



# FOR SALE / LEASE

OFFICE PROPERTY /  
REDEVELOPMENT OPPORTUNITY



## 59-63 Meridian Street

59-63 Meridian Street, East Boston MA 02128

For More Information

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## PROPERTY OVERVIEW

**Prime redevelopment and value-add opportunity in the heart of East Boston at 59-63 Meridian Street, with an additional entrance at 82 Paris Street—steps from Maverick Square and minutes from the sought-after Jeffries Point waterfront.** This three-story commercial/mixed-use asset spans approximately **14,000 SF** and offers significant upside for developers, investors, and owner-users seeking both in-place revenue and long-term appreciation.

Current ownership has **conceptual redevelopment plans already in place**, providing a head start for builders and developers ready to move efficiently while retaining flexibility to refine, expand, or reposition the vision. **MU-5 zoning** allows for a broad range of business uses and supports building heights up to five floors creating potential for residential, residential-over-retail, medical, or creative commercial development.

The property benefits from **existing cash flow**, including **two leased retail storefronts along Meridian Street** and a **ground-floor leased office suite with a dedicated entrance at 82 Paris Street**, helping offset operating costs during the planning phase. The entire **second and third floors are vacant**, presenting a blank canvas for adaptive reuse, phased redevelopment, or full repositioning. **Multiple access points via elevator and stairwell from Paris Street**, along with street-level stair access from Meridian Street, provide exceptional flexibility for future layouts and mixed-use configurations.

Located approximately **0.3 miles from the Maverick MBTA Station** and moments from the East Boston waterfront, ferry service to Downtown Boston, and major neighborhood amenities, the property is positioned within one of Boston's **most active and rapidly evolving markets**. Surrounded by ongoing and planned development, the area continues to demonstrate **strong demand, limited inventory, and compelling long-term growth fundamentals**.

**A rare opportunity to secure zoning flexibility, existing revenue, and substantial redevelopment potential in a proven East Boston corridor.** With development momentum accelerating throughout the neighborhood, this asset is well-positioned to deliver **strong returns today and meaningful upside tomorrow**.



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## OFFERING SUMMARY

Price:	Undisclosed
Building Size:	18,608 SF
Available SF:	14,000 SF
Lot Size:	4,681 SF (0.11 acres)
Lease Price:	Undisclosed
SF: Year Built:	1910
Zoning:	MU-5 (Mixed Use)

## Developer-Focused Highlights

- MU-5 Zoning for residential, resi-over-retail, medical, and creative commercial uses
- Up to Five-Story Development (subject to approvals) enabling density-driven value
- Vacant 2nd & 3rd Floors provide a path for adaptive reuse or full redevelopment
- Conceptual Redevelopment Plans in Place offering a head start with design flexibility
- Transit-Oriented Location approx. 0.3 miles from Maverick MBTA Station and minutes to the waterfront

## Investor-Focused Highlights

- In-Place Income from two (2) retail store fronts and a leased ground-floor office suite
- Value-Add Upside through lease-up, repositioning, or future redevelopment
- Mixed-Use Revenue Profile helping offset holding and planning costs
- Strong East Boston Fundamentals with limited inventory and sustained demand
- Multiple Exit Strategies: stabilize, reposition, or redevelop


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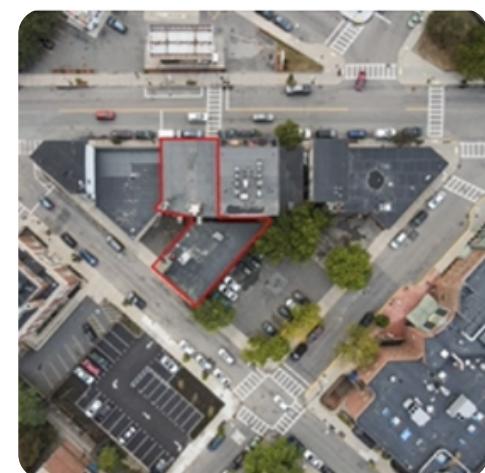
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## Floor Plans


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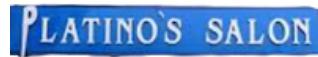
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## 59-63 Meridian Street Businesses



