



EIGHTEEN TREMONT

18 TREMONT

Set in the heart of Boston, MA on the historic Freedom Trail, 18 Tremont Street is distinguished by 11 floors of office space with fantastic views of the city and over 44,000 SF of ground floor retail.

Our ground floor retail has direct access and unparalleled visibility to:

- Local Residents
- Thousands of daily commuters
- Tourists
- The surrounding office population
- Suffolk University Students

BAGLY **AMP Fitness** **GLAD** LEGAL ADVOCATES & DEFENDERS
GLAD LEGAL ADVOCATES & DEFENDERS

AAGR American Association
for Cancer Research
FOUNDATION
FINDING CURES TOGETHER™

unicef 
for every child



Jamestown

THE NEIGHBORHOOD

Only steps away from City Hall and only a short walk from Faneuil Hall, Boston Common, Downtown Crossing and the Financial District, the property is located amidst one of the busiest neighborhoods in Boston.

The workplace population of 300,000 people within a 1-mile radius contributes heavily to a large breakfast and lunch crowd; while tourists continuously contribute to a heavy foot-traffic flow throughout the entirety of the day.

Additionally, the street is reinvigorated during the evening hours with patrons from the likes of Beacon Hill, Millennium Tower, and students attending Suffolk University.



City of Boston
Mayor Martin J. Walsh





CONNECTIVITY

18 Tremont is located less than 1/4 mile away from Government Center and City Hall which adds substantial foot-traffic to the already bustling street.

All of the MBTA's four major subway lines lie within a four-minute walk of 18 Tremont.

- **Total Population within a 1-mile radius: 322,473**
- **Workplace Population within a 1-mile radius: 299,910**
- **Additional Foot-Traffic from the Freedom Trail per year: 4 million**



