

# 401 WASH

Office Space  
Available

+/- 12,500 -  
48,000 SF



SINGLE USER OR  
MULTI-TENANT OPPORTUNITY  
RETAIL ANCHORED BOUTIQUE OFFICES

AVISON  
YOUNG





ACTIVE & LOCAL  
NEW OWNERSHIP

BOUTIQUE STYLE OFFICES  
WITH DIRECT ELEVATOR ACCESS

4TH FLOOR SPEC SUITE  
WITH IMMEDIATE OCCUPANCY

## Floors 3-5

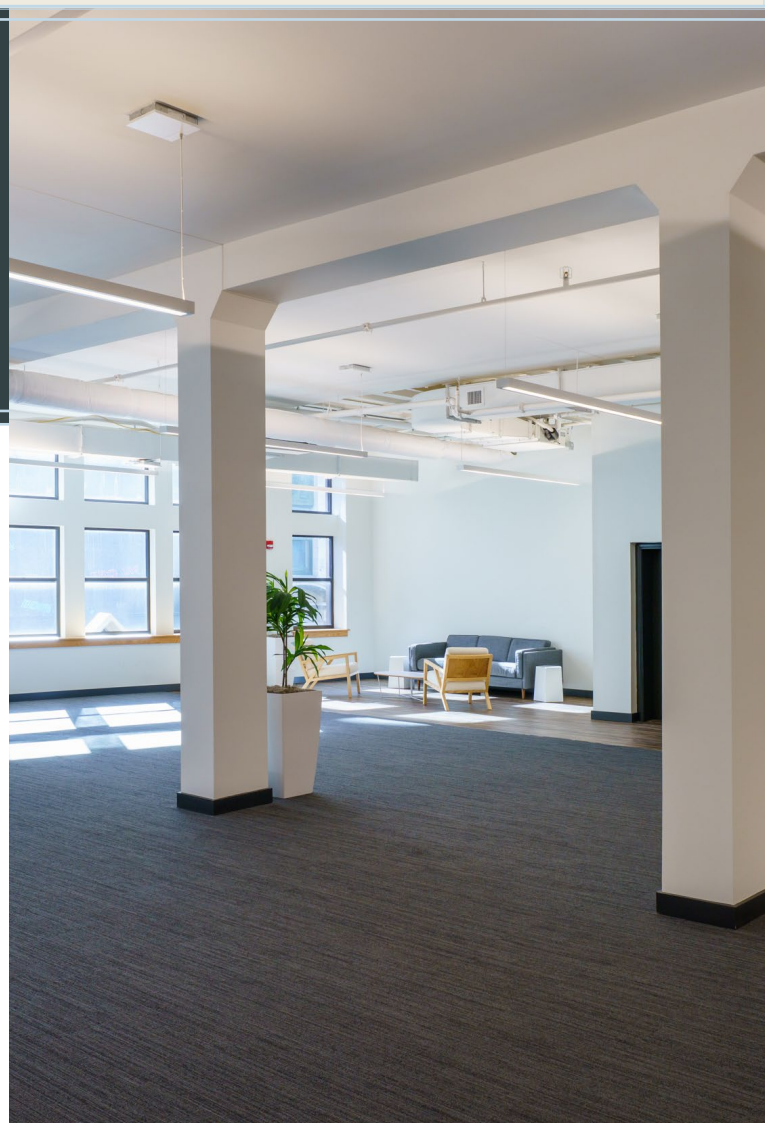
+/- 12,500 SF FLOOR PLATES  
12' 5" - 15' 3" CEILING HEIGHTS

## Lower Level

+/- 9,500 SF  
10' CEILING HEIGHT

## Property Highlights

- HISTORIC FLAGSHIP PROPERTY  
WITH POTENTIAL NAMING AND BRANDING RIGHTS
- DIRECT ELEVATOR, FULL FLOOR SUITES  
WITH EFFICIENT LAYOUTS
- NEWLY RENOVATED LOBBY AND UPGRADED  
BUILDING SYSTEMS
- ADVANCED SECURED ENTRY
- SOPHISTICATED AMENITY PACKAGE IN PROGRESS
- ANCHORED GLOBAL FASHION BRAND, UNIQLO





