

240 COMMERCIAL STREET

BOSTON, MA

22,331 SF

FIVE FLOORS | GROUND FLOOR RETAIL



PROPERTY OVERVIEW

240 Commercial Street is a centrally located, landmark asset primed for repositioning in the core of Boston. The 22,331 SF building, currently home to Billy Tse restaurant with office tenants on the upper floors, is situated on the coveted North End waterfront.

Ultra Core Location

240 Commercial Street is situated in the heart of Boston's desirable North End. Commercial Street is the main thoroughfare connecting the waterfront to the historic neighborhood. With harbor views on upper floors 240 Commercial is well positioned to capitalize its best-in-class location.

Excellent Market Fundamentals

240 Commercial Street is currently leased to Billy Tse Restaurant on the ground level and various office tenants on the upper floors. With varying lease terms in place with the office tenants, a new owner will be able to capitalize on the robust demand for Class B office space in Boston's CBD.

Functional Floor Plates

The small rectangular floor plates boast sufficient window lines and interior elevator access that works for office and potential multifamily users.



ACCESSIBILITY & AMENITIES

240 COMMERCIAL

WEST END

- TD GARDEN
- WHOLE FOODS MARKET
- NIGHT SHUFF
- Museum of Science
- TITLE BOXING CLUB
- SEACON HILL ATHLETIC CLUBS
- TAVERN in the SQUARE
- AMC THEATRES
- ALCOVE BOSTON
- CONVERSE
- Citizens

NORTH END

- Starbucks
- BANK OF AMERICA
- Carmelina's
- mamma maria
- Brieco
- JOI
- mare
- Prezza
- FORCELLA
- RESTAURANTE L'ANTICO
- Ristorante Limoncelli
- AMK'S TASTY
- sunny girl
- modern PASTRY SHOP

DOWNTOWN

- DUNKIN'
- COACH
- New England Aquarium
- BOSTON HARBOR HOTEL
- Tatte
- Goldman Sachs
- [FōMū] THE LANGHAM
- SEPHORA
- macys
- Panera
- Palms RESTAURANT
- sweetgreen
- canopy

SEAPORT

- OMNI BOSTON AT THE SEAPORT
- CITRUS & SALT COASTAL MEXICAN
- Eddie Merlot's PRIME AGED BEEF AND SEAFOOD
- DAVIO'S NORTHERN ITALIAN STEAKHOUSE
- BCEC
- KOHLER
- SEAPORT HOTEL
- Santander
- LeaderBank PAVILION

