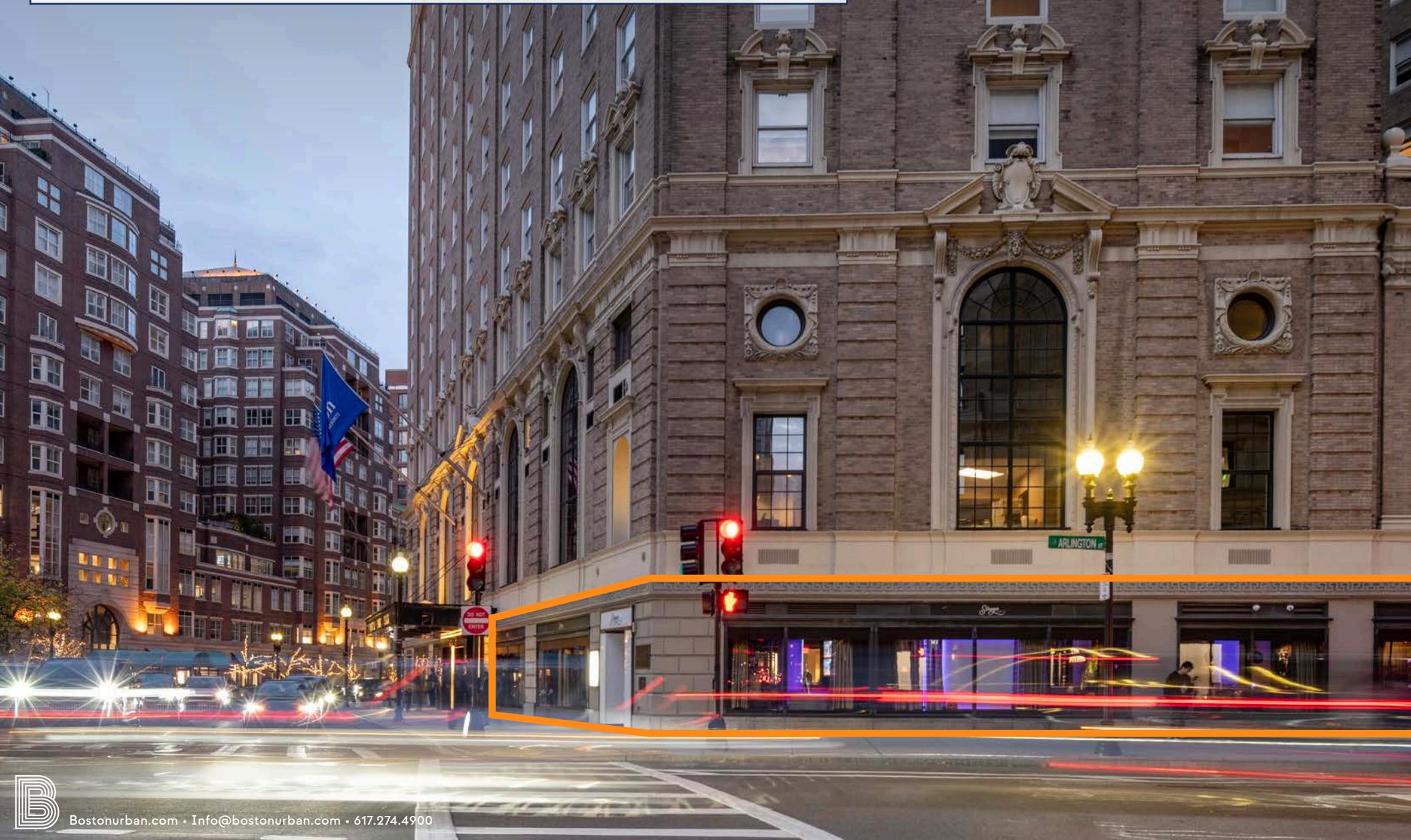


Hilton Boston Park Plaza

Back Bay • +/- 8,754 SF Restaurant Space

64 Arlington Street



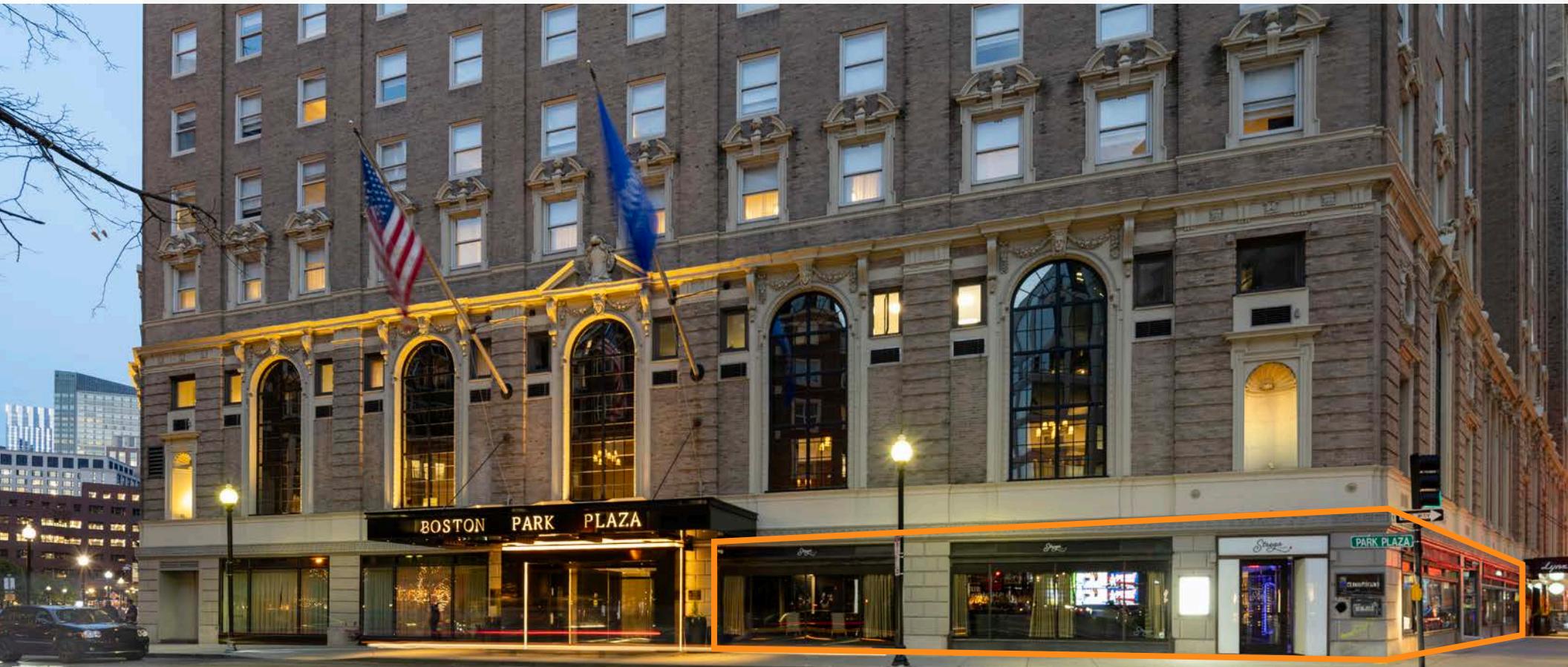
Hilton Boston Park Plaza

+/-8,754 SF of fully built, turn-key restaurant space is available on the leading corner at the historic 1,060-room Hilton Boston Park Plaza Hotel.

This premier Back Bay location is steps away from the Public Garden and Boston Common, which have over 7 million visitors annually. Just a 5 minute walk from Newbury Street and a half mile from the Prudential Center, Hynes Convention Center, Copley Square, and the Boston Public Library.

Centrally located between Back Bay, South End, and Downtown Boston, where a dense population of residents, tourists, and office workers converge, boasting a daytime population of over 300,000.

