

BOSTON, MA

CRA Corporate
Realty
Advisors

25 WINTER STREET - DOWNTOWN CROSSING

FOR LEASE

877-CRA-7330
cra-boston.com

Up to 7,021 +/- SF with over 32' frontage
on one of Boston's busiest pedestrian streets

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SITE OVERVIEW



Space

7,021 +/- SF with 15' ceiling height located on Winter Street, the main pedestrian corridor connecting Boston Common to Downtown Crossing, and one of the busiest districts in Boston for shoppers, office workers, students, tourists and residents.



Location

The site is positioned near the Ritz-Carlton Hotel & Towers—a landmark mixed-use development combining a luxury hotel, residence, Equinox Sports Club, and AMC Boston Commons and Millennium Tower, a 60-story residential skyscraper with 442 condo units and ground-floor retail, including a Roche Bros. supermarket. Together, the developments represent one of the densest concentrations of luxury housing in Boston. The site is located across from Yvonne's, one of the 'hottest' dinner clubs in the City of Boston. It is also within easy walking distance to Suffolk University/Suffolk Law (total 6,500 students) and Emerson College (5,900 students) which adds to the dynamism of this location.



Area

Downtown Crossing is one of Boston's busiest and most walkable commercial districts, defined by its mix of retail, transit, historic architecture, and a growing residential population. The area functions as a major pedestrian hub, linking the **Financial District** and the **Theater District**.

The Financial District contributes a steady flow of office workers and professionals throughout the day supporting lunchtime, retail, and service activity which reinforces the districts role as a key commercial center.

The Theater District is where entertainment venues such as the Boston Opera House and nearby theaters add cultural and nightlife appeal, offering performances, dining, and a lively urban atmosphere.