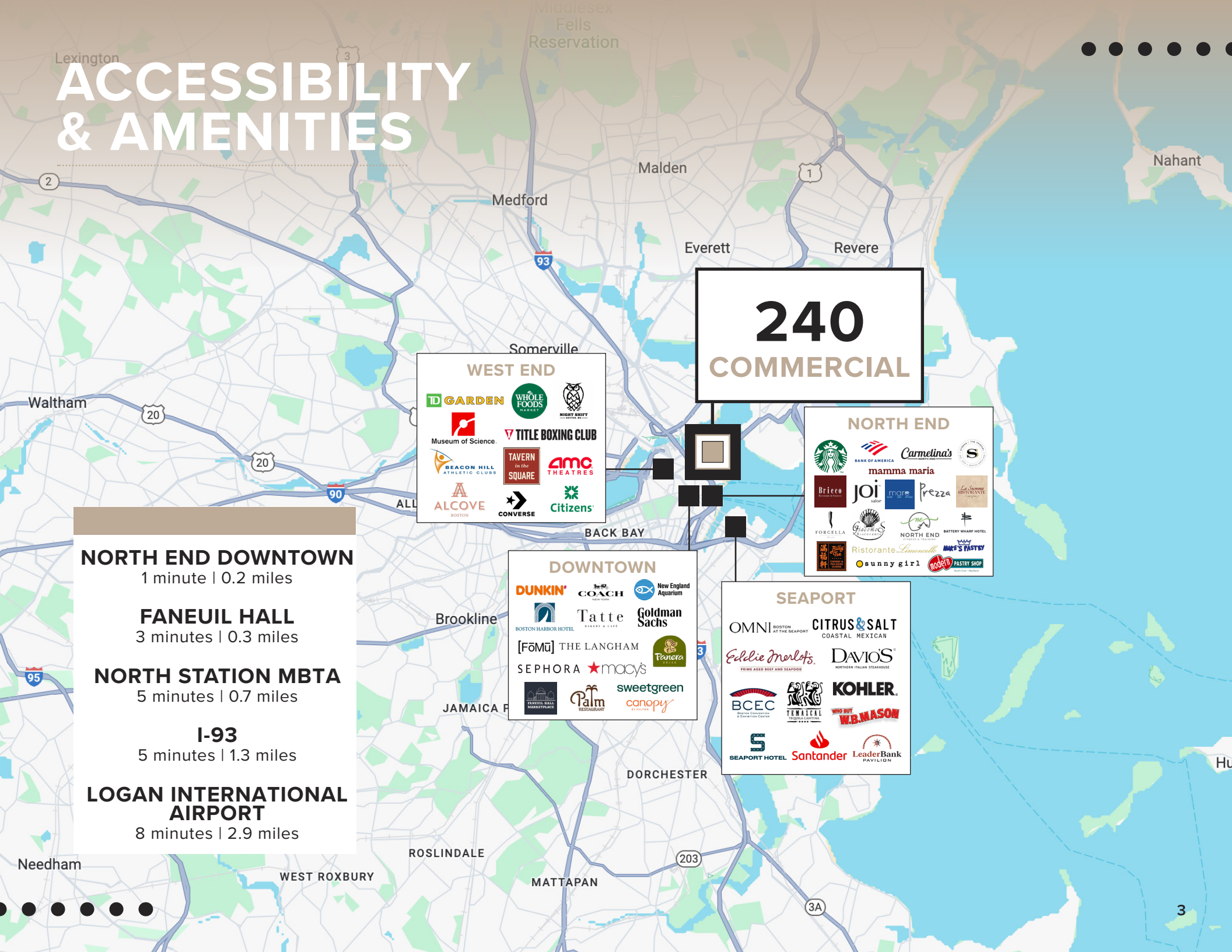
NORTH END DOWNTOWN
1 minute | 0.2 miles

FANEUIL HALL
3 minutes | 0.3 miles

NORTH STATION MBTA
5 minutes | 0.7 miles

I-93
5 minutes | 1.3 miles

LOGAN INTERNATIONAL AIRPORT
8 minutes | 2.9 miles



SITE SPECS



Building Specs

Building Size

Total: 22,331 SF
First Floor: 3,719 SF
Second Floor: 3,647 SF
Third Floor: 3,671 SF
Fourth Floor: 3,628 SF
Fifth Floor: 3,604 SF
Basement: 4,062 SF

Building Stories

Five (5)

Year Built

1910/2009

Lot Size

4,234 SF

Parking

Lot adjacent to parcel

Ceiling Height

11'

Exterior Facade

Brick

Elevator

One (1)

Zoning

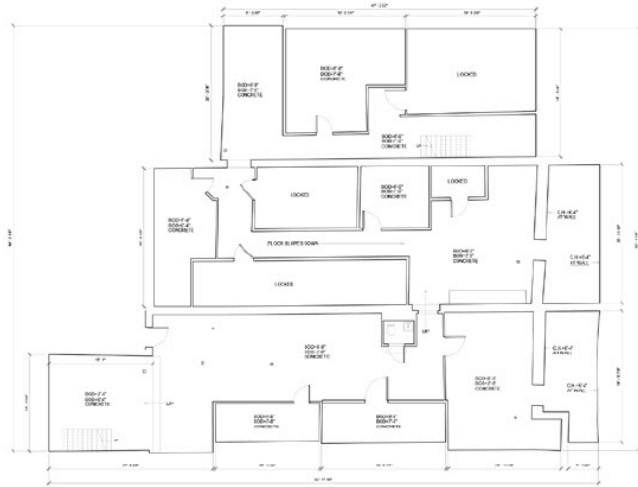
District:
North End Neighborhood
Subdistrict:
Waterfront NS

Allowable Uses

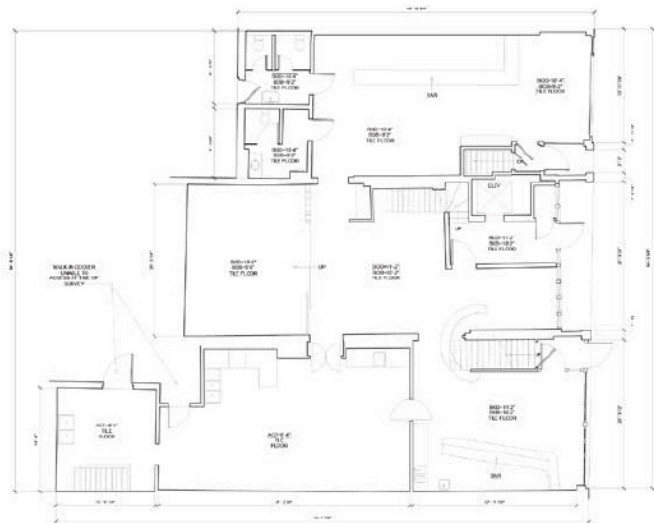
Place of worship, private club (basement and 1st story only, conditional for 2nd story & above), open space, residential (2nd story & above only, conditional for basement & 1st story) local retail business (basement & 1st story only), barber, shoe repair, dry cleaning, or laundry shops (basement & 1st floor only) restaurant use conditional for basement & 1st floor.