[Click for Virtual Walkthrough](#)



Hilton Boston Park Plaza – Hotel Highlights

- 1,060 rooms
- 350,000 guests annually
- Off the Common - hotel lobby bar and restaurant
- 70,000 square feet of event space
- 15,000+ daily cars on Arlington Street
- 10,000+ daily cars on Boylston Street

Neighboring Tenants

DAVIO'S® BISTRO *du Midi* OSTRA

LA PADRONA GRILL 23 THE BANKS STK

BOTTEGA VENETA AUDEMARS PIGUET HERMÈS



Floor Plan

Street Level: $\text{+/-} 5,900 \text{ SF}$

Mezzanine: $\text{+/-} 1,320 \text{ SF}$

Basement: $\text{+/-} 1,534 \text{ SF}$

Total: $\text{+/-} 8,754 \text{ SF}$

Frontage

Park Plaza: $\text{+/-} 58'11"$

Arlington Street: $\text{+/-} 94'5"$

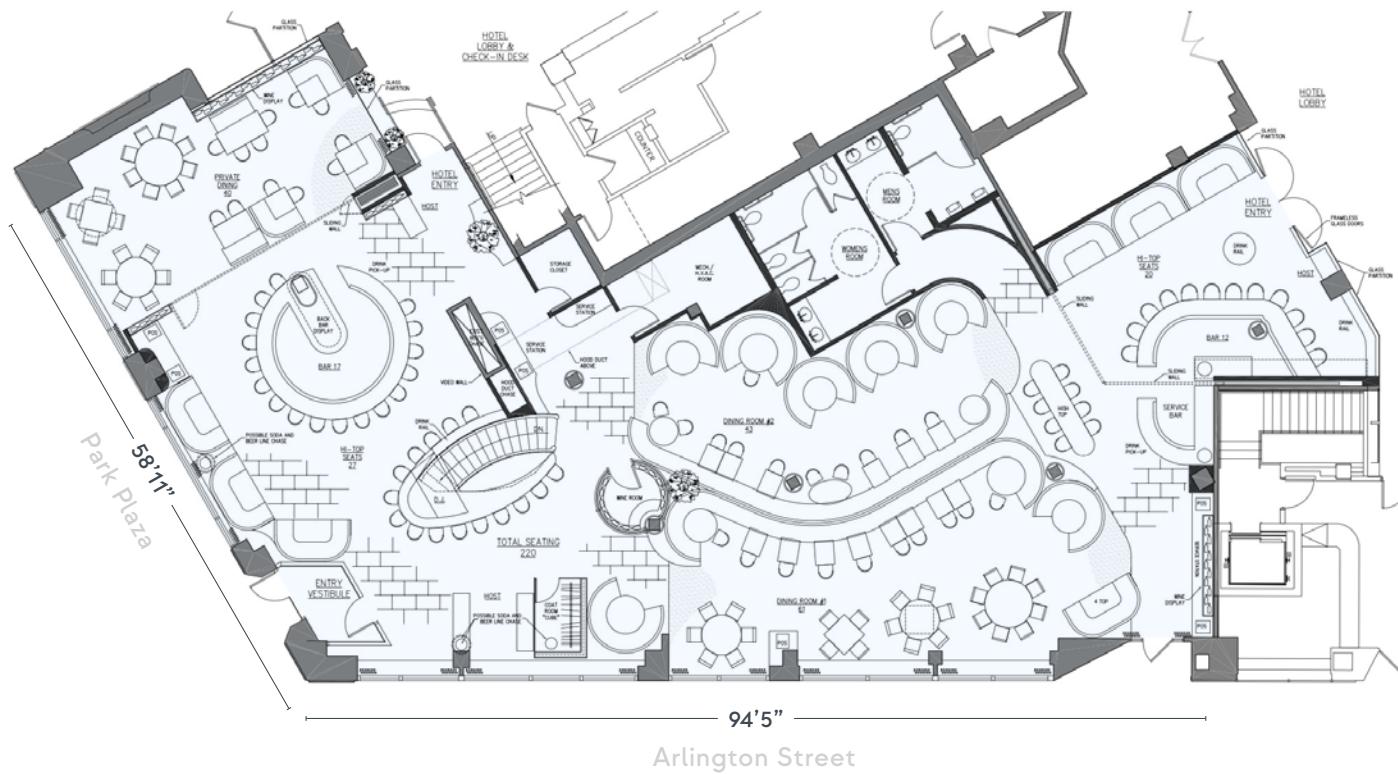
Seating

240 Total Seats

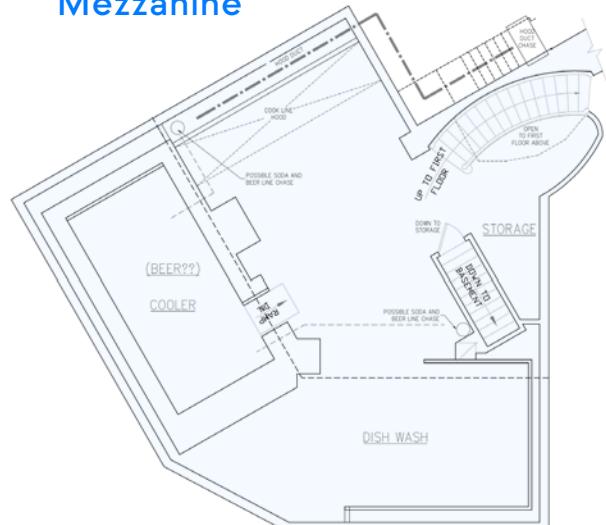
Delivery

Arranged Upon
Lease Execution

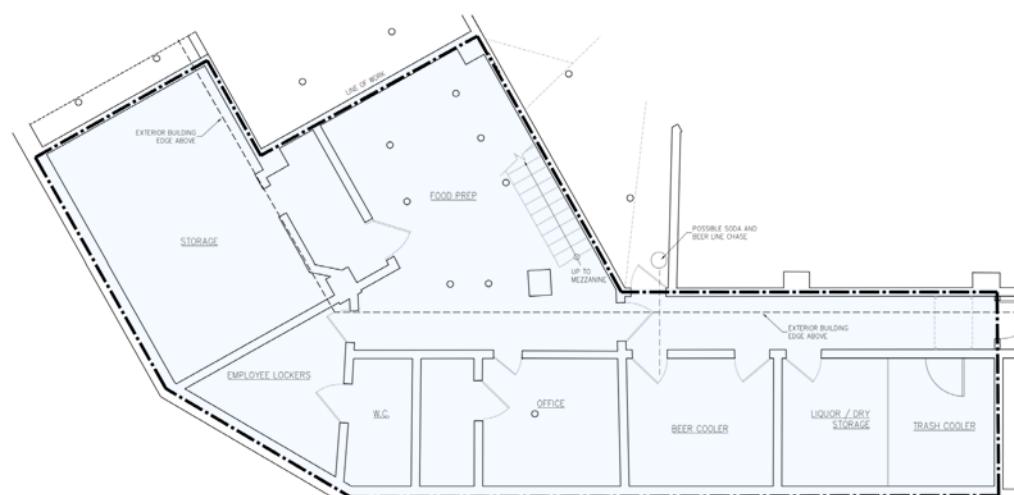
Street



Mezzanine



