

# 3<sup>100W</sup> THIRD AVENUE

CHARLESTOWN NAVY YARD

4,082 SF AVAILABLE FOR SALE OR LEASE

TD  
GARDEN

EAST  
CAMBRIDGE

SALE PRICE: \$1,250,000





# 02

## THE OPPORTUNITY

4,082 SF is available for sale or lease to a tenant comprising the entire suite of 100W within this historic mixed-use asset in the Navy Yard of Charlestown.

Located at 38 3rd Avenue, this building boasts immediate access to both Route 1 and Interstate 93 and is located in the heart of the historic Navy Yard neighborhood of Charlestown. Since the 1970s, the Navy Yard has transformed from one of the U.S. Navy's original naval yards into the mixed-use neighborhood with luxury apartments, restaurants, and businesses that are prominent today.

The asset is being offered for sale at a formal asking price of \$1,399,999 but also represents an opportunity to lease the space.



**4,082 SF  
AVAILABLE  
FOR SALE  
OR LEASE**



**PROXIMITY  
TO ROUTE 1  
(47,000 VPD) &  
INTERSTATE 93  
(170,000 VPD)**



**DIRECTLY  
ACROSS FROM  
CHARLESTOWN  
NAVY YARD**

# 3<sup>RD</sup> 100W 8 AVENUE

CHARLESTOWN NAVY YARD





# 04

## CHARLESTOWN & THE NAVY YARD

Charlestown, one of Boston's oldest neighborhoods, is a historic enclave located north of the city center across the Charles River. Founded in 1629, it predates Boston itself and is steeped in colonial and revolutionary history. The neighborhood is home to iconic landmarks like the Bunker Hill Monument, commemorating the 1775 Battle of Bunker Hill, and the USS Constitution, the world's oldest commissioned naval vessel still afloat, nicknamed "Old Ironsides." Charlestown's cobblestone streets, Federal-style rowhouses, and gas-lit lamps give it a timeless charm, while its tight-knit community, often described as "Townie" culture, fosters a strong sense of local pride. Historically a working-class Irish-American stronghold, the neighborhood has evolved with an influx of young professionals and families, drawn by its proximity to downtown Boston, accessible via the Orange Line or a short walk across the Charlestown Bridge.

Today, Charlestown blends its rich history with modern development, offering a mix of quaint, tree-lined streets and upscale renovations. The neighborhood features vibrant commercial areas like Main Street, with local shops, restaurants, and cafes, alongside new luxury condos and waterfront developments at the Navy Yard. Residents enjoy green spaces like City Square Park and the scenic Freedom Trail, which winds through the area. With stunning views of the Boston skyline and a balance of historic character and contemporary amenities, Charlestown remains a unique and desirable part of the city, appealing to those seeking both heritage and urban convenience.





