

YOUR FUTURE IS BROAD.

-

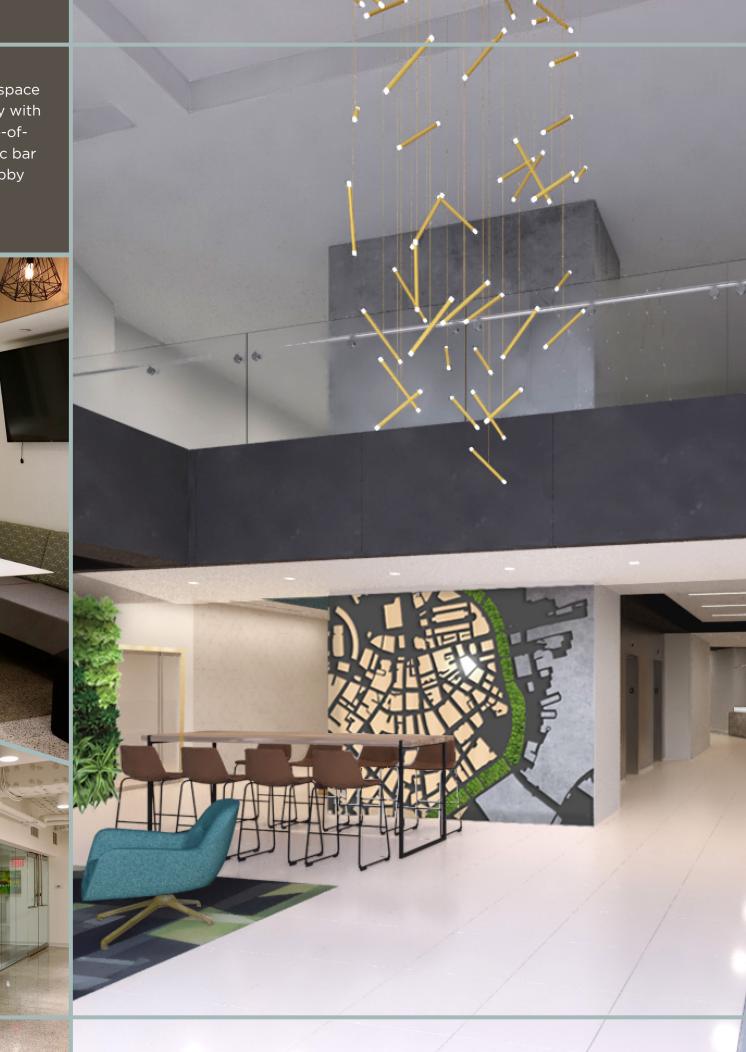


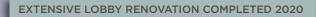
The 11-story, 291,000 SF Class A Office space features a contemporary glass entryway with refreshing design aesthetic, a new state-ofthe-art amenity center, ground level chic bar and grille and a brand new, high-end lobby completed in 2020.

MICRO-CAFE WITH COLLABORATIVE SEATING

STATE-OF-THE-ART FITNESS CENTER WITH LOCKER ROOMS

SHARED CONFERENCE CENTER







40 Broad is centrally located in downtown Boston's Financial District, encompassing an entire city block near the Rose Kennedy Greenway and Faneuil Hall. The property is located minutes away from the Boston Wharf and surrounded by numerous chain eateries, high-end coffee shops, swanky lounges and lively Irish pubs for suited professionals to enjoy.

WITHIN .5 MILES:



