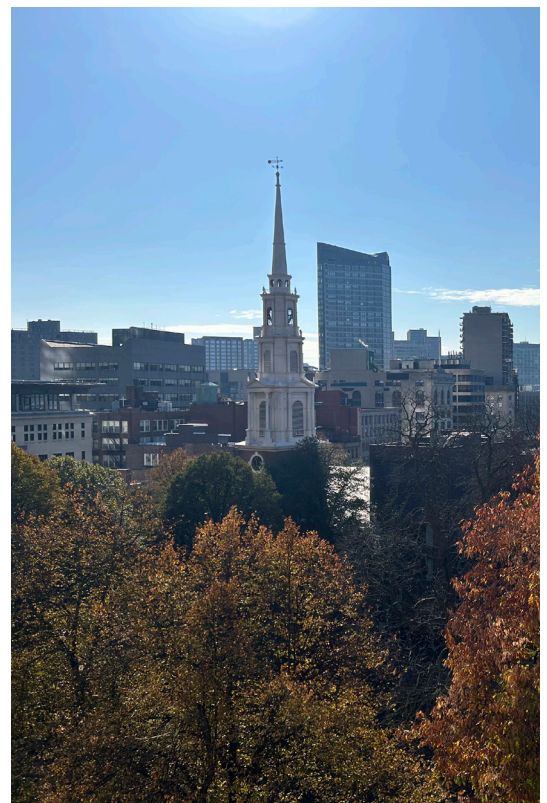
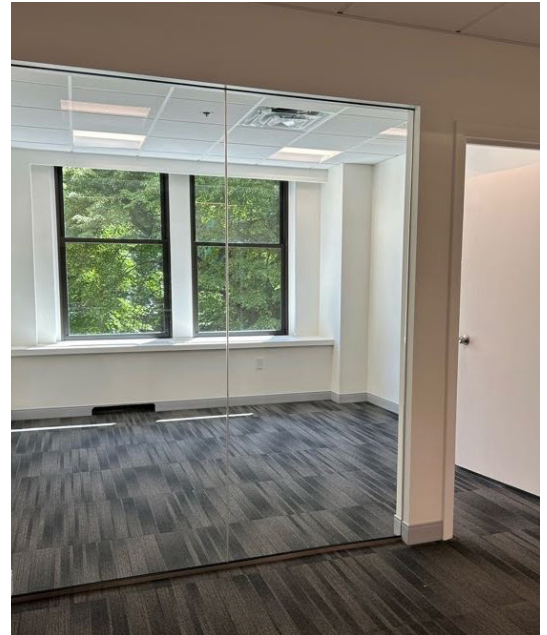