Metro:
Over 6,600 Average Weekday Riders



Ride Share:
Multiple Bluebikes Stations within walking distance



Over 20,000 cars pass through Tremont Street daily

POINTS OF INTEREST

HOTELS

1. Omni Parker House
2. Langham
3. Hilton Boston Downtown

INSTITUTIONS

4. Suffolk University
5. Massachusetts State House
6. City Hall
7. Suffolk County Superior Court

ATTRACTIONS

8. Boston Common
9. Granary Burying Ground
10. Faneuil Hall
11. King's Chapel Burying Ground

FOOD & BEVERAGE

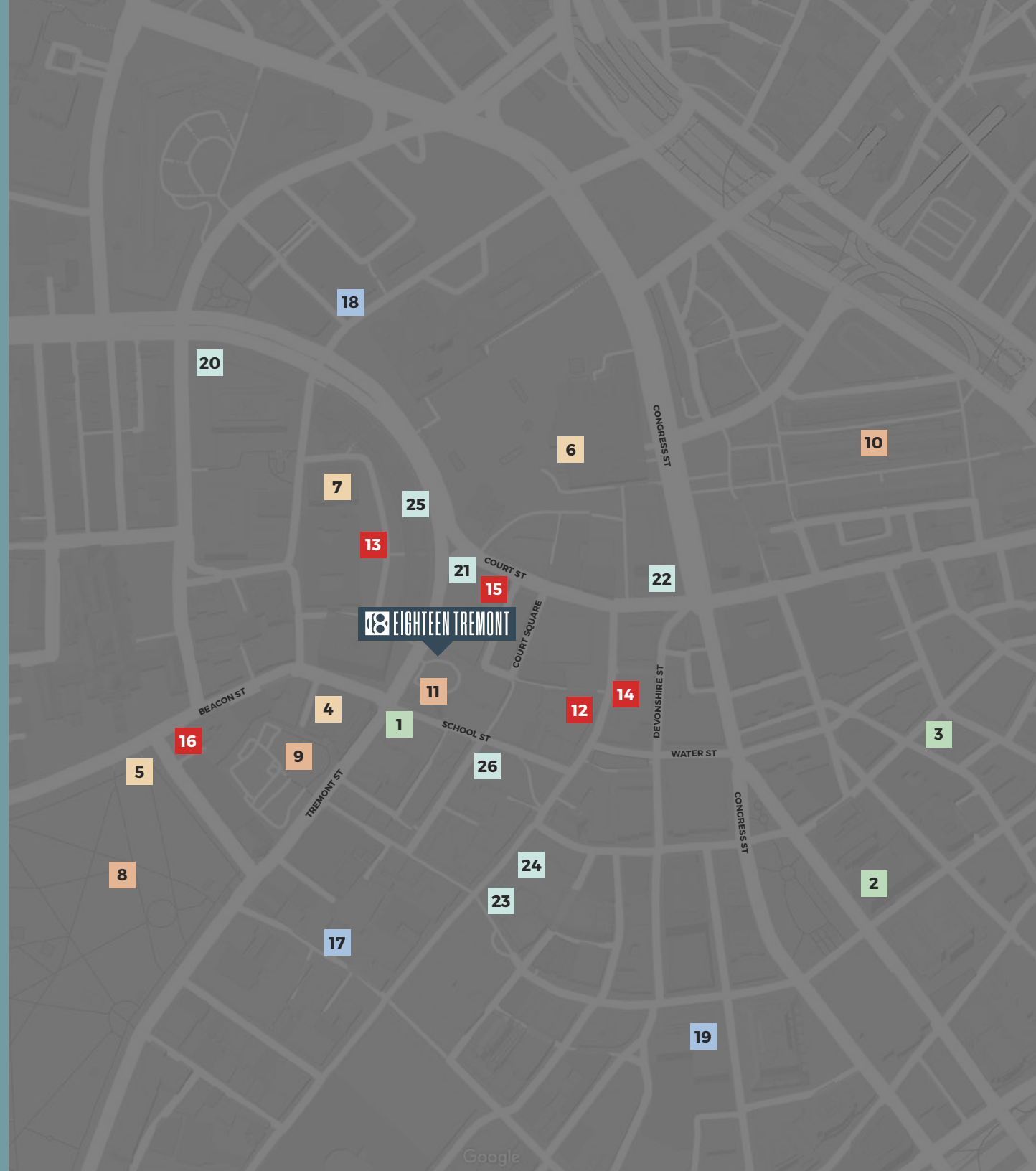