Basement



Restaurant Space – Existing Conditions

Liquor License

Tenant has full use of all-alcohol 2am license

FF&E

All FF&E to remain in the space

Gas Line

3", gas meter is in the basement below the space

Grease Trap

35 gpm at 3 bay and 75 gpm (basement) dedicated

Sanitary Line *assuming a 4" connection*

4" connection

Water

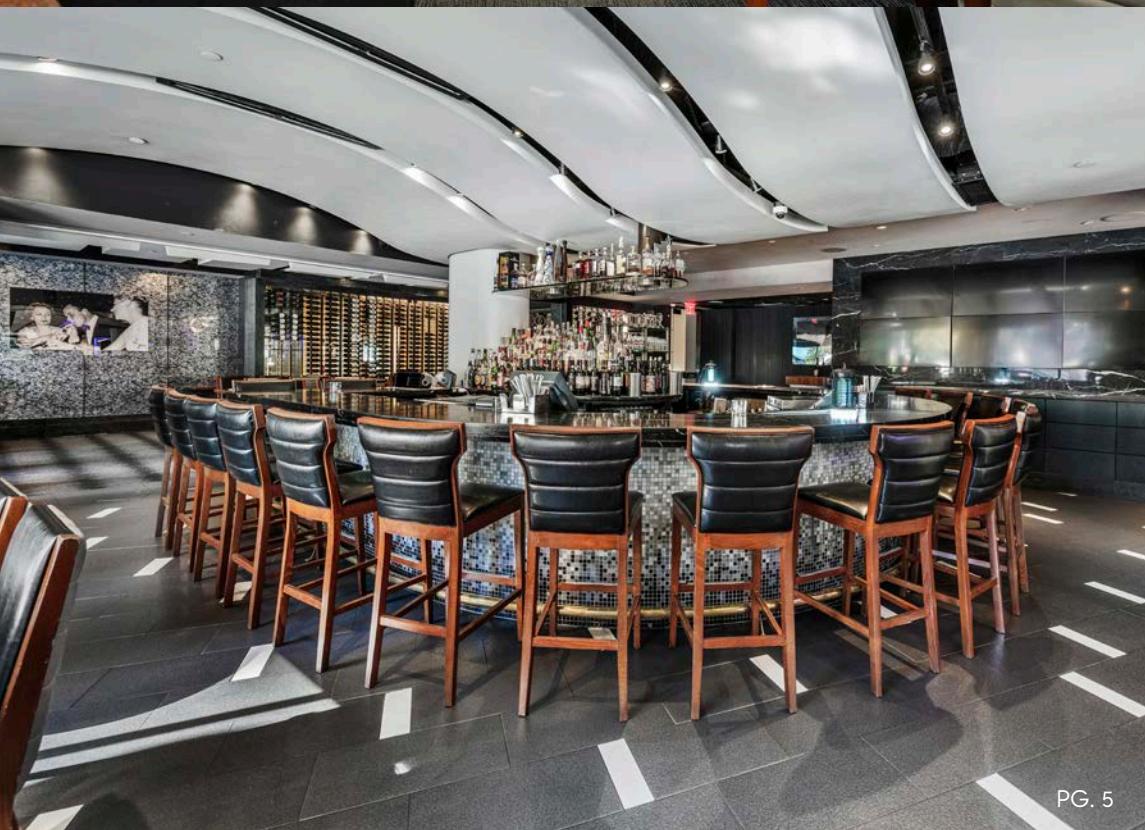
2" cw, 1 1/2" hw (to base building domestic hot water system)