6 BEACON STREET

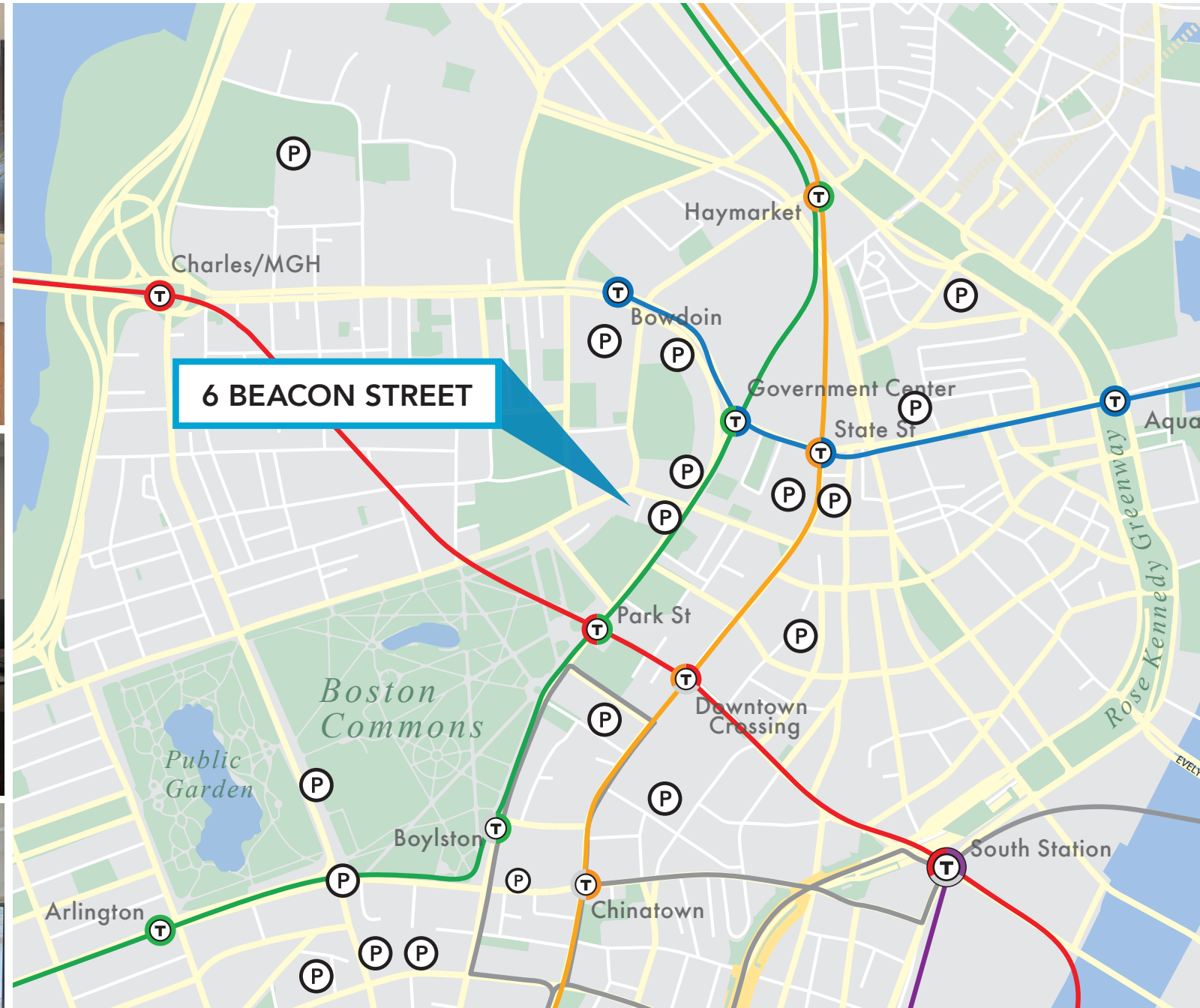
REDUCED RENT | \$2/SF BROKERAGE FEES

*DISCOUNTED RENT ON SELECT SPACES



Boston Realty Advisors is pleased to present **692 RSF, 2,036 SF, 2,328 SF & 4,253 RSF** for lease at 6 Beacon Street. Located near Boston's historic State House and Commons, this 90,924 square foot, 11-story office building overlooks the Boston Common and is only steps away from countless amenities such as retail, dining, public transportation, parking and gyms.

The property is owned and managed by Six Beacon, LLC. The same family that has owned the property since 1963 with tremendous pride of ownership. Ownership has completed a multi-million dollar renovation from the street to the suites.



SPECIFICATIONS

- On-site property management
- Lobby Attendant after hours
- Convenient to public transportation, including commuter rail at South Station, and the Red, Green & Orange T Lines at Downtown Crossing
- Steps to several parking garages and area amenities including the XV Beacon and Omni Parker House Hotels, Boston Sports and Beacon Hill Athletic Club, Boston Common Park, CVS, Super Walgreens, Banks, Government buildings, Starbucks, Moo, Number 9 Park and Carrie Nation Restaurants and a wide variety of other eateries