# Retail Anchored Building with Office Above

5TH FLOOR

4TH FLOOR  
SPEC SUITE

3RD FLOOR

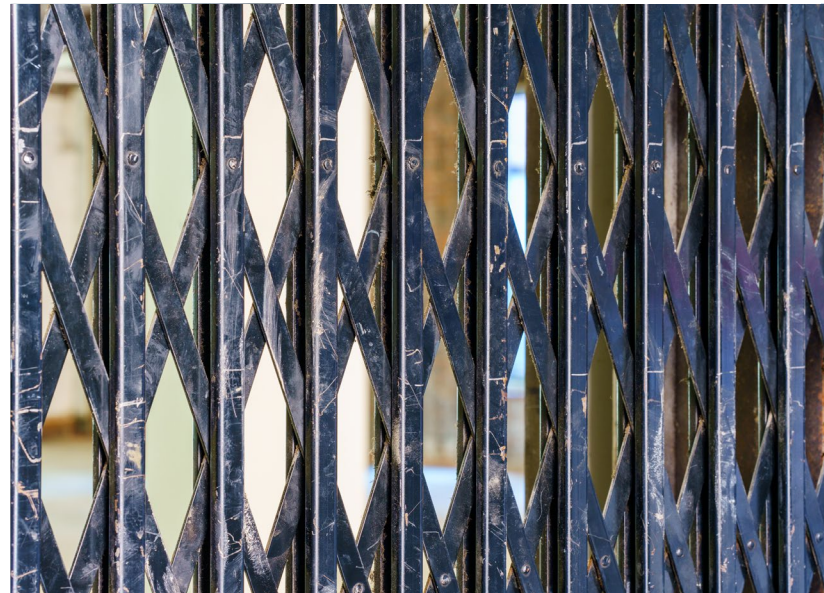
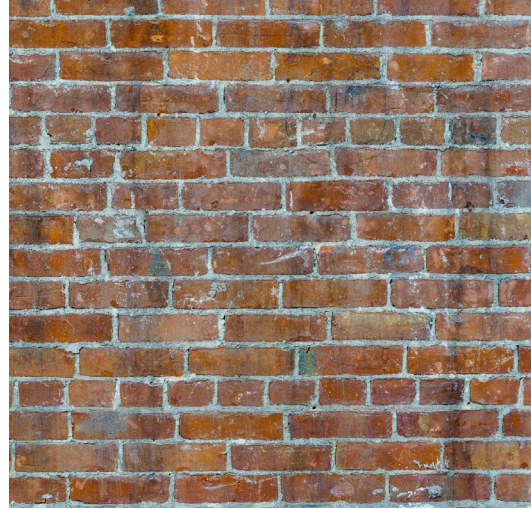
SIGNAGE  
OPPORTUNITY