Cooling Capacity

Existing space has 22 tons of cooling

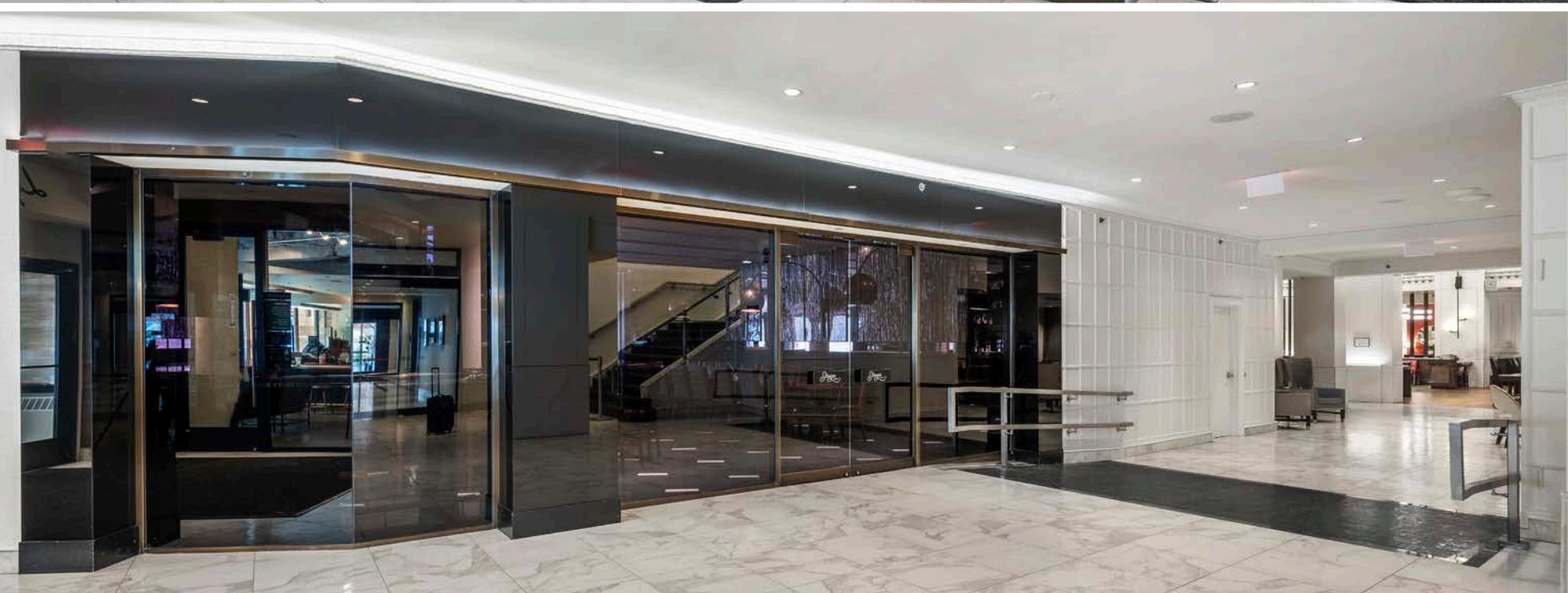
Power

800 amp 120/208v 3 phase

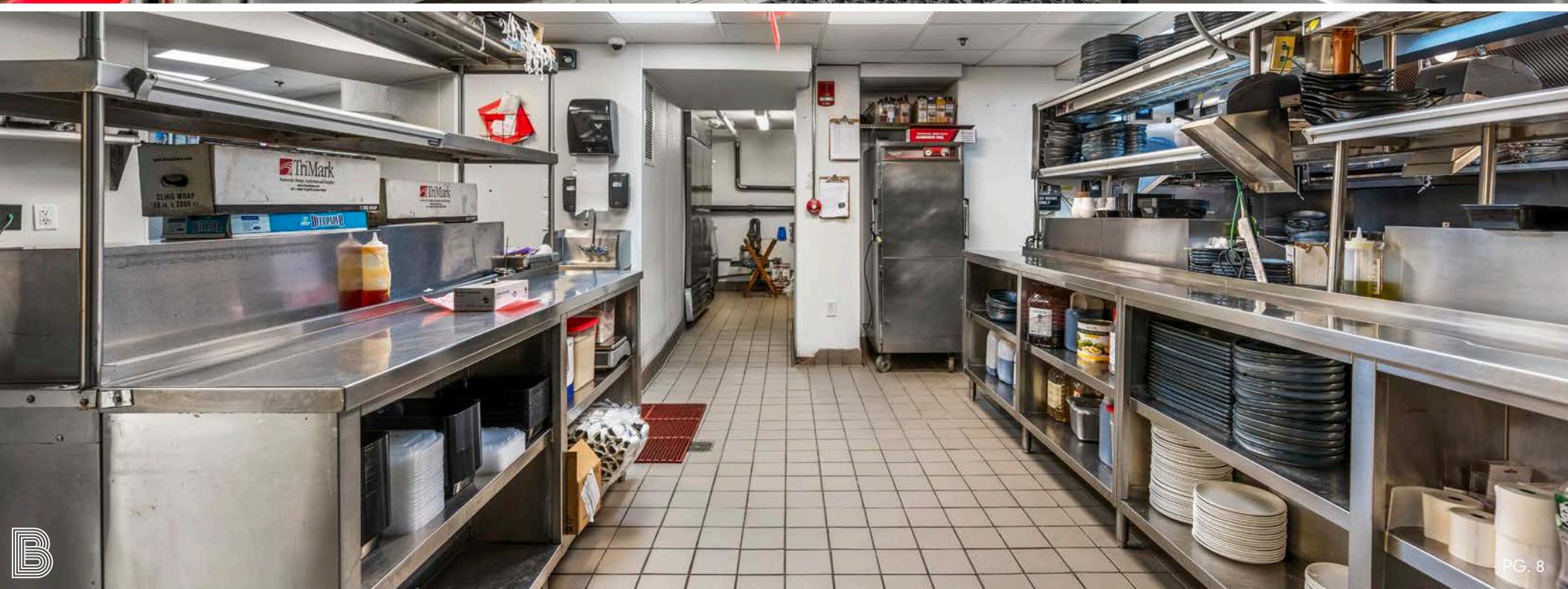




Lobby Access to Restaurant



Kitchen



Back Bay Demographics

1 mi. radius

 **317,950**
Daytime Population

 **2.56 Bil**
Annual Retail Expenditure