12. Dunkin
13. Café Nero
14. Starbucks
15. Oceanaire
16. No. 9 Park

FITNESS

17. Planet Fitness
18. BSC Sudbury Street
19. B/Spoke

RETAIL

20. Target (Cambridge Street)
21. Bank of America
22. Citizens
23. TJ Maxx
24. Marshalls
25. CVS
26. Walgreens



TRADE AREA MAP



NEARBY TOURIST ATTRACTIONS

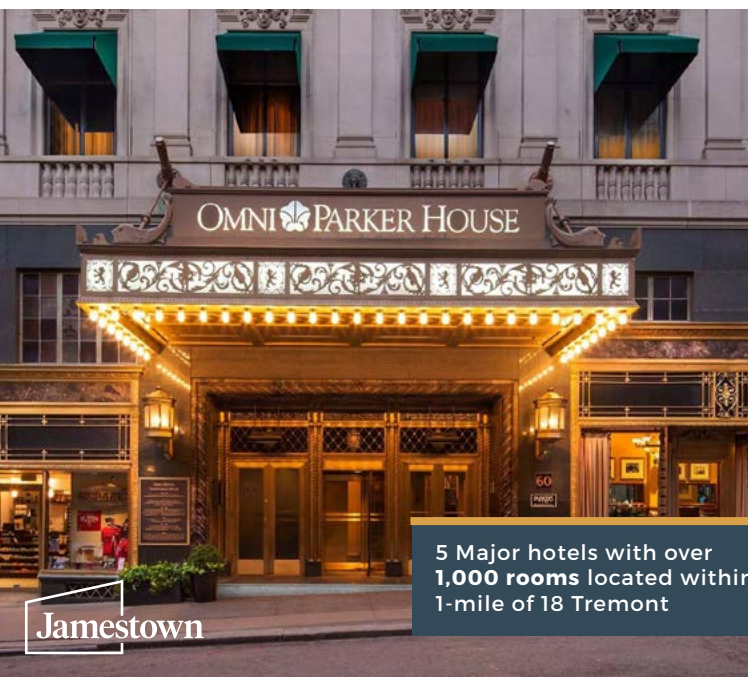
18 Tremont is able to capitalize on both the large tourist population visiting historic Boston throughout the year along with the lively collegiate community from nearby Suffolk University



