from Cambridge to South Boston and is a major selling point for new lab developers and tenants. Developers Related Beal and Alexandria have been early adopters, the latter of which have already proposed a lab project at 99 A Street. Possible redevelopment of Widett Circle adds to the potential of South Boston becoming a relief valve for an overcrowded lab market. With new high-density zoning and immediate Red Line accessibility, all indications point to South Boston potentially becoming Greater Boston's next life science cluster.

BOSTON'S A STREET CORRIDOR

- NEARLY **\$600 MILLION HAS BEEN INVESTED** IN LAND DEALS TO **TURN THIS AREA INTO THE NEXT LIFE SCIENCE HUB**
- **RECENT ACQUISITIONS FROM** Anchorline Partners, Related Beal, National Development, Alexandria
- **THE A STREET CORRIDOR**, served by both South Station and the Broadway T stop on the Red Line, also directly connects to Cambridge's thriving Kendall Square. National Development has also been a buyer along Dorchester Avenue, furthering the potential for the life science market to expand around the Broadway stop. Widett Circle, while cut off today, could also be a future area of lab growth in the years to come.





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