 **21**
Hotels

 **13 Mil SF**
Office Space

 **\$218,732**
Avg. Household Income

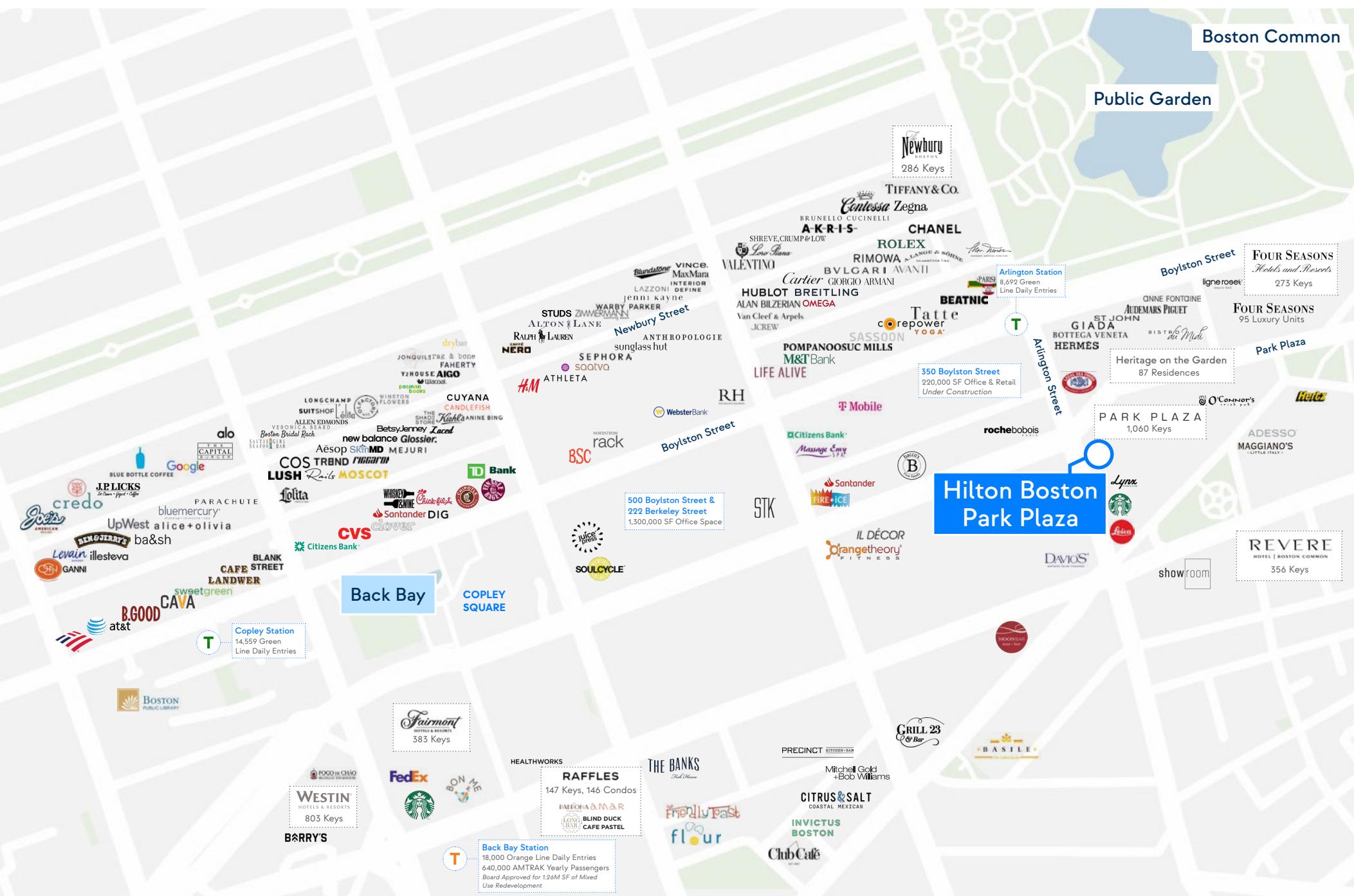
 **\$796.36 Mil**
Annual Food & Beverage Sales

 **50,856**
Housing Units

 **8,692**
Arlington Green Line
Daily Entries



Neighboring Retailers





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