

NEW SPEC SUITES

31 St. James Avenue

Boston, Massachusetts

Back Bay Office Opportunity
Up to 135,000 SF For Lease

A Boston Landmark.

Elevate your office experience at **31 St. James Avenue** in Boston's historic Back Bay neighborhood.



Surrounded by the city's most beautiful parks



Boston's premier shopping neighborhood



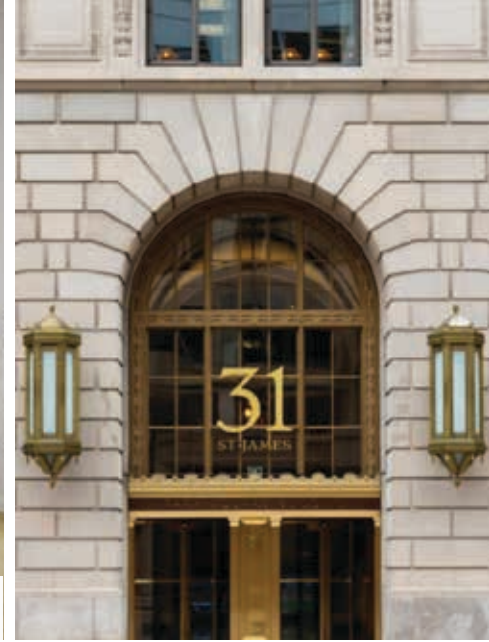
Surrounded by countless dining options



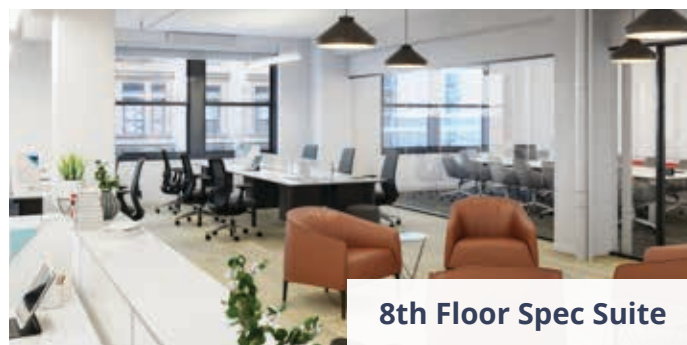
LEED Gold Certified



8th Floor Spec Suite



8th Floor Spec Suite



8th Floor Spec Suite



31 St. James Avenue Boston, MA

3 NEW SPEC SUITES

7th Floor: 2,377 SF

8th Floor: 8,852 SF

9th Floor: 5,354 SF

Building Size: 507,716 SF

Sustainability: LEED Gold Certified

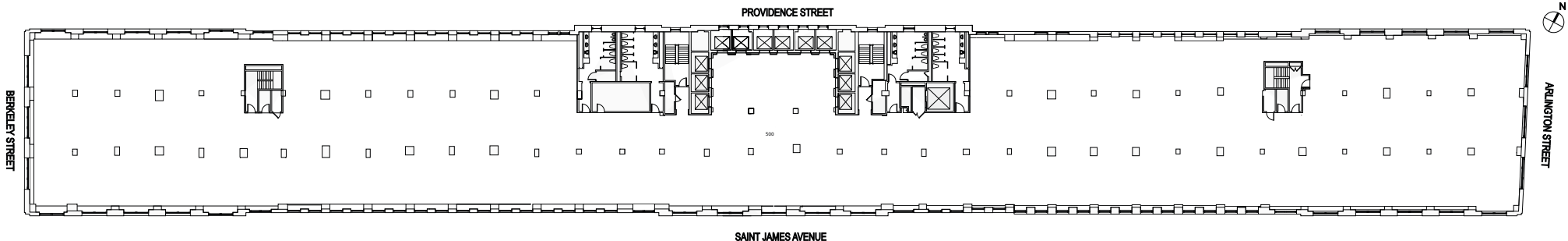
Reception: Lobby concierge/security services

Amenities: ±30,000 SF retail amenities on-site



COMMON AREA UPGRADES UNDERWAY

Typical Floor Plate: 45,000 SF



Amenity-Rich.

corepower YOGA TATTE BAKERY & CAFE DIG PARISH CAFE & BAR

SOULCYCLE Panera K-I-N-G-S CVS

Lolita THE CAPITAL GROUP Starbucks thinking

REVIVAL BSC orangetheory

Beacon Hill



Boston Common

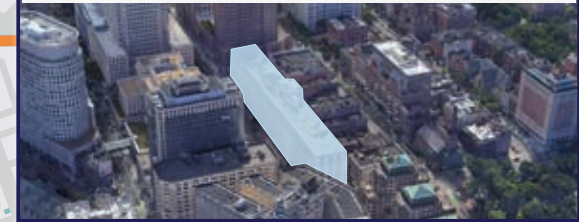
Downtown Crossing

2 minute walk to MBTA
Arlington Station

1 minute walk to nearest
MBTA Bus Stop

EQUINOX

31 St. James Avenue



Storrow Drive
Beacon Street

Commonwealth Ave
Newbury Street

Prudential
Center

Copley
Place

10 minute walk to MBTA
Bay Back Station

Berklee
College of Music

100 YEARS

Joe Capuano

Senior Advisor
+1 617 365 4660

joseph.capuano@colliers.com

Dan Carucci

Senior Advisor
+1 781 635 8768

dan.carucci@colliers.com

Kristin Blount

Executive Vice President
+1 617 962 5970

kristin.blount@colliers.com

Colliers

100 Federal Street
Boston, MA 02110
P: +1 617 330 8000

CAPITAL
PROPERTIES



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