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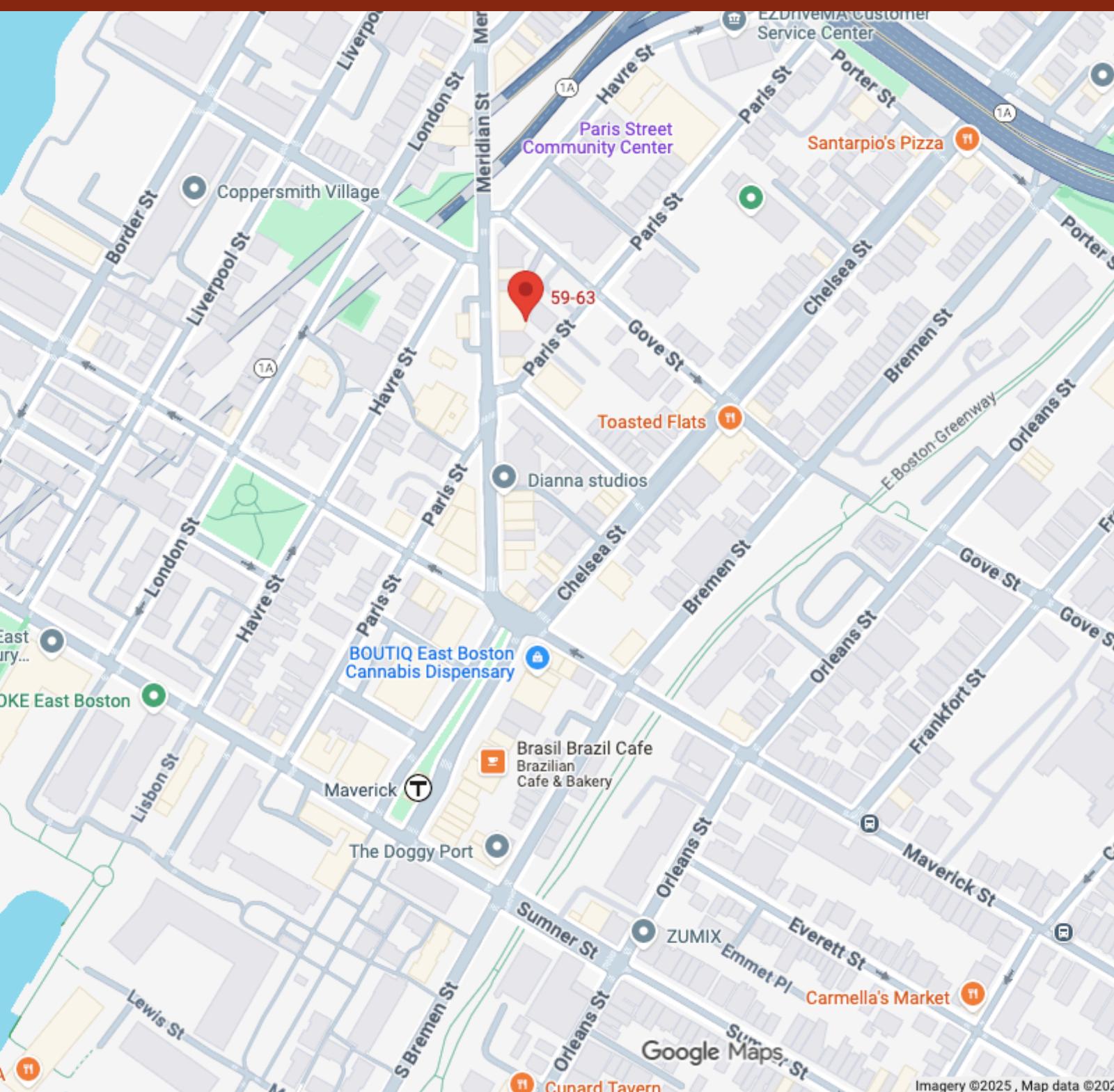
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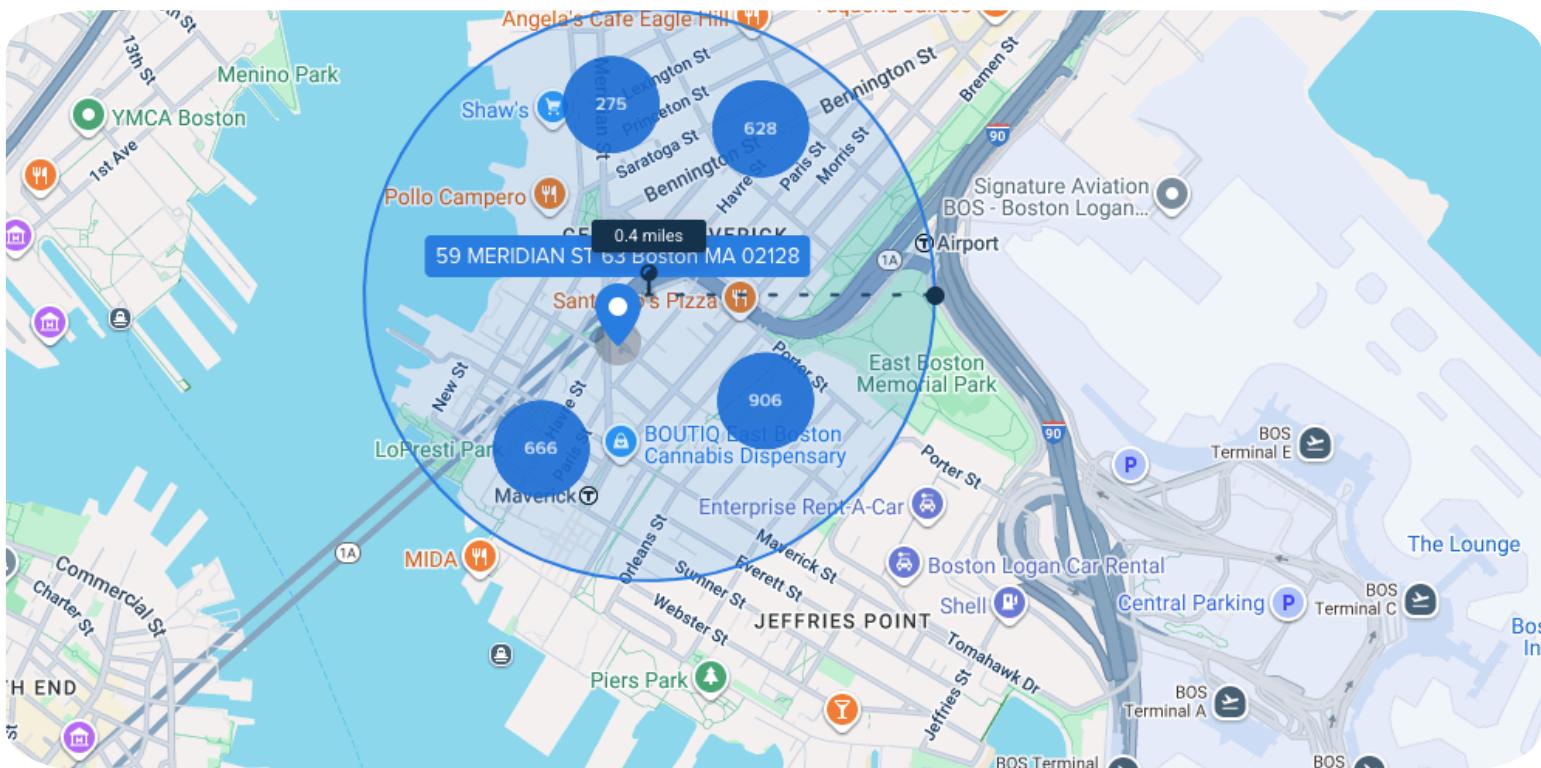
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## POPULATION

Total Population	43,066
Average Age	37
Average Age (Male)	33
Average Age (Female)	35

## HOUSEHOLDS & INCOME

Total Households	17,600
# of Persons per HH	2.5
Average HH Income	\$52,900
Average House Value	\$ 549,416

2020 American Community Survey (ACS)



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