OFFICE  
LOBBY

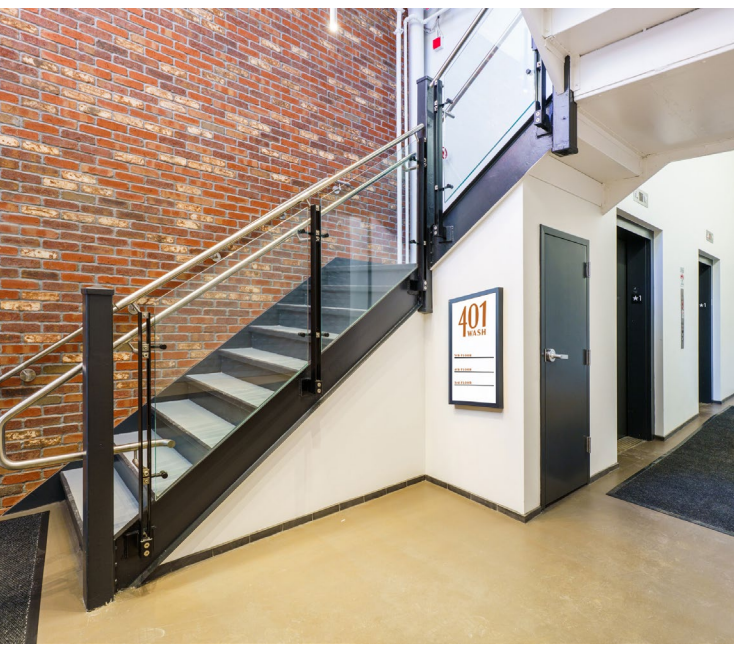
LEASED: UNIQLO  
Mid 2026 Store Opening

AVISON  
YOUNG













# Sample Test Fit Plan

4th Floor: +/- 12,500 SF

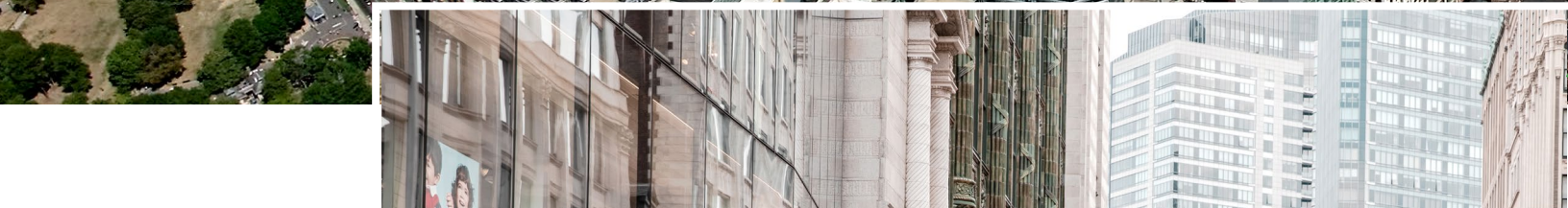


Space Type	Qty
Reception	1
Office	3
Collaboration	5
Storage	3
Kitchen	1
Hub/ Townhall	1
Wellness	1