AMENITIES



Available Space

2nd Floor: 692 RSF
2,328 RSF

7th Floor: 2,036 RSF

8th Floor: 4,253 RSF



Building Size

90,924 SF on 11 Floors



Lease Term

Term Negotiable



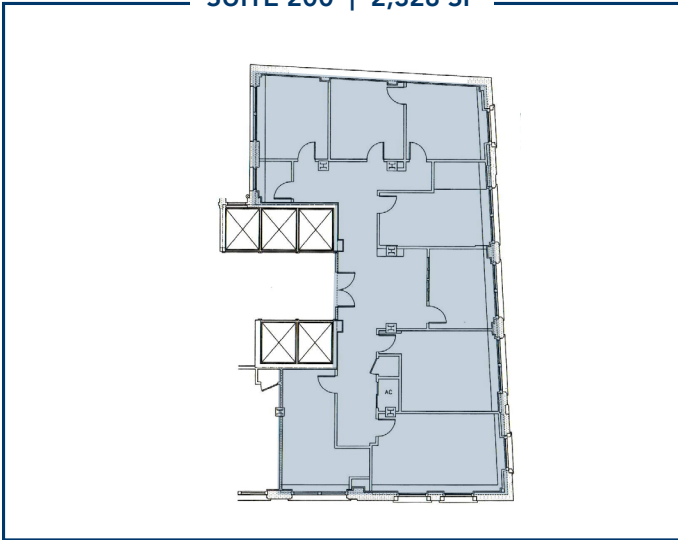
Lease Rate

\$39.50/SF

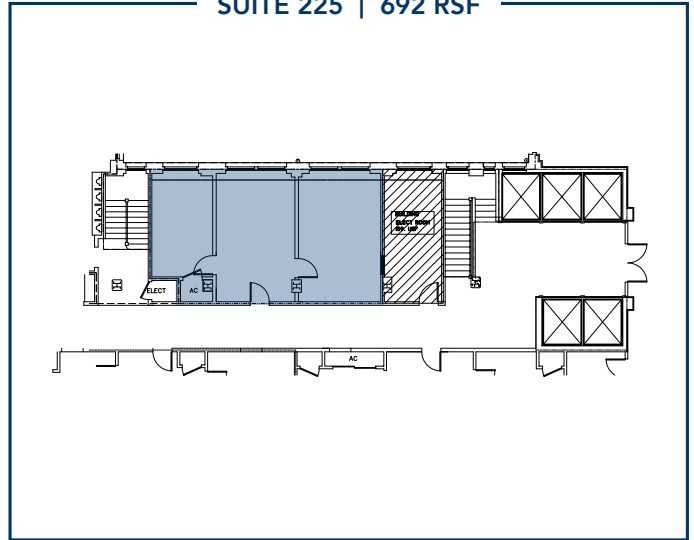
*Discounted rent on select spaces

FLOOR PLAN

SUITE 200 | 2,328 SF

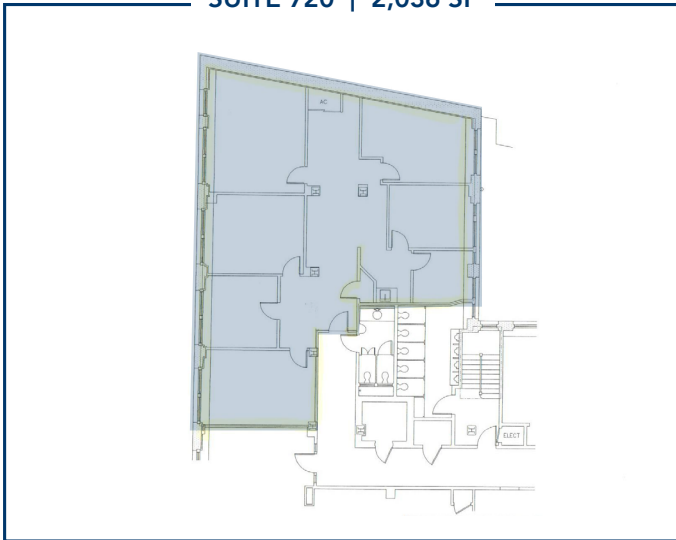


SUITE 225 | 692 RSF

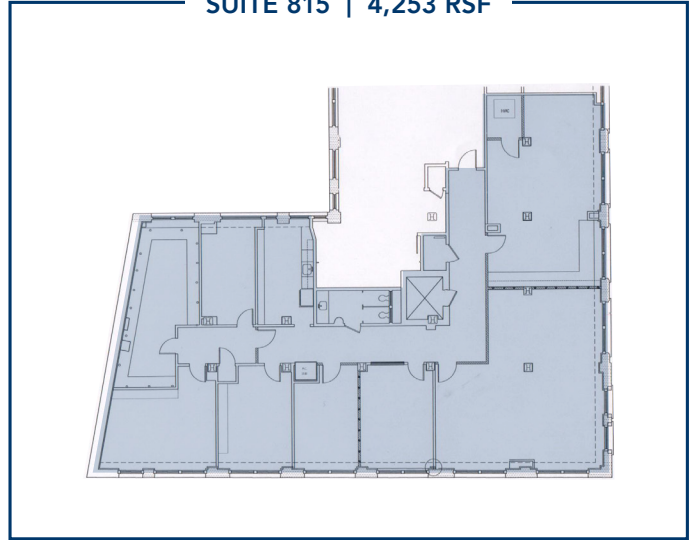


*POTENTIAL LAYOUT BUT SUBJECT TO TENANT SPECIFICATIONS.

SUITE 720 | 2,036 SF



SUITE 815 | 4,253 RSF



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