

210 SOUTH ST
COMMERCIAL#
BOSTON MA

ASKING PRICE
\$4,000,000

*FIRST FLOOR
*CORNER UNIT

*10 FT NEW
WINDOWS

*EXCEPTIONAL
VISIBILITY



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Investment Overview

A GREAT OPPORTUNITY FOR A SAVVY BUSINESS PERSON

to acquire a Showcase Commercial
Opportunity in Boston's fast-evolving
Leather District. Located literally
at the "Front Door" to
Boston's South Station.

EXCLUSIVELY
LISTED BY



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INVESTMENT HIGHLIGHTS

- *FLEXIBLE COMMERCIAL USE
- *STRONG DEMOGRAPHICS
- *EXCEPTIONAL VISIBILITY
- *NEW 10-FOOT WINDOWS
- *WRAPPING THREE CORNERS
- *WALK TO SOUTH STATION
- *SEAPORT, CHINATOWN
- *FINANCIAL DISTRICT



INVESTMENT SUMMARY



- **Rentable Area:**
7,774 SF
- **Assumed Market Rent:** \$45.00/SF
NNN
- **Projected Annual Base Rent:** \$349,830
- **Projected Monthly Base Rent:**
\$29,152.50
- **Lease Structure:**
Triple Net (NNN)
- **Projected Income:**
Based on \$45.00/SF
NNN for 7,774
rentable SF. Actual
rents and expenses
are subject to
market conditions
and buyer
verification.



\$4,000,000

LIST PRICE

\$349,000

NET OPERATING INCOME PROJECTED

6.4%-7.4%

PROJECTED CAP RATE

1919/2005

YEAR BUILT

LOCATION & ACCESSIBILITY

Located in the heart of Downtown Boston, 210 South Street benefits from exceptional regional accessibility and visibility. The property is within a short walk of South Station, Ideally located in the heart of the Leather District, the property benefits from a steady stream of substantial weekday pedestrians, residents, and commuter activity given its proximity to the Seaport, Downtown, Chinatown, and South Station, one of the busiest transit hubs in New England, which anchors the location. Over 10,000 commuter vehicles exit Mass/Pike 90 directly across from the property each weekday, supporting a range of uses including retail, restaurant, medical, office, and service-oriented concepts. (Use restrictions may apply.)

South Station
MBTA
Commuter rail
Amtrak, Subway
Bus Terminal

Interstate 93
191,255 vehicles per day
John F Fitzgerald
Interstate 90
99,642
164,909 vehicles per day

Strong Pedestrian
activity
commuters, residents,
visitors, retail,
restaurant, medical,
service-oriented 5

**STRATEGIC LOCATION.
UNMATCHED ACCESS.**

Surrounded by Major Businesses,
Hotels & Destinations



210 SOUTH ST # COMM