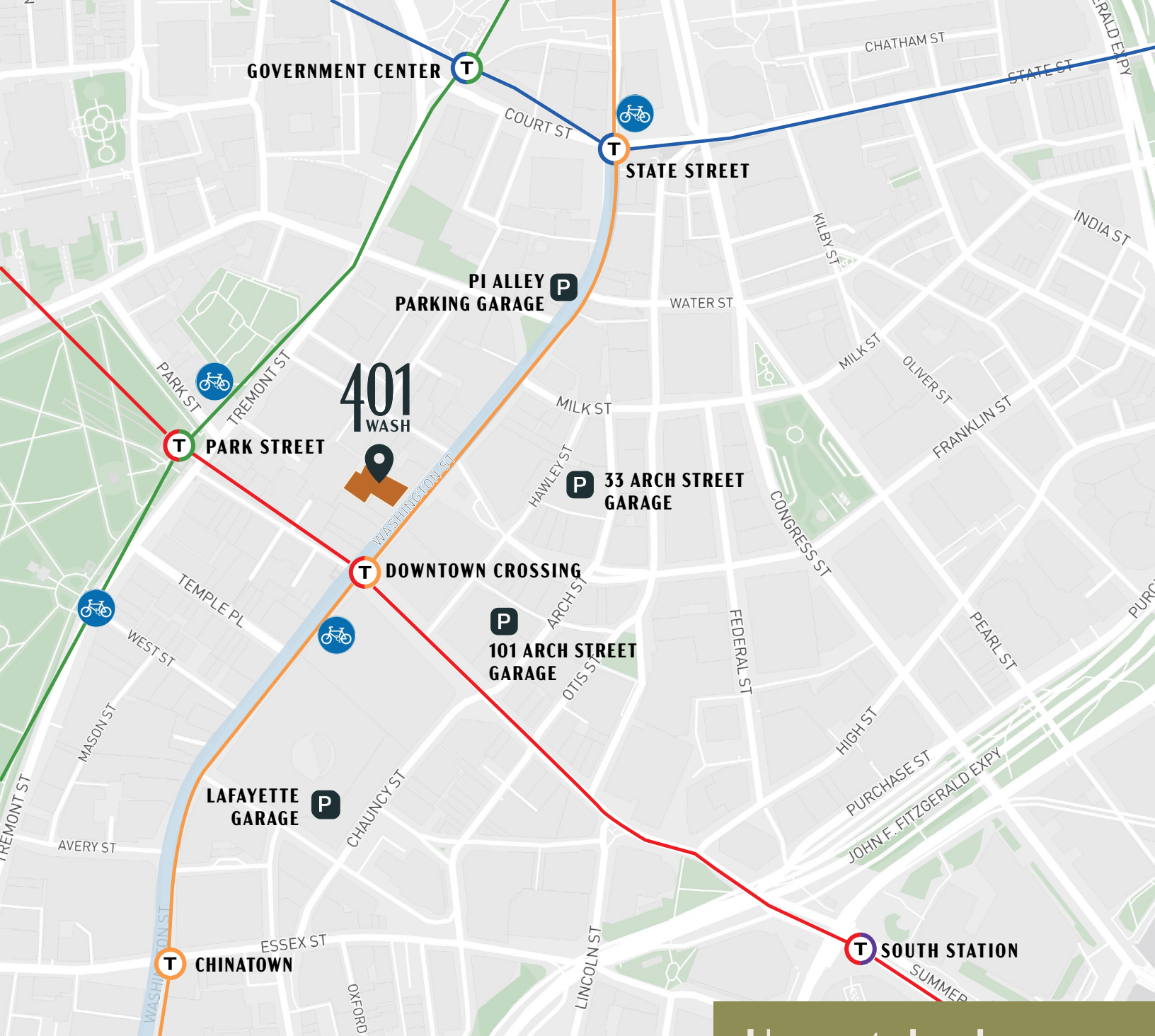










## Local Amenities







## WALK TIMES

	<b>DOWNTOWN CROSSING</b> 2 Minutes		<b>SOUTH STATION</b> ACELA   AMTRAK   COMMUTER RAIL 7 Minutes
	<b>PARK STREET STATION</b> 3 Minutes		<b>STATE STREET STATION</b> 10 Minutes
	<b>CHINATOWN STATION</b> 5 Minutes		<b>BIKE SHARING STATIONS</b>

