

BUILDING 120 – OFFICE / REDEVELOPMENT OPPORTUNITY

NAVY YARD, CHARLESTOWN, MA



14,953 Square Foot Leasehold Interest



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to offer for sale a leasehold interest in **120 Second Avenue** in Charlestown, MA. Located in the historic Charlestown Navy Yard, the building is +/- 14,950 SF and features a brick-and-beam floorplan, views of the Navy Yard and Boston Harbor, and excellent window lines. 120 Second Avenue's prominent location within the Navy Yard allows for excellent walkability to the multitude of amenities that make up the area today. The property is currently vacant, allowing for an owner-user to take immediate occupancy or develop the property to their standard.

Building 120 was constructed in 1904 and sits adjacent to the iconic octagonal Muster House. Building 120 was originally built by John Paul Jones and was used as a medical dispensary and clinic for the Naval Yard. The property is located within the Historic District and is restricted to exterior changes but interior renovations are unrestricted. The most current use for the property were offices.

INVESTMENT HIGHLIGHTS

OWNER / USER OPPORTUNITY

Building 120 was most recently used as offices for MGH, but is currently vacant allowing an owner / user the opportunity to immediately begin renovations of their own space. The property could also be subdivided into multiple suites allowing for multiple tenants.

RESIDENTIAL CONVERSION

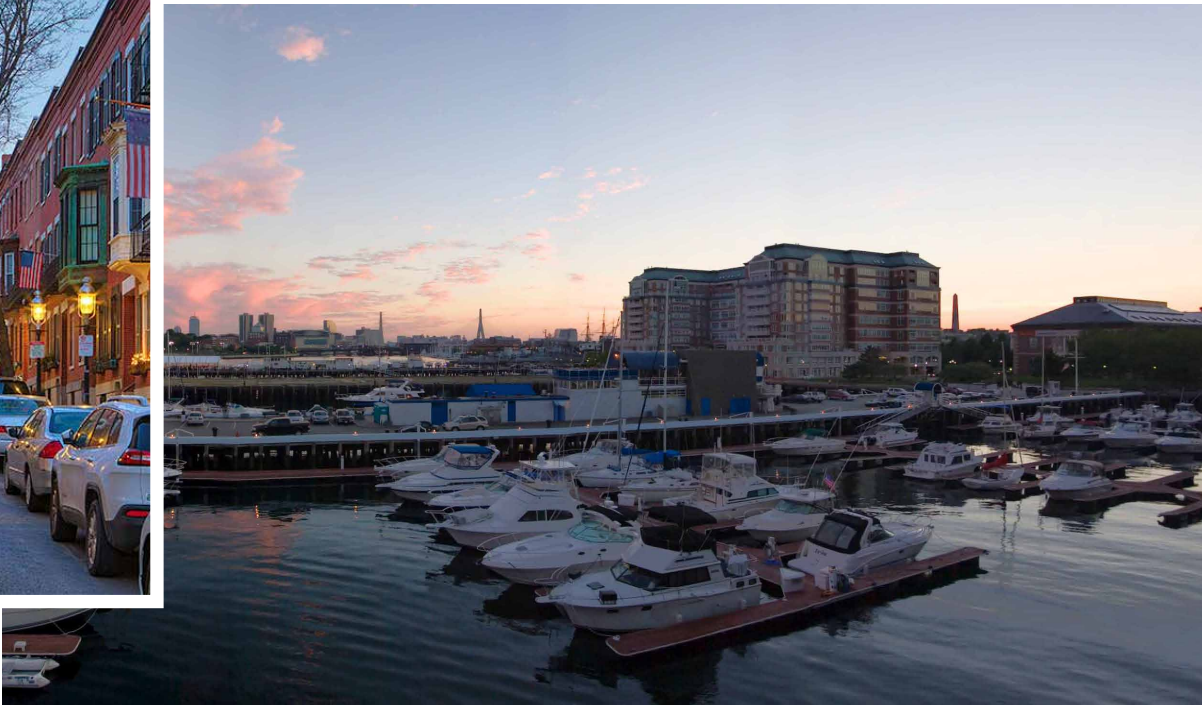
The property offers high ceilings, exposed brick, premier window lines, and great light & air which make for an exciting residential conversion opportunity. This is a highly sought after area of Charlestown for residences.

VISITATION OF THE NAVY YARD

The Charlestown Navy Yard is one of the most highly trafficked attractions in Boston, MA. The Navy Yard receives upwards of 1 Million visitors per year who come to see the USS Constitution and other exhibits. Building 120 is within steps of the Constitution and a retail tenant could excel in this location.

TRANSIT FOCUSED

With the recent improvements of transportation throughout the Boston Harbor (water taxi) and the proximity to the MBTA, Building 120 is ideal for tenants in search of a transit oriented location. North Station is also a short and convenient walk.



PROPERTY SPECIFICATIONS

PROPERTY DETAILS:

Parcel ID	0203510600
Building Size	14,953 SF
Floors	Two plus basement
Zoning District	Harborpark: Charlestown Waterfront
Zoning Subdistrict	Charlestown Navy Yard Subdistrict
Historic Nature	Exterior

GROUND LEASE DETAILS:

Landlord	Boston Redevelopment Authority
Lease Expiration	10/31/2050
Rent	\$14,400/Year - \$1,200/Month
Common Area Maintenance	\$0.05/SF per Year





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