

THE WHARF



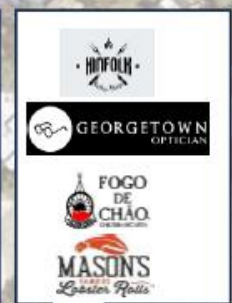
Space #411
2895 square feet



AVAILABLE Prime Retail Space

- 2895 sf
- High visibility corner
- Maine Avenue
- 2nd generation space
- Former Orange Theory
- 1st class condition
- Vented for food use
- All uses considered

Available Immediately



Maine Avenue

7th Street

M Street



2895 sf



P
A
R
K
→
WILEY
PARK & WILSON

P
A
R
K

ORANGE
MASSACHUSETTS

Orange
Mass. Sci

B

←
→
↑
↓



WE MAKE IT SIMPLE
to get more
out of your building

THE BENEFIT OF
Energy, Training and
Innovation

CHANGE UP YOUR
METROBOLTM
to maximize value



Maine Avenue



SUTTON SQUARE SW

2895 sf



FCC

STOR.

LOBBY

LEASING OFFICE

OFFICE

WORKROOM

MAIL

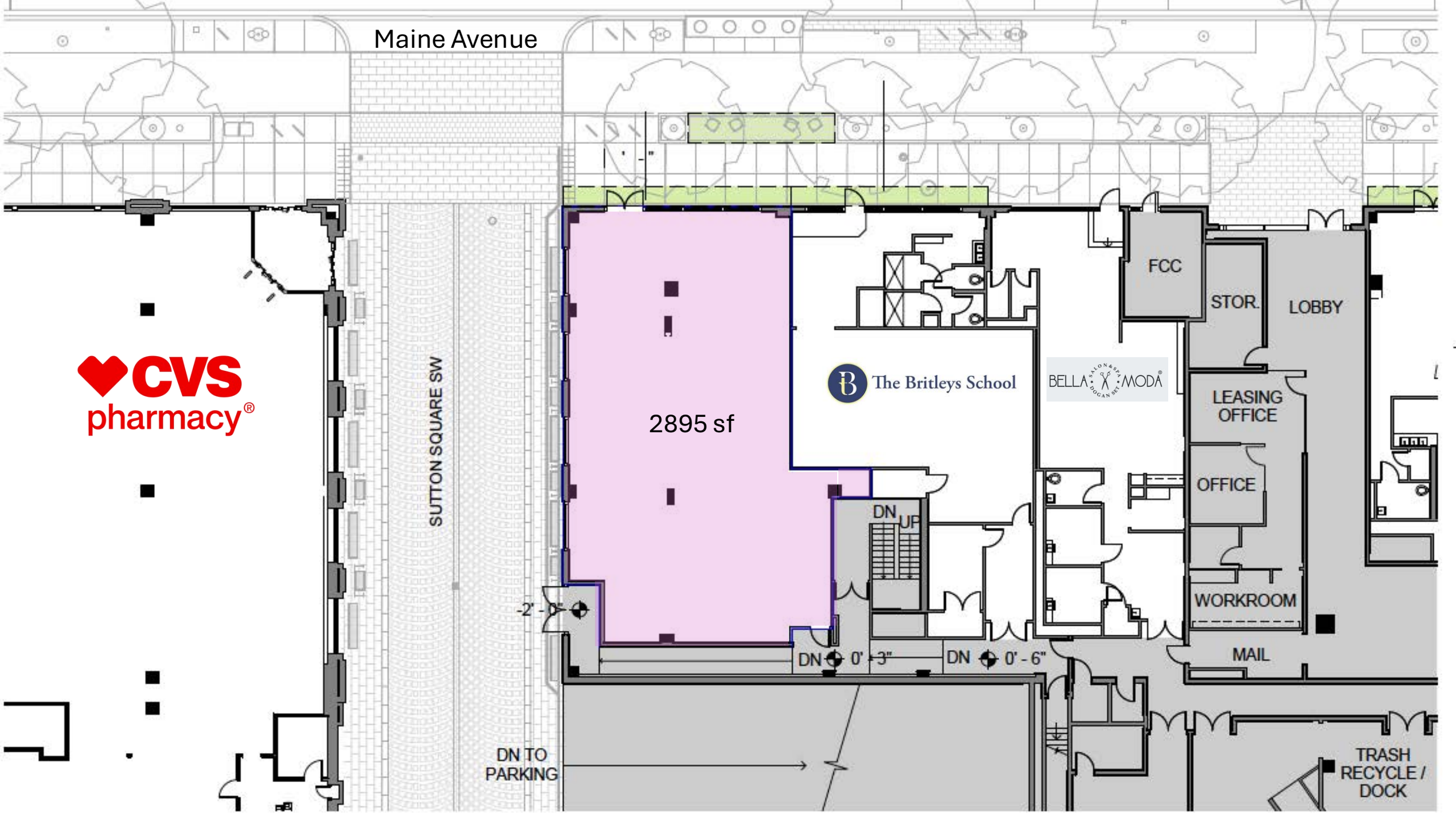
TRASH RECYCLE / DOCK

DN TO PARKING

DN UP

DN 0' - 3"