FLOOR PLANS

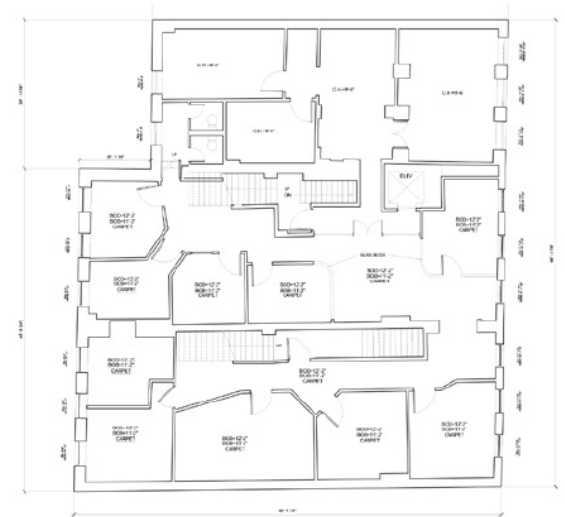
Basement
4,062 SF



First Floor
3,719 SF



Second Floor
3,647 SF

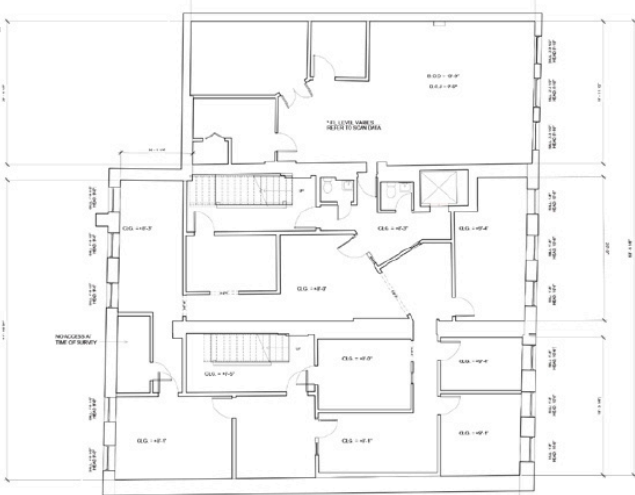


Third Floor
3,671 SF



FLOOR PLANS

Fourth Floor
3,628 SF



Fifth Floor
3,604 SF



COMPANY OVERVIEW

Lupoli Companies is an award winning organization with over two decades of growth and development throughout New England. Our focus is on creating opportunities in gateway cities that transform communities through job creation and economic development. What started as a small family run business in the hospitality industry, grew to include close to 6 million square feet of innovative brands in commercial and residential real estate. These core industries, although independent, are bound by a desire to keep improving the products and services in the communities we serve. Lupoli Companies is structured around our founder, Sal Lupoli, whose entrepreneurial spirit and innovative ideas are the cornerstone of our success.



Leveraged public/private partnerships, tax credits, infrastructure grants, and incremental financing which successfully transitioned more than 5 million square feet of space from dormant to vibrant



Nationally recognized by historic preservation groups



Contributions to urban revitalization in several Gateway Cities



TOD focused



**ANDOVER
MEDICAL
CENTER**

- State-of-the-art medical facility sold to Mass General Hospital
- 70,000 SF of medical and office space



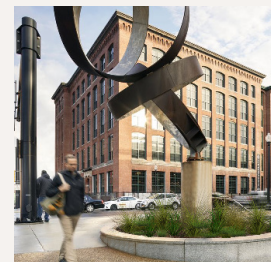
**RIVERWALK
INNOVATION
DISTRICT**

- 50 acres and 6M SF of commercial space
- 596 luxury apartments
- More than 200 commercial tenants in life science, industrial, office & retail



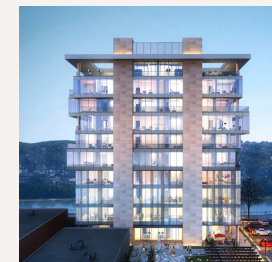
**THE PAVILION
AT RIVERWALK**

- Ground up construction of 80,000 SF building & parking garage for 1,300 cars
- Mix of office space, retail & restaurant
- Regulation sized turf field on roof



**RIVERWALK
LOFTS**

- Historical renovation of mill buildings in three phases
- 596 luxury loft apartment units with 10,000 SF of amenity space



**HAVERHILL
HEIGHTS**

- Ground up construction of 80,000 SF completed in only 18 months
- 42 luxury apartments and 15,000 SF of commercial space



**THORNDIKE
EXCHANGE**

- 65 luxury loft apartments
- 20,000 SF of commercial space with tenants including restaurants, office & medical



240 COMMERCIAL



SCOTT MOREAU
Lupoli Companies
M: 978.479.5852
E: smoreau@lupolico.com



MARY LUPOLI
Lupoli Companies
M: 978.430.2153
E: mary@lupolico.com



MORGAN PIERSON
Lupoli Companies
M: 781.385.9417
E: mpierson@lupolico.com

©2024 Lupoli Companies. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Lupoli Companies and the Lupoli Companies logo are service marks of Lupoli Companies. All other marks displayed on this document are the property of their prospective owners, and the use of their logos does not imply any affiliation with or endorsement of Lupoli Companies. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Lupoli
COMPANIES