City Hall Plaza: Hosts **hundreds of events** every year and is undergoing a \$70M renovation for its 50th Anniversary

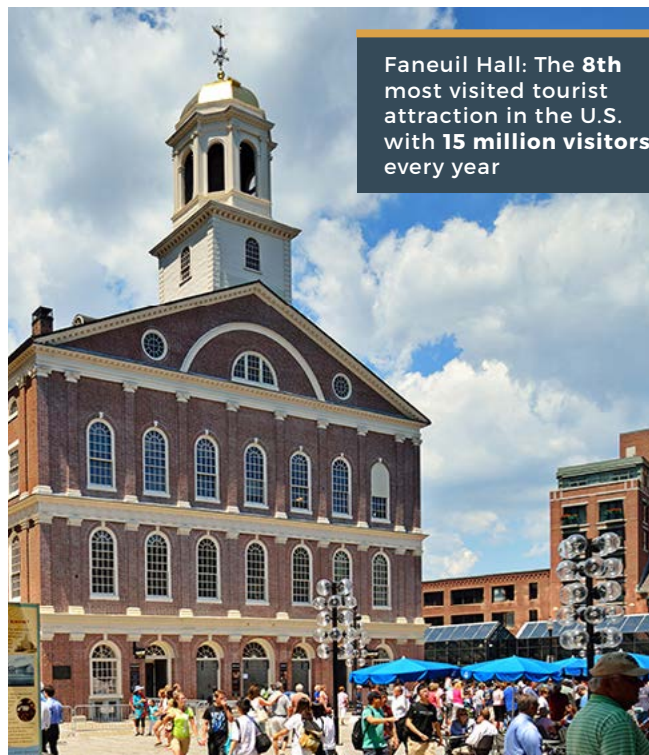


Boston Commons: The **oldest city park in the US.**



5 Major hotels with over **1,000 rooms** located within 1-mile of 18 Tremont

Jamestown



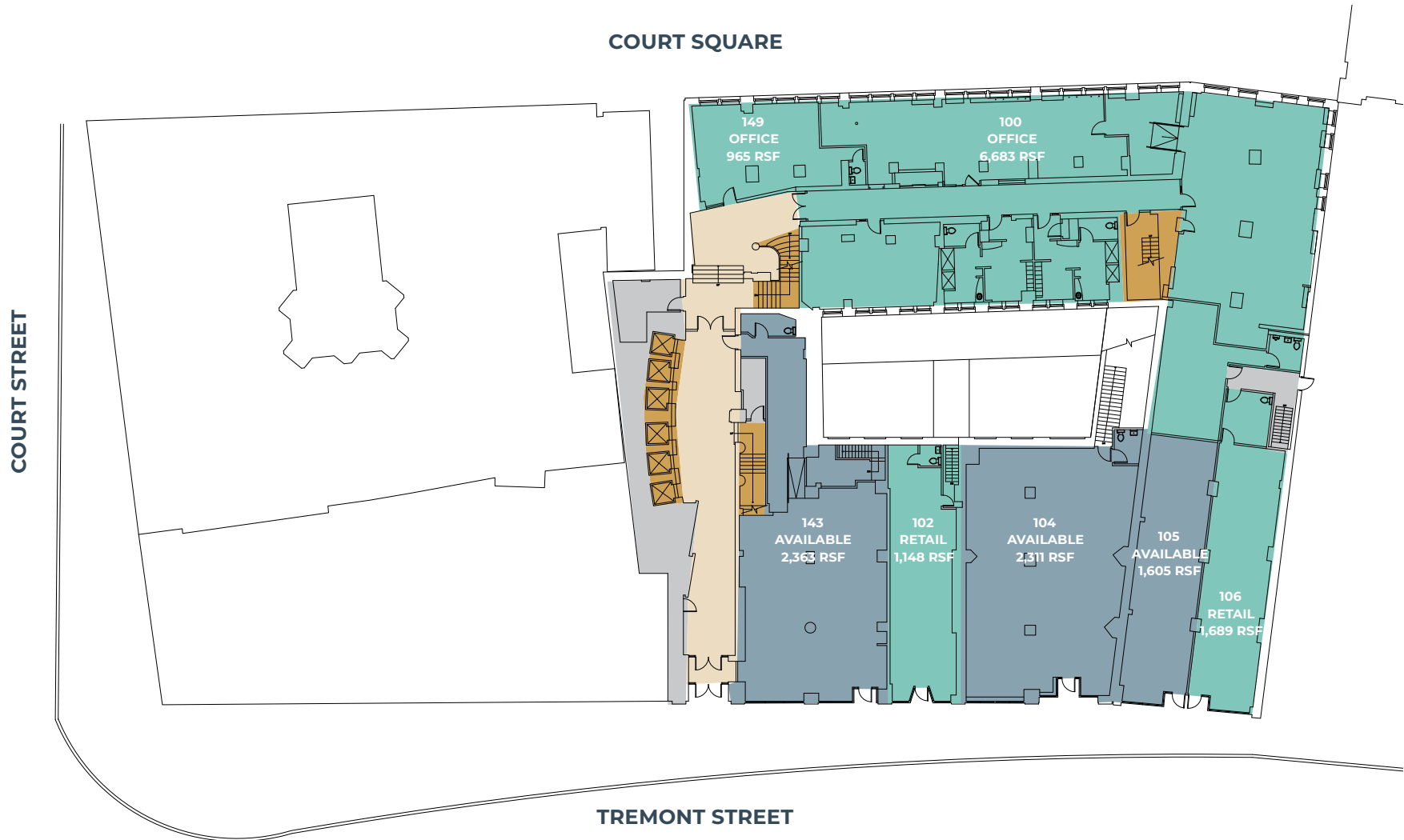
Faneuil Hall: The **8th** most visited tourist attraction in the U.S. with **15 million** visitors every year