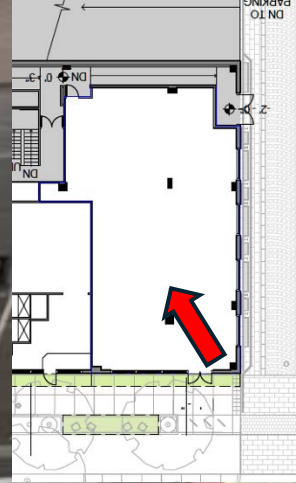
DN 0' - 6"

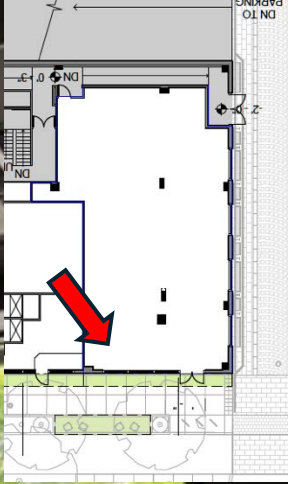


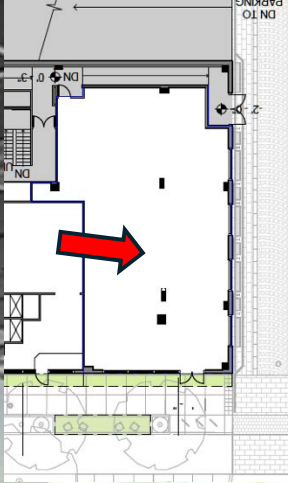
NOW. EVERYTHING YOU NEED IS ALREADY INSIDE. SHOW YOUR INNER VOICE WHO'S IN CHARGE. HEARD ENOUGH? GET UP!
PEOPLE SAY YOU CAN NOT. LEAVE IT ALL BEHIND. THE TREADMILL. BACKED BY SCIENCE. DRIVEN BY RESULTS. THE BODY ACHIEVES WHAT THE MIND BELIEVES. DON'T STOP. YOU CAN DO IT.
THINGS COME TO THOSE WHO SWEAT. THE BEST VERSION OF YOU MAKE YOUR BODY MAKE YOUR LIFE. MAKE YOURSELF BETTER. YOU'RE ONE OF US. YOU'RE ONE OF US. YOU'RE ONE OF US.
CRUSH A PERSONAL BEST. ONE MORE REPEAT. THAN LAST TIME. YOUR GOALS. OUR SCIENCE. YOU'RE ONE OF US. YOU'RE ONE OF US. YOU'RE ONE OF US.

Orangetheory Fitness

Orangetheory Fitness

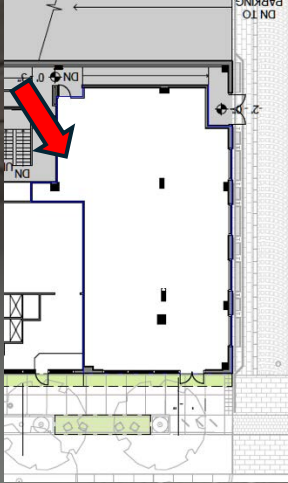








NOTHING
FEELS
BETTER
THAN A
FINISHED
WORKOUT



workout stop

multivitamin

or four times

met

bae

to

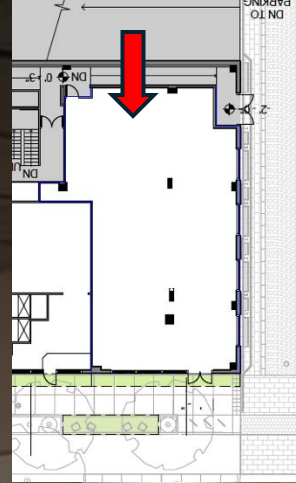
cut

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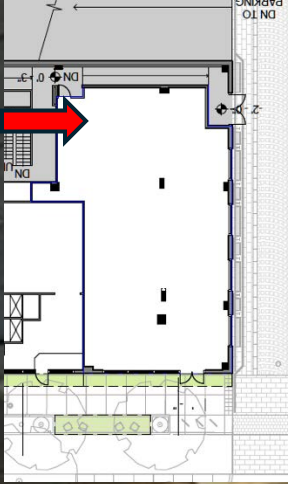
KEEP BURNING ONE MORE PUS
PERSONAL BEST
THERE IS NO SE
REMEMBER

