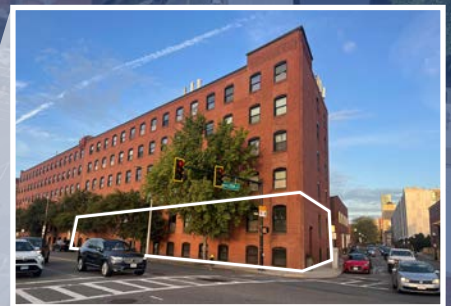


# 519 ALBANY STREET SOUTH END

+/- 11,000 SF Available for Sale or +/- 7,272 SF Available for Lease

SALE PRICE: \$2,950,000



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**  
URBAN | RETAIL™  
CAPITAL PARTNERS

# 02 THE OPPORTUNITY

+/- 11,000 SF is available for sale or +/- 7,272 SF is available for lease to a tenant on the second floor

Located at the corner of Malden Street on the north end of Albany Street, this building boasts immediate access to Route 93/Southeast Expressway and is walking distance to Boston Medical Center and Boston University's medical campus. It is across the street from Exchange South End, a 1.6 million square foot office and retail development set to break ground soon.

Two off-street parking spots  
Loading dock with access into the second floor space via a raised exterior platform

Possible uses: office, showroom and light industrial



**11,000 SF for Sale**  
**7,272 SF for Lease**  
Retail/Office  
Available Now



Parking and private loading dock in back alley off Malden Street



Directly across the street from The Exchange, a proposed 1.5 M SF technology/office development

# 519 ALBANY STREET SOUTH END



# 04 THE SOUTH- END

The South End is a neighborhood home to restored Victorian row houses, some of the best restaurants in the city, and well-known neighborhood retailers. Its popular dining and bar scene spans family-friendly bistros, trendy eateries, bars and low-key pubs. Specialty shops, vintage markets, and abundant parks and green spaces make this the ideal area for any urban dweller. Recently constructed mixed-use developments continue to enhance the neighborhood, bringing new life to a previously underutilized area of this charming and cherished neighborhood. The Exchange, a proposed 5.6-acre development long home to the Flower Exchange, is located across the street from 519 Albany. Once complete, the development could be transformative for the SoWa section of the South End.