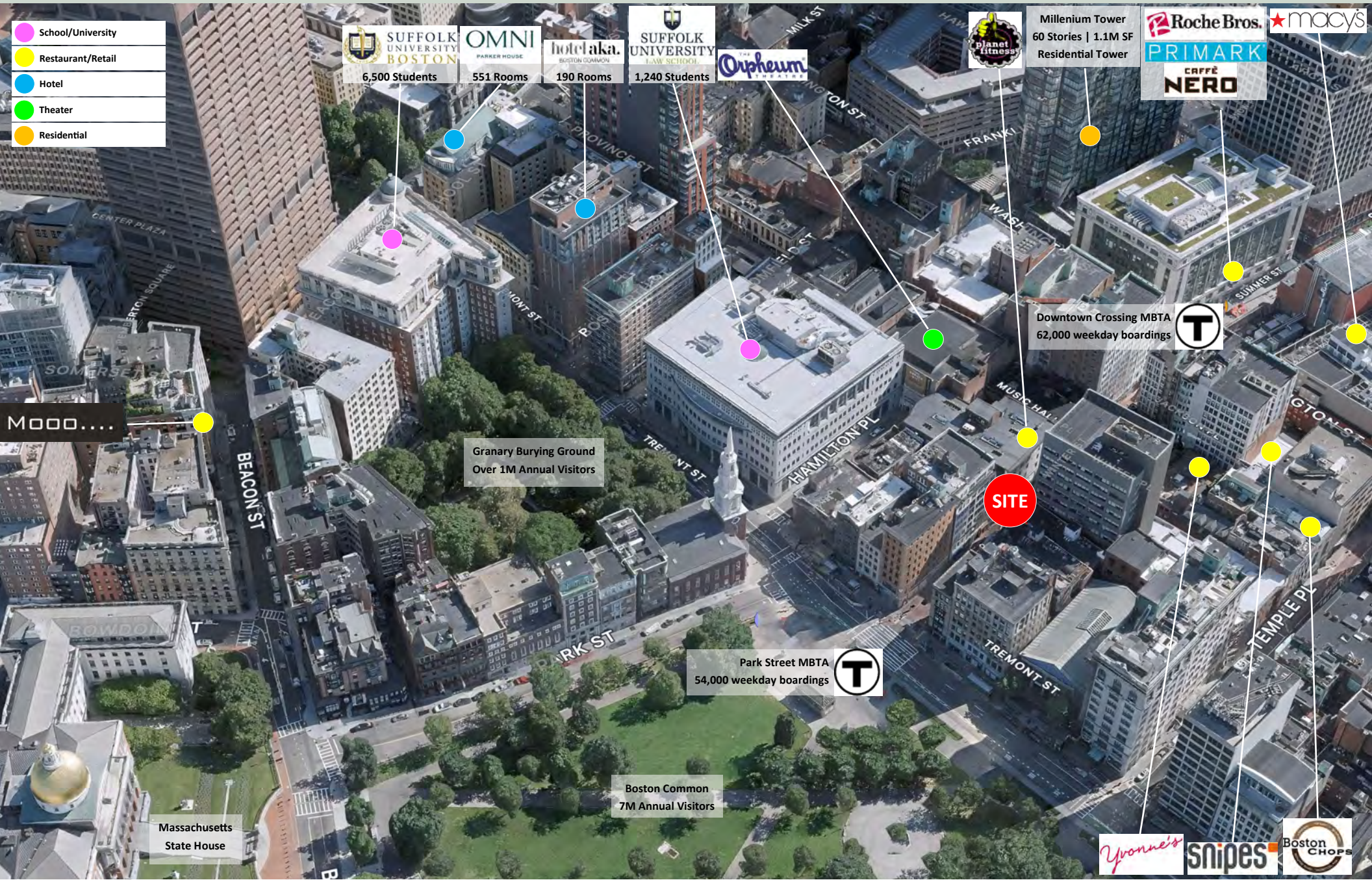
DEMOGRAPHICS

	0.25-MILE	0.50-MILE	1-MILE	2-MILE
POPULATION	6,721	24,895	71,876	237,764
AVG HH INCOME	\$244,581	\$228,692	\$230,018	\$195,835
EMPLOYEES	53,885	183,336	299,286	455,947



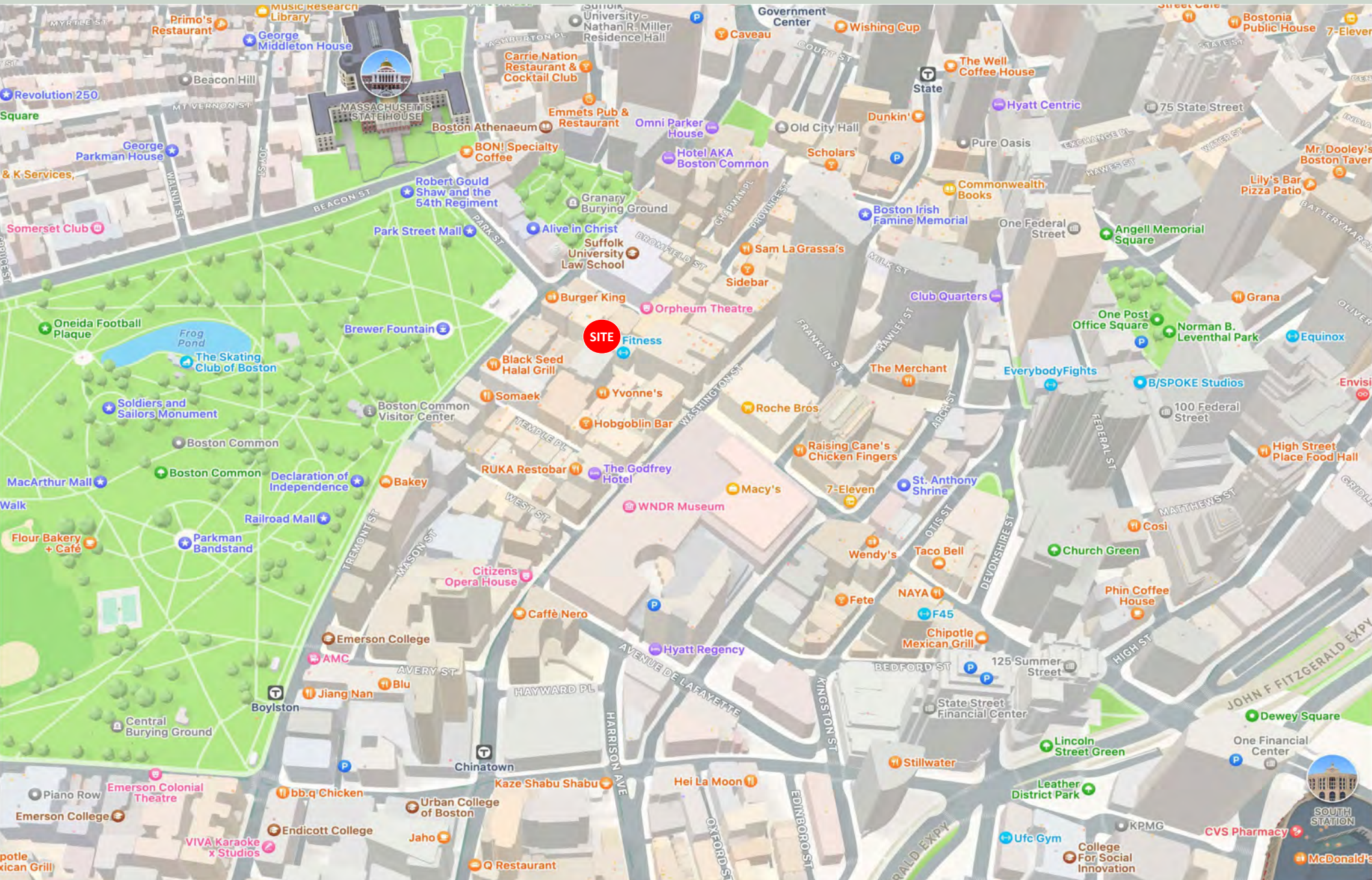
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