Overtraining is your
workout staple. It's that
multivitamin you take three
or four times a week. It's
metabolism
body
to lose
and
best

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Orangetheory FITNESS



WORLD'S
LARGEST
FRANCHISE
SYSTEM

6

7

8





BY THE NUMBERS

8 million visits per year

170,000 vehicles per day on 395 & **22,000 vehicles** per day on Maine Ave.

3.5 million square feet of development in residential, hotel, office, restaurant, retail, and cultural space

1 mile of waterfront development with 27 acres of land and 50 acres of riparian rights

17.5+ acres of parks, open spaces, and civic areas – including 4 public piers

300,000 square feet of restaurant and retail space featuring more than 85 restaurants and retail shops

1,490 residential units across 4 apartment and 3 condominium buildings

821 rooms in 4 hotels

1,000,000+ sq. ft. of Trophy and Class-A office space across 6 buildings with industry leaders

7,000 seats across 3 entertainment/live music venues

2,500 parking spaces in a below-grade garage & **700+** bike spaces

400 boat slips neighborhood-wide with 309 boat slips at The Wharf Marina

THE WHARF

85+ restaurants and shops



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THE WHARF

Home to industry leaders

BR Business Roundtable

The Atlantic

FISH.
FISH & RICHARDSON

WILLIAMS &
CONNOLLY^{LLP}

AMERICAN
PSYCHIATRIC
ASSOCIATION



DAIMLER
Daimler Trucks North America

THE WHARF

100+ events a year



NATIONAL



8 Million

THE WHARF



3.3 Million

SOUTH BEACH



2.7 Million

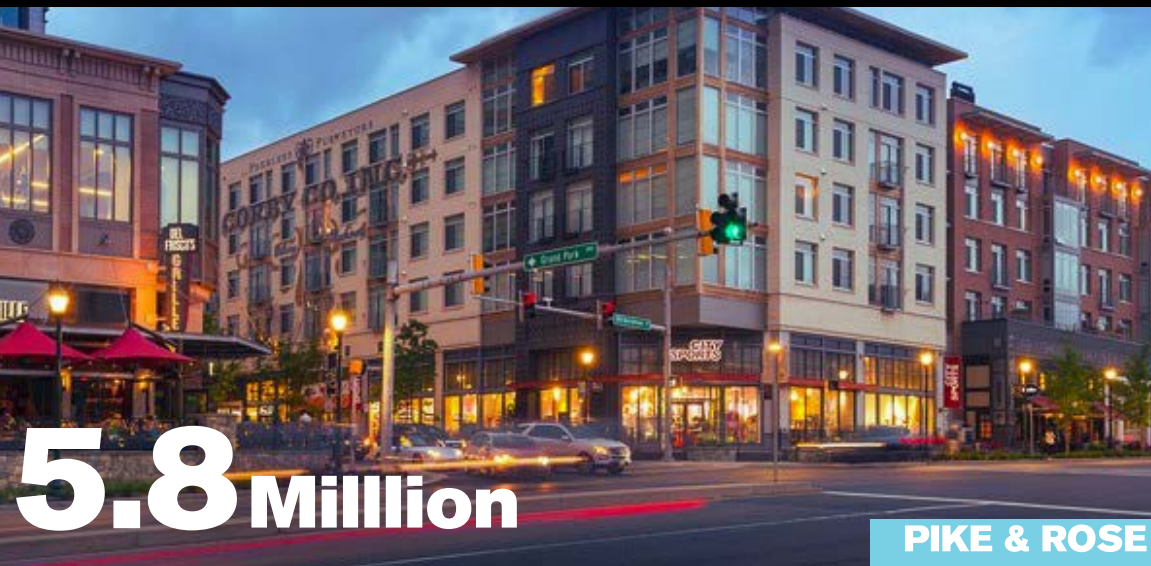
BUCKHEAD



5.4 Million

RODEO DRIVE

REGIONAL





ASADOORIAN
RETAIL SOLUTIONS

CONTACT

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