Suffolk University: Over **10k students** attend the university every year

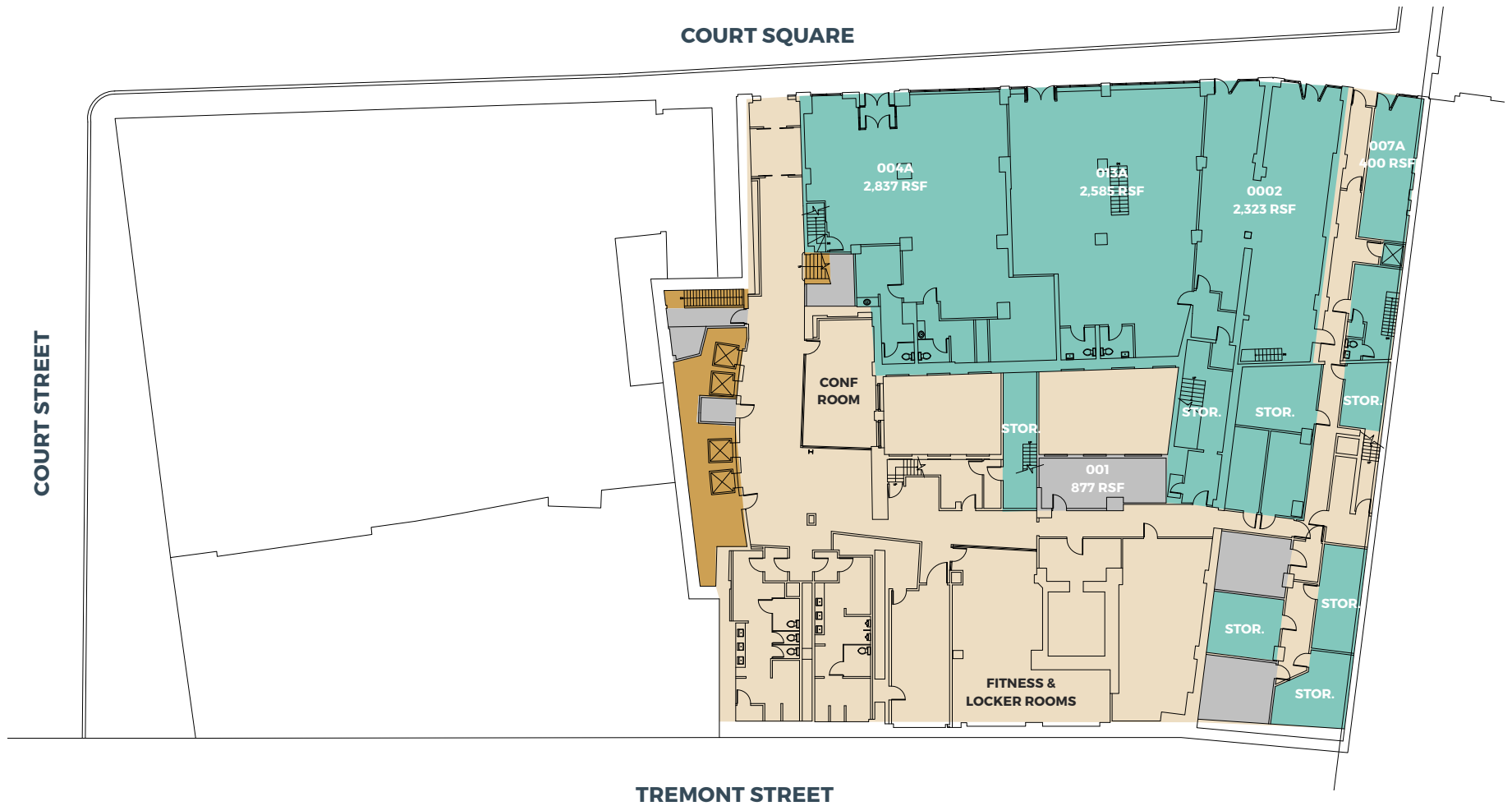
18 EIGHTEEN TREMONT

1,605-3,916 SF AVAILABLE



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COURT SQUARE



COURT STREET

TREMONT STREET

SUITE 104



Leasable SF: 2,311

**Ground floor 2nd
generation retail space**

Highly visible location

**Large storefront windows
and overhead signage
opportunity**

**Located directly below
191,000 SF of office space**



TREMONT STREET

SUITE 105



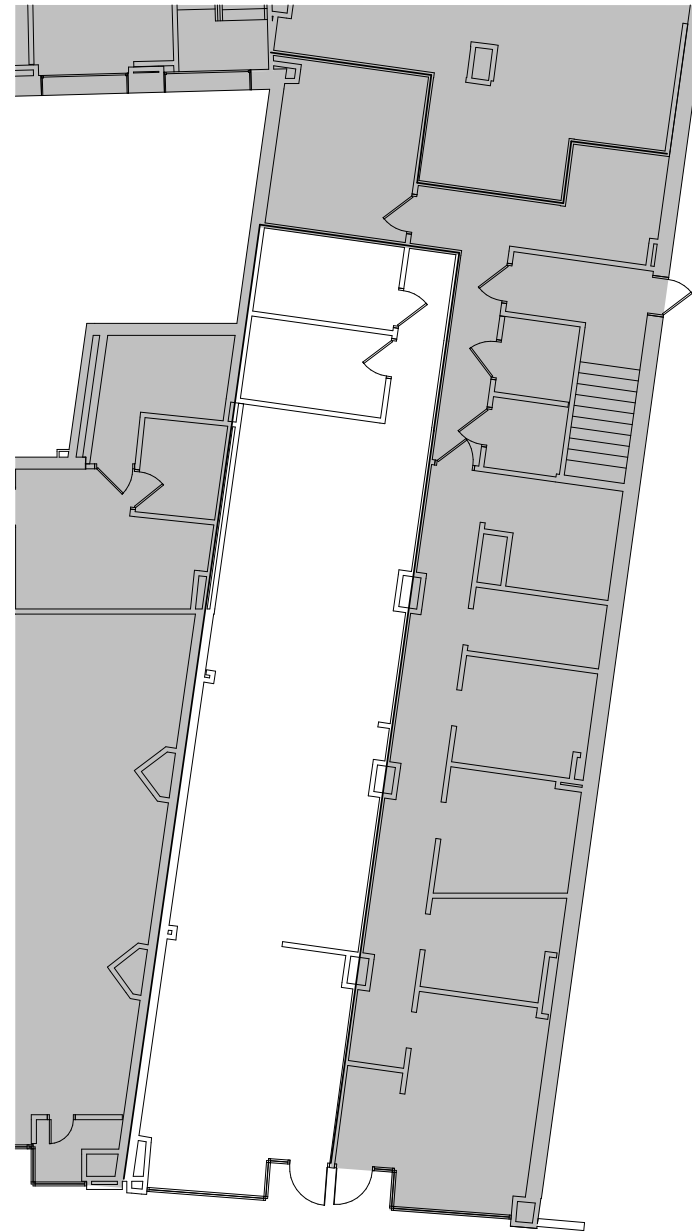
Leasable SF: 1,414

**Ground floor 2nd
generation salon space**

Highly visible location

**Open floor plan, perfect for
retail or beauty services**

**Located directly below
191,000 SF of office space**



TREMONT STREET

SUITE 143



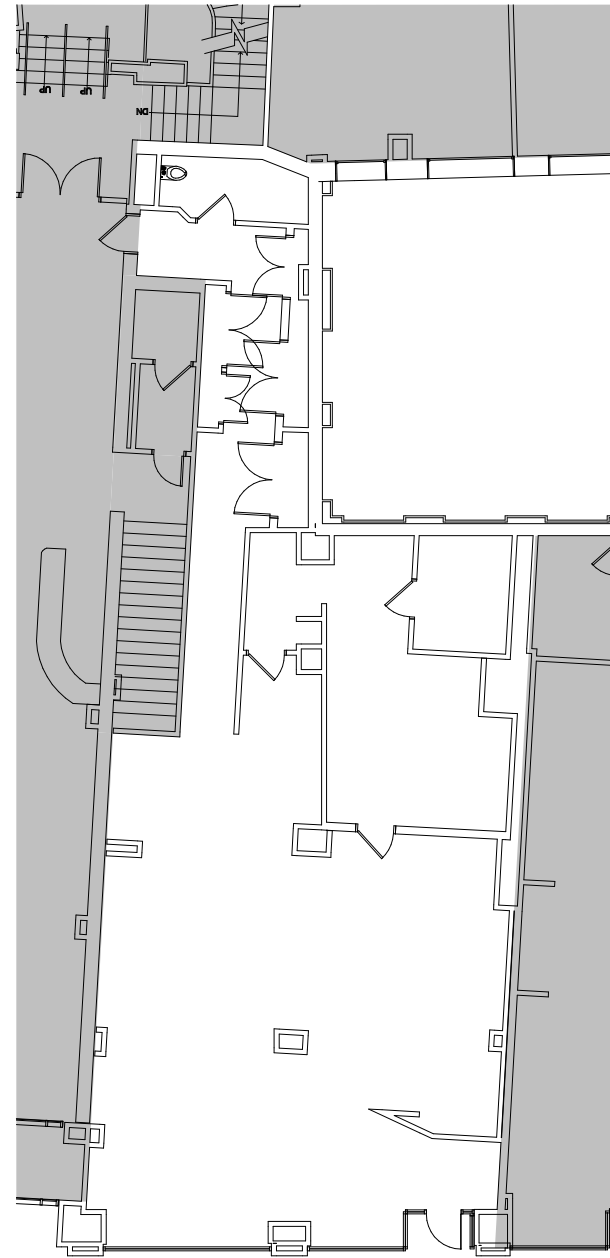
Leasable area: 2,363 SF

Ground floor retail in prime location

Large, open floor plan perfect for retail or medical space

34' - 6" of store frontage providing great visibility

Located directly below 191,000 SF of office space



TREMONT STREET

ABOUT JAMESTOWN

Jamestown is a privately-owned real estate investment and management firm whose scope extends far beyond the traditions of its industry. The company is a multi-disciplined, full service platform managing approximately \$10.2 billion of assets on behalf of investors and itself as of June 30, 2019.

With a nationwide portfolio heavily concentrated in the gateway markets of San Francisco, Los Angeles, Washington, D.C., Boston, and New York, Jamestown is deeply invested and committed to the national creative office movement.

Portfolio-wide, Jamestown's tenants can be found in the sectors that are fueling tomorrow's economy. It's this powerful, deep and influential network that Jamestown is utilizing to activate and energize 18 Tremont.



PONCE CITY MARKET
Atlanta, GA



THE INNOVATION AND DESIGN BUILDING
Boston, MA



BALLSTON EXCHANGE
Arlington, VA



CHELSEA MARKET
New York, NY



EIGHTEEN TREMONT

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