# 3RD 100W 8 AVENUE

CHARLESTOWN NAVY YARD

CHARLESTOWN

BUNKER HILL  
COMMUNITY  
COLLEGE



BUNKER HILL  
MONUMENT

89,000 VPD

PARRIS LANDING  
367 UNITS

SPAULDING  
REHAB  
HOSPITAL

USS  
CONSTITUTION

U.S.  
NAVAL  
YARD

Residence INN  
BY MARRIOTT

Pier  
6

95,000 VPD

# 3RD 100W 8 AVENUE

# 07

CHARLES-  
TOWN  
BOSTON  
MA

## THE NAVY YARD



**ACCESSIBLE**  
to Route 1 & I-93  
on-ramps



**HISTORIC**  
Home to the USS  
Constitution, the  
oldest standing  
warship in the US  
Navy



**BUSTLING**  
Home to over  
25,000 people in  
a 0.5 mile radius





# 08 GREATER BOSTON LANDSCAPE

MALDEN / MEDFORD  
127,287 RESIDENTS

REVERE  
83,353 RESIDENTS

EVERETT  
92,087 RESIDENTS

Tufts

REVERE BEACH

Encore  
BOSTON HARBOR

ASSEMBLY ROW

3<sup>100W</sup> THIRD AVENUE

CAMBRIDGE / SOMERVILLE  
202,689 RESIDENTS

CHARLESTOWN

HARVARD  
UNIVERSITY

Mit

MASSACHUSETTS  
GENERAL HOSPITAL

BOSTON  
693,251 RESIDENTS

bostonlogan



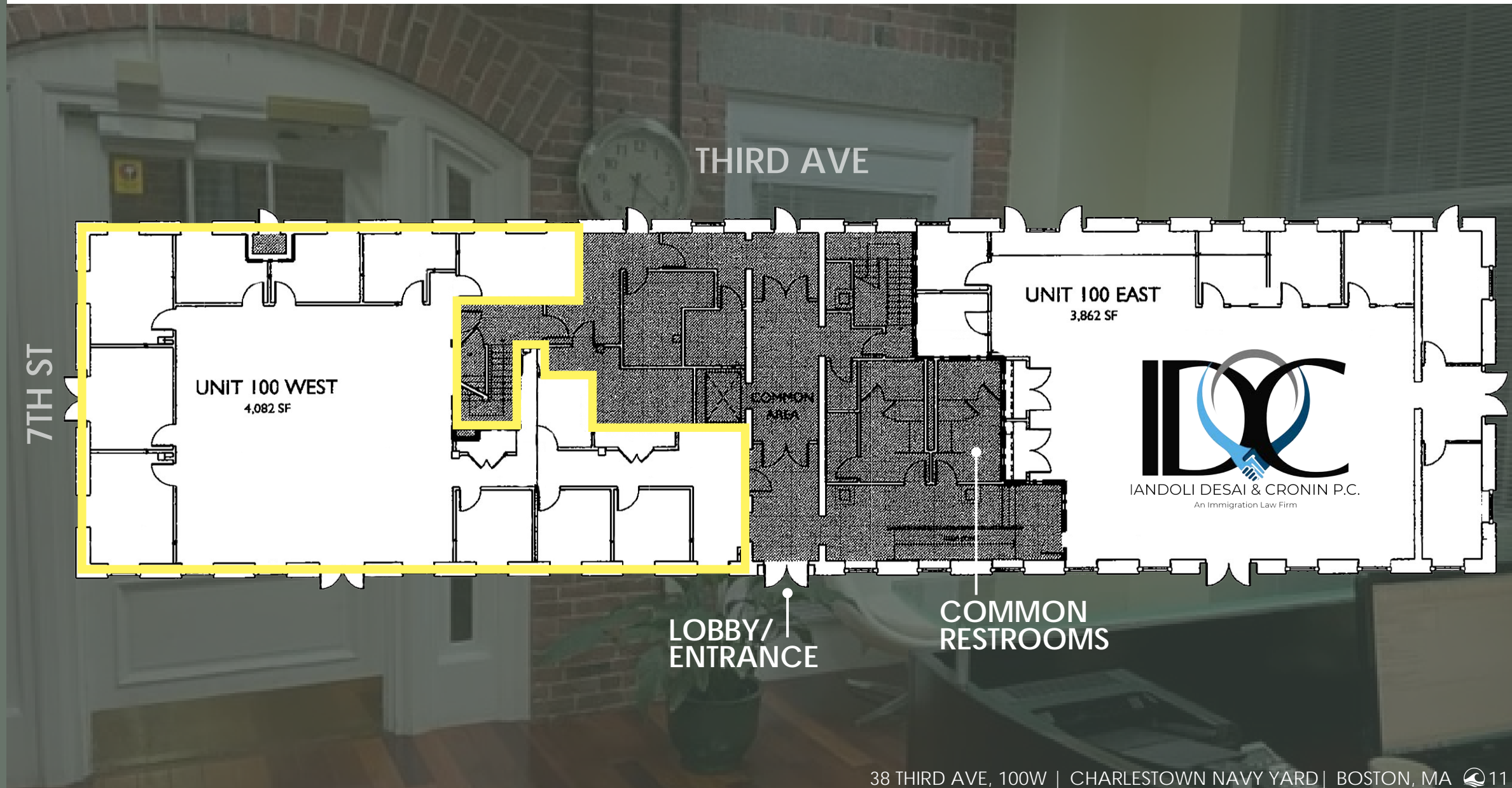
# 10

## THE SPACE

01  
FULLY BUILT-OUT OFFICE  
SUITE WITH PRIVATE OFFICES  
& KITCHENETTE

02  
CORNER UNIT

03  
SHARED RESTROOMS IN  
COMMON LOBBY





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TD  
GARDEN

EAST  
CAMBRIDGE

SALE PRICE: \$1,250,000



## PRIMARY DEAL CONTACTS

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CAPITAL PARTNERS

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