## Unmatched Commuter Access

### PARKING

PI ALLEY PARKING GARAGE  
33 ARCH STREET GARAGE  
101 ARCH STREET GARAGE  
LAFAYETTE GARAGE



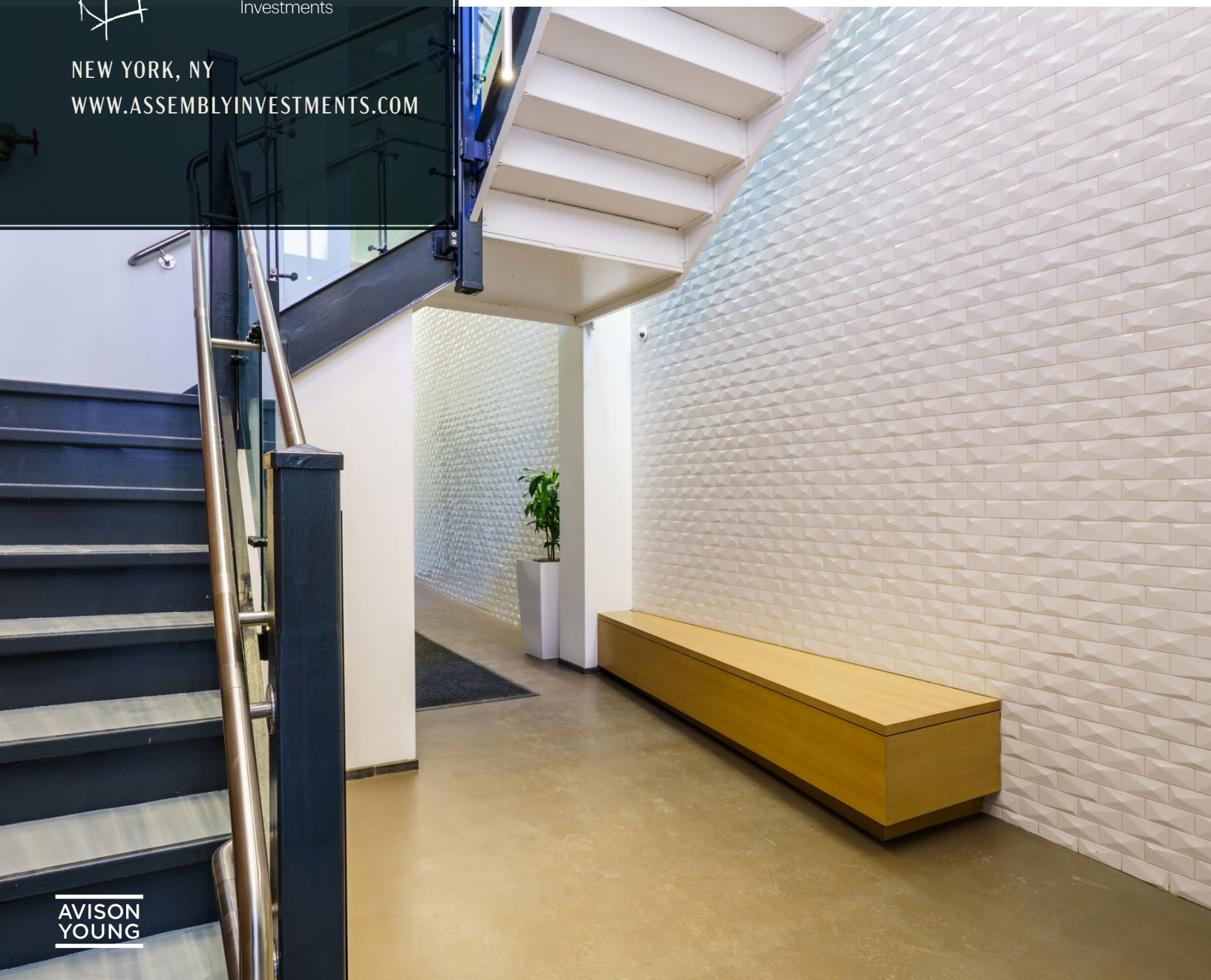
# Ownership



BOSTON, MA  
[WWW.HUDSONGROUPNA.COM](http://WWW.HUDSONGROUPNA.COM)



NEW YORK, NY  
[WWW.ASSEMBLYINVESTMENTS.COM](http://WWW.ASSEMBLYINVESTMENTS.COM)











# 401 WASH

*Justin Dziama, Principal*

617.366.1004

[justin.dziama@avisonyoung.com](mailto:justin.dziama@avisonyoung.com)

*John McHugh, Sr. Vice President*

617.702.8869

[john.mchugh@avisonyoung.com](mailto:john.mchugh@avisonyoung.com)

200 State Street | 15th Floor | Boston, MA 02109

© 2025, Avison Young New England LLC. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young and as such, cannot be warranted nor form any part of any future contract.

**AVISON  
YOUNG**