

133 NORTH WASHINGTON STREET

PREMIER URBAN REDEVELOPMENT OPPORTUNITY | BOSTON, MA





EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present an exceptional redevelopment opportunity located at 133 North Washington Street in Boston, MA. 133 North Washington Street consists of ±2,287 SF of land with an as-of-right redevelopment potential of over 6,860 GSF (3.0 FAR). Given the abutting parcels, there is precedent that this FAR can be exceeded as well as building height. The existing property consists of ±2,065 SF building with first floor and basement space, with access to N Washington Street and Endicott Court. The property could also be used as retail space or parking, with a redevelopment in the future.

Located along a main thoroughfare which acts as a gateway to downtown Boston, 133 North Washington offers a highly visible site. The immediate surrounding area has gone through a renaissance of development. Boston Properties developed a 1.9 million square foot mixed-use center just steps away at North Station as well as HYM Investment Groups 2.9 million square foot redevelopment of Government Center Garage. The North Station area is truly a transit-oriented location with a supreme employment base which continues to grow.

133 North Washington Street depicts a phenomenal offering in a highly trafficked urban location primed for redevelopment. We will be conducting tours of the property in the upcoming weeks with a “call-for-offers” to follow.

INVESTMENT HIGHLIGHTS

AREA DEVELOPMENT

Located just steps away from two of the biggest developments to hit Boston in decades, the area is continuing to grow at a rapid pace. Just a short walk away at North Station, Boston Properties and partner Delaware North are completed their 1.9 million square foot mixed-use development that is home to anchor tenant, Verizon. Just around the corner, HYM Investment Group is redeveloping the Government Center Garage with a 2.9 million square foot mixed-use center, which is now the new home of State Street.

TRANSIT ORIENTED

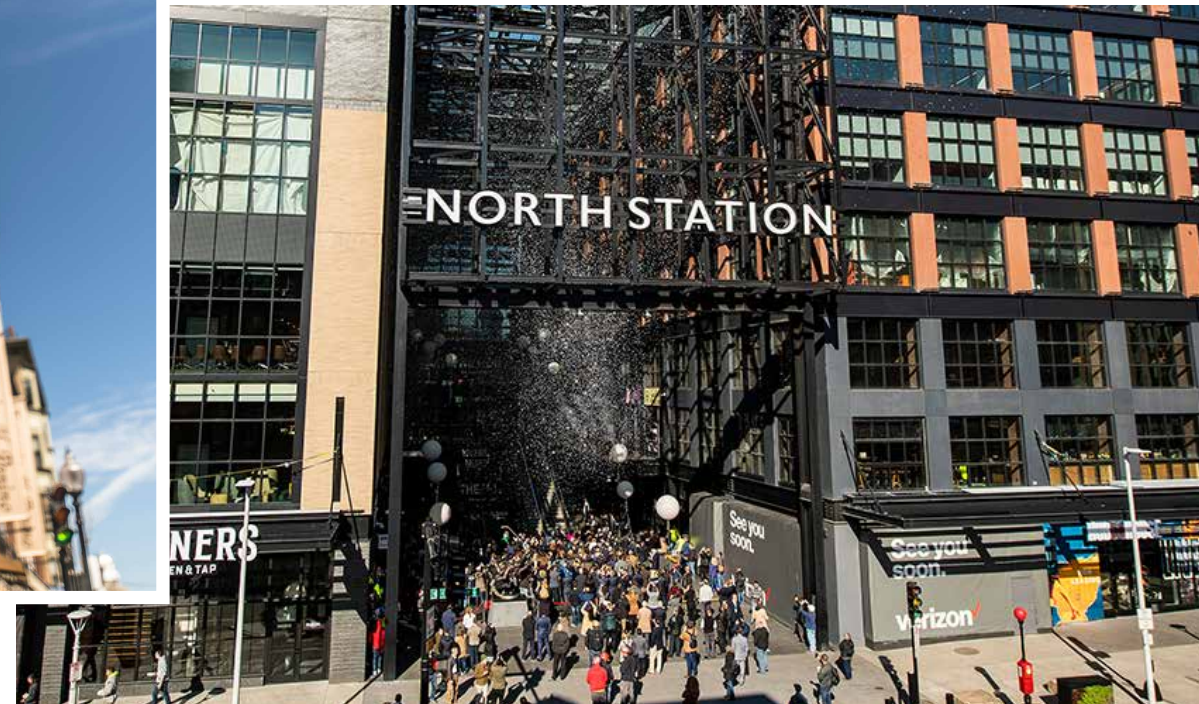
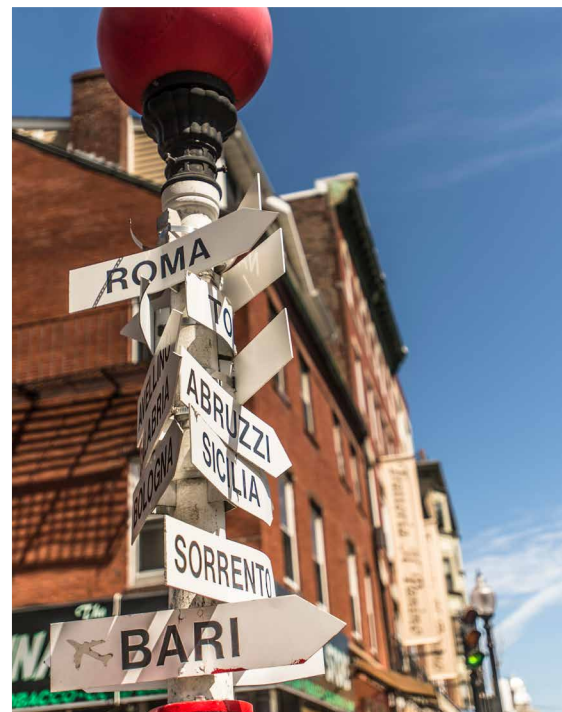
133 North Washington is located just steps away from one of Boston's largest transit hubs; North Station. The property is also immediately accessible by the MBTA Green Line and multiple bus routes.

SUPERIOR AREA AMENITIES

The North End & North Station areas feature a surplus of restaurants, bars, grocery stores, boutique shops, parks and a deep employer base. 133 North Washington Street is truly located in an amenity rich submarket.

STRONG MARKET DYNAMICS

The North End and Waterfront area continue to showcase their core locations with the increase in rental rates and condominium prices year over year. In the last six months, the average condominium price sold in the North End/Waterfront sold for an average of \$1,125/SF.



PROPERTY DETAILS

REDEVELOPMENT OPPORTUNITY

Address	133 N Washington Street
Parcels	1
Total Site Size	2,287 SF
Zoning District	North End Neighborhood
Zoning Subdistrict	North Washington Street Community Commercial
By-Right Far	3.0
By-Right Height	55'



133 NORTH WASHINGTON STREET

CAPITAL MARKETS

JASON S. WEISSMAN

Founder & Senior Partner

617.850.9608

jweissman@bradvisors.com

NICHOLAS M. HERZ

Managing Director & Partner

617.850.9624

nherz@bradvisors.com

KEVIN BENZINGER

Managing Director

617.850.9647

kbenzinger@bradvisors.com

DANIEL ALPER

Associate

617.768.7333

dalper@bradvisors.com

CHRIS HATEM

Associate

781.690.4037

chatem@bradvisors.com



136 Newbury Street | Boston, MA | 617.375.7900 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.