38 COFFEE SHOPS



71 APARTMENT BUILDINGS



381 FAST FOOD EATERIES/ RESTAURANTS



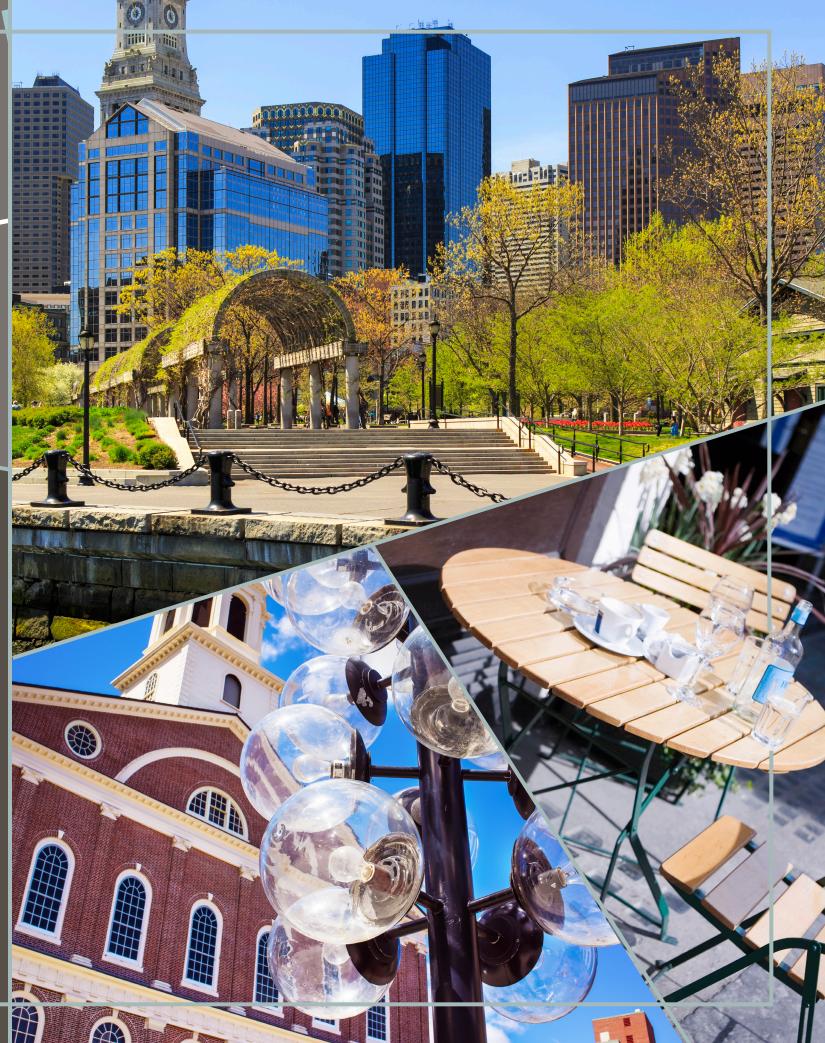
21 HOTELS



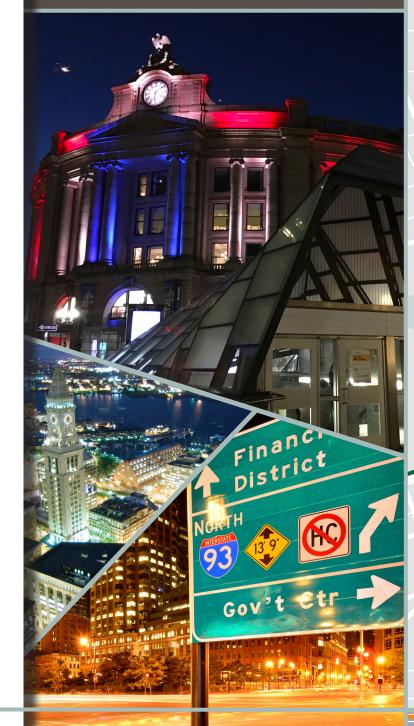
35 THEATERS, MUSEUMS, HISTORIC SITES

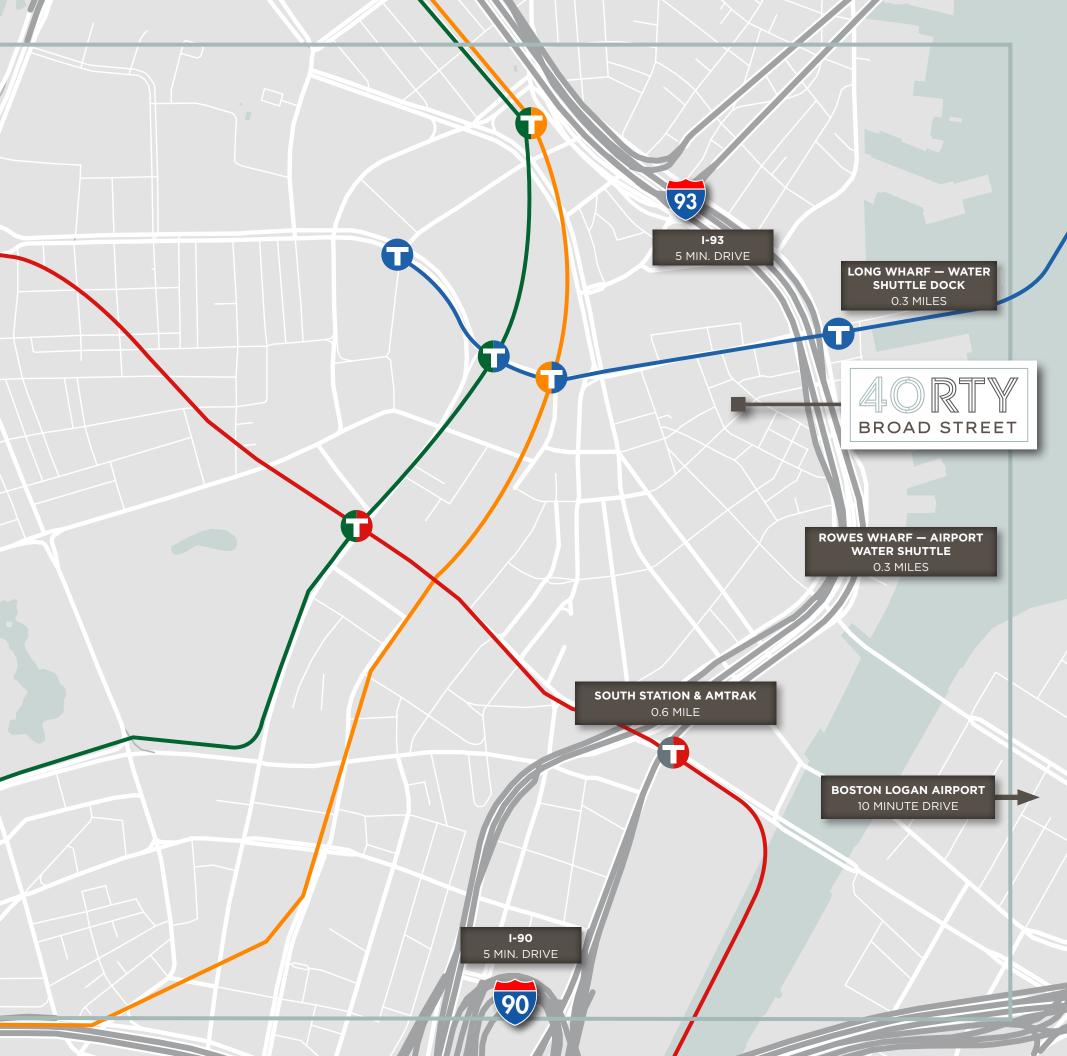


34 PARKING GARAGES



Conveniently located in downtown Boston, the building connects the city's most important public spaces to provide easy access to the city's main arteries. 40 Broad Street is located directly off of I-93 and the Mass Pike, as well as close in proximity to three MBTA lines and Boston's South Station, offering unmatched convenience to its tenants.





AVAILABILITIES

AC

| 1st floor | 9,481 RSF |
|------------|-------------------|
| 2nd floor | 4,040 - 22,625 RS |
| 6th floor | 17,120 RSF |
| 8th floor | 26,425 RSF |
| 9th floor | 26,196 RSF |
| 10th floor | 26,183 RSF |
| 11th floor | 26,413 RSF |
| | |

B

For more information, please contact the leasing team:

Roger Breslin +1 617 531 4146 Roger.Breslin@am.jll.com Dan Cavanaugh +1 617 316 6490 Dan.Cavanaugh@am.jll.com Brian.Flaherty@am.jll.com

•

Brian Flaherty +1 617 531 4274

