

# 21 Longwood Avenue

PREMIERE BROOKLINE, MASSACHUSETTS BUILDING

Rare  
Signage  
Opportunity

4,300 SF  
Available  
Immediately

Signage

Signage

Signage



21 Longwood is a prestigious medical address with close proximity to Boston's Longwood Medical Area. The building is a jewelry box building with just one other tenant (Brookline Dental Associates) on the first floor. The available space is 1,053-4,300 SF on the 2nd floor. The exterior signage opportunity is immense with multiple building facades available for a new tenant. The existing buildout is valuable with in-place exam rooms (or offices) and in-suite bathrooms. Because the building is located in the heart of bustling Coolidge Corner, the amenities are endless between grocery, convenience, apartments, and restaurants. Transportation at this address is robust and outlined below.



## FAST FACTS

**Building Size:** 8,650 SF


**Number of Floors:** Two


**Available Space:** 4,300 SF on the 2nd Floor


**Parking:** 8 surface parking spaces in a private lot directly next to the building

**Property Manager:** Samuels & Associates

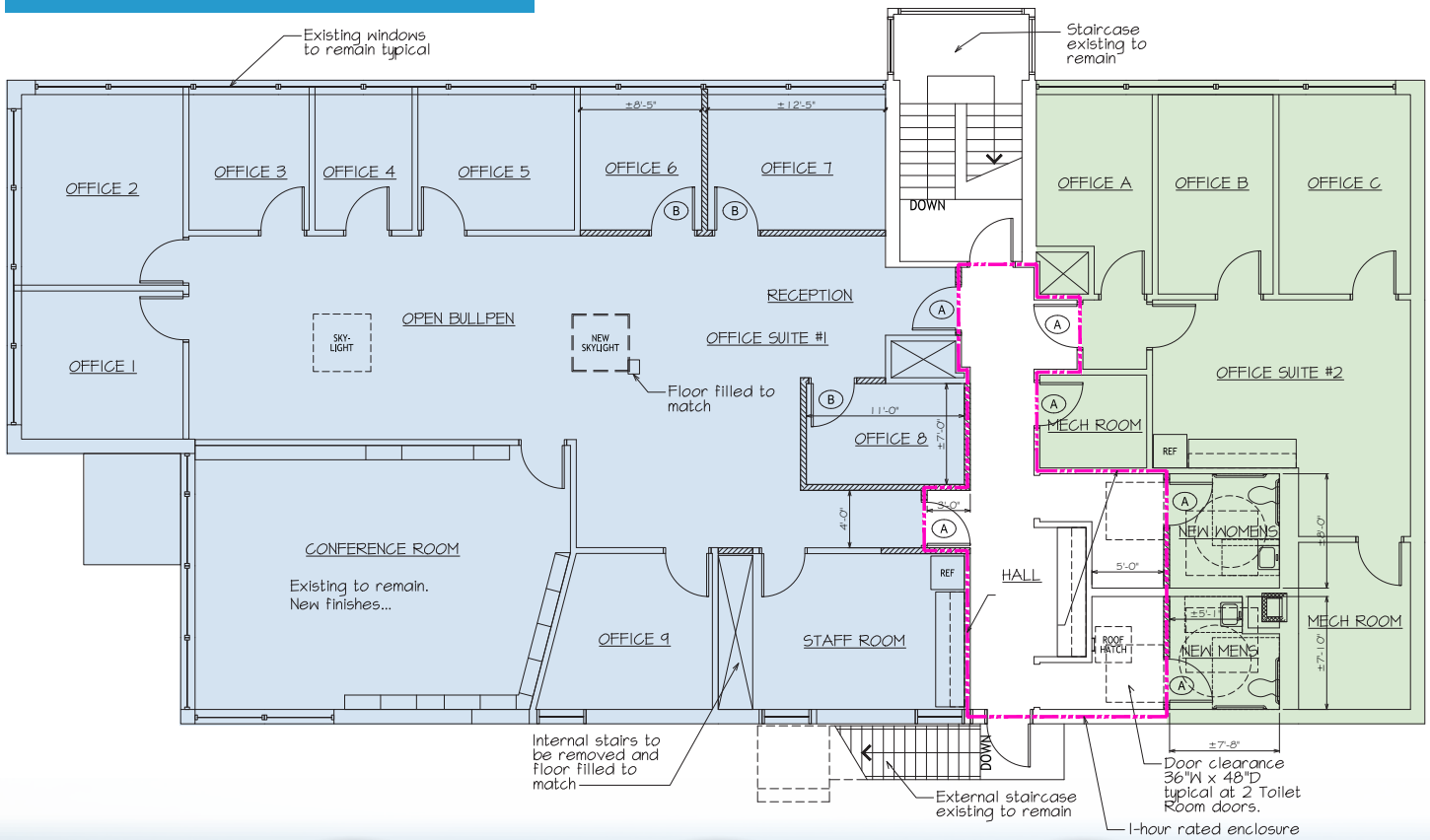
## PUBLIC TRANSIT

 Transit/Subway	Walk
Coolidge Corner Station (Green- C Line)	<b>3 min</b>
St Paul Street Station (Green- C Line)	<b>5 min</b>
Summit Avenue Station (Green- C Line)	<b>7 min</b>
Kent Street Station (Green- C Line)	<b>8 min</b>
Brandon Hall Station (Green- C Line)	<b>11 min</b>

 Commuter Rail
Ruggles Station (Franklin, Providence Line)
Lansdowne Station (Framingham/Worcester Line)

 Bus
Harvard Street @ Beacon Street via Bus 66 provides service to Harvard Square

1,053-4,300 SF | 2<sup>ND</sup> FLOOR



OPEN 81 RETAILERS

3 GROCERS

51 FULL-SERVICE RESTAURANTS

CAMBRIDGE

BOSTON UNIVERSITY

ALLSTON

WHOLE FOODS MARKET

FENWAY

Lansdowne

Ruggles

LONGWOOD MEDICAL AREA

Boston Children's Hospital, Beth Israel Lahey Health, Beth Israel Deaconess Medical Center, Dana-Farber Cancer Institute, HARVARD MEDICAL SCHOOL, Beth Israel Lahey Health, New England Baptist Hospital, Brigham and Women's Hospital, MERCK, Joslin Diabetes, HARVARD T.H. CHAN SCHOOL OF PUBLIC HEALTH



Lansdowne



Kent St



St Paul St



Coolidge Corner



Coolidge Corner Theatre



OTTO

TRADER JOE'S

Harvard St @ Beacon St (Bus 66)

21 Longwood Avenue

HEALTHWORKS FITNESS CENTERS FOR WOMEN

COOLIDGE CORNER CLUBHOUSE

COOLIDGE CORNER THEATRE

COURTYARD BY HARRIOTT

pure barre

MICHAEL'S DELI

PRAIRIE

STOP & SHOP

ups SUBWAY

BRUEGGER'S BAKED SWISS

SHAKING CRAB

HARVARD ST



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**NEWMARK**

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