



40RTY  
BROAD STREET

YOUR FUTURE IS BROAD.

# THINK OVER-THE-TOPI.

The 11-story, 291,000 SF Class A Office space features a contemporary glass entryway with refreshing design aesthetic, a new state-of-the-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



EXTENSIVE LOBBY RENOVATION COMPLETED 2020

# THINK VARIETY.



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



**381**  
FAST FOOD EATERIES/  
RESTAURANTS



**35**  
THEATERS, MUSEUMS,  
HISTORIC SITES



**71**  
APARTMENT  
BUILDINGS



**21**  
HOTELS



**34**  
PARKING  
GARAGES



# THINK CONVENIENCE!

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

1st floor	9,481 RSF
2nd floor	4,040 - 22,625 RSF
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



For more information, please contact the leasing team:

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