# 07

## VICTORIAN ROW HOUSE DISTRICT

## THE SOUTH END

 **ACCESSIBLE**  
500' to I-93 on-ramps

 **VIBRANT**  
0.25 mile to SoWa Open Market, open every Sunday, May-October

 **BUSTLING**  
Home to over 17,500 people in a 0.5 mile radius

**519**  
**ALBANY STREET**  
SOUTH END



**519**  
**ALBANY STREET**  
SOUTH END

THE EXCHANGE  
5.6-ACRE, 1.5 M SF  
PROPOSED DEVELOPMENT



# 08

## BOSTON LANDSCAPE



**CHARLESTOWN**  
18,810 RESIDENTS

**EAST BOSTON**  
46,321 RESIDENTS



**WEST END**  
15,470 RESIDENTS

**NORTH END**  
11,147 RESIDENTS

**CAMBRIDGE**  
116,492 RESIDENTS



**BEACON HILL**  
4,427 RESIDENTS



**BOSTON COMMON & PUBLIC GARDEN**



**FINANCIAL DISTRICT**  
3,465 RESIDENTS

**WATERFRONT**  
2,647 RESIDENTS

**NEWBURY STREET**

**BACK BAY**  
22,959 RESIDENTS

**CHINATOWN / LEATHER DISTRICT**  
9,299 RESIDENTS



**SEAPORT**  
6,352 RESIDENTS

**LONGWOOD MEDICAL AREA**

**FENWAY PARK**

**THE SHOPS AT PRUDENTIAL CENTER**



**FENWAY**  
28,859 RESIDENTS

**519 ALBANY STREET**  
SOUTH END

**SOUTH END**  
32,711 RESIDENTS

**SOUTH BOSTON**  
36,640 RESIDENTS

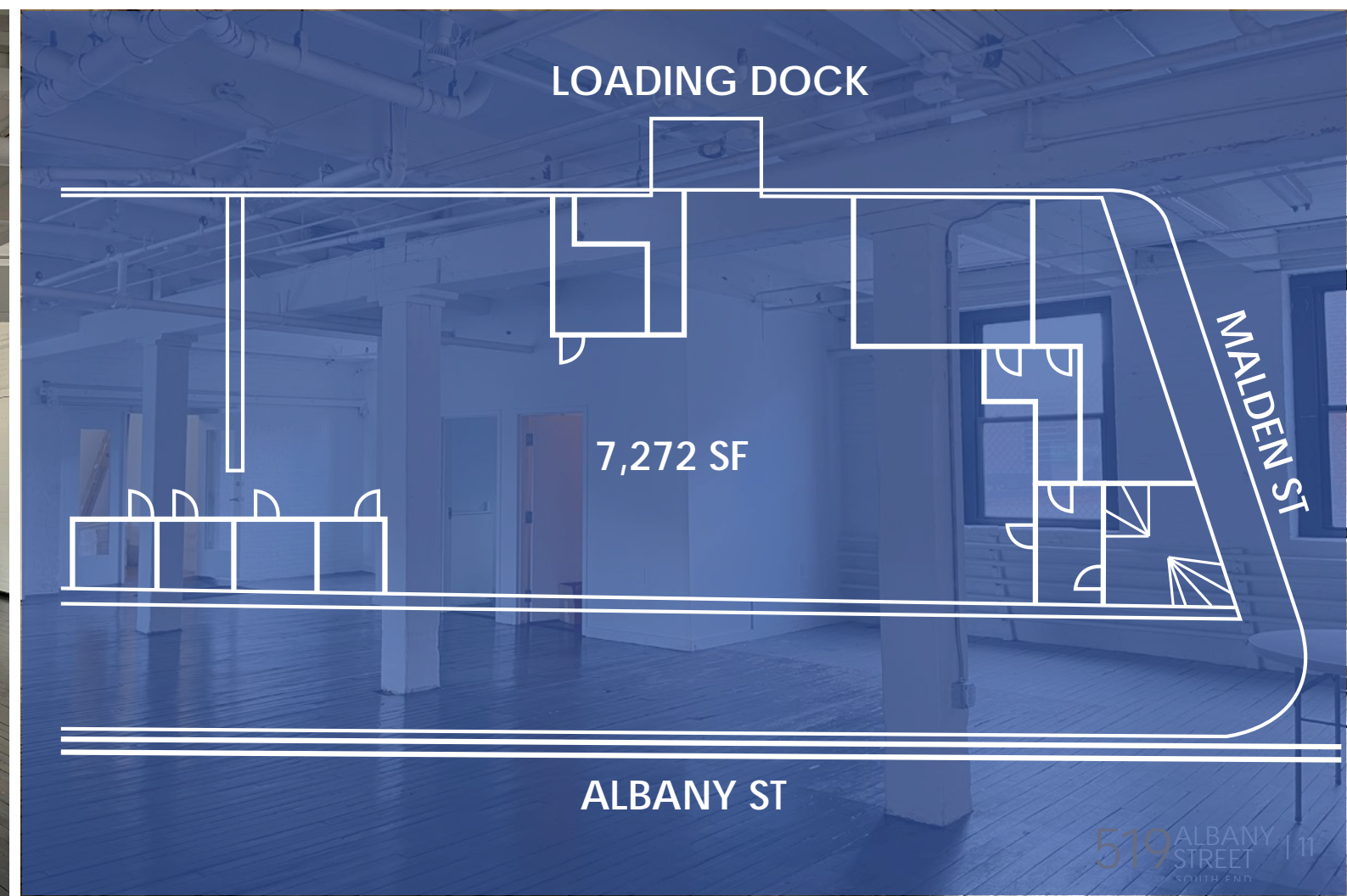
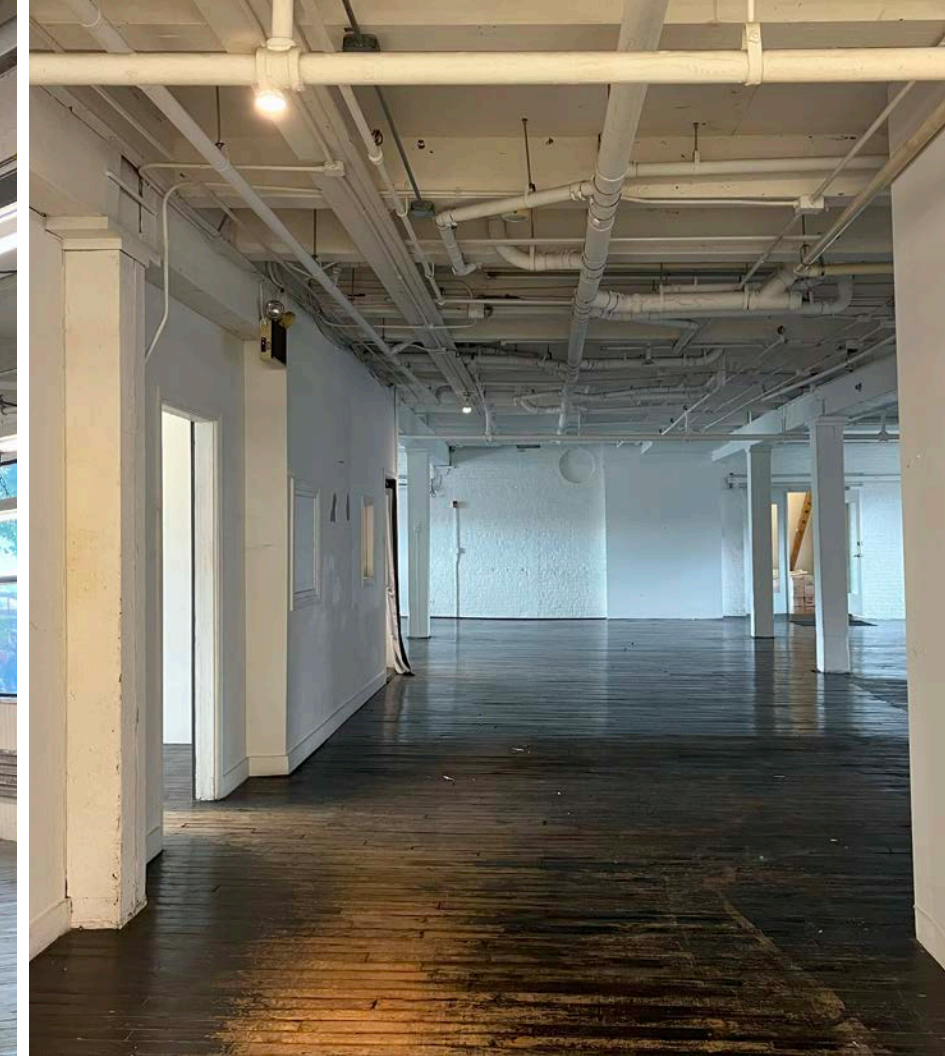
# 10 THE SPACE

01  
HIGH CEILINGS

02  
NATURAL LIGHT THROUGHOUT

03  
NEW SHARED ENTRYWAY

04  
PRIVATE LOADING DOCK



# 519 ALBANY STREET

## SOUTH END

+/- 11,000 SF Available for Sale or +/- 7,272 SF Available for Lease

**SALE PRICE: \$2,950,000**

### PRIMARY DEAL CONTACTS

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