



152 BOWDOIN STREET: OFFICE/RETAIL CONDO FOR SALE OR LEASE
9,564 SF AVAILABLE

 **Atlantic**
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BEACON HILL NEIGHBORHOOD

With its one-of-a-kind charm and history, Beacon Hill attracts local residents and tourists alike. Beacon Hill is home to sites such as the Massachusetts State House (and its notable gold dome), Acorn Street (the most Instagrammed street in the United States), and Massachusetts General Hospital (25,000+ employees).

152 Bowdoin Street is located at the nexus of Beacon Hill and Government Center. Home to an impressive interior with high ceiling heights, the space was previously the lobby to the The Bellevue, a historic hotel converted residential building. It is accessible via the red, green, and blue lines on the MBTA. With its front door located immediately across from the Massachusetts State House, the site is only a short walk to Cambridge Street, City Hall, and Faneuil Hall.



THE OPPORTUNITY

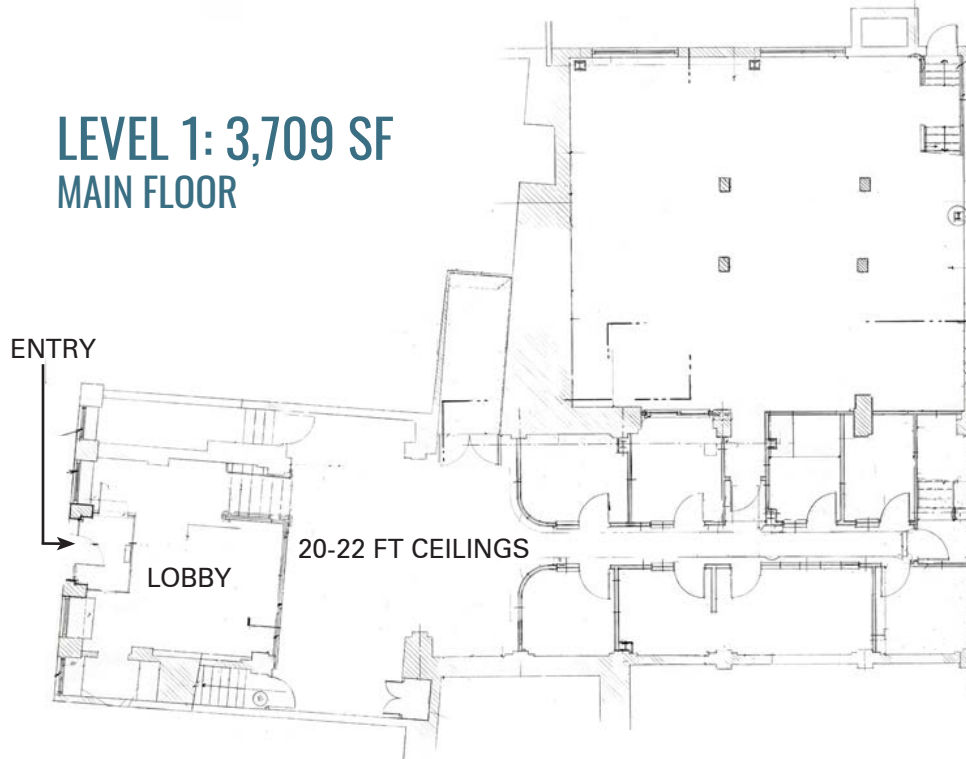
- » 9,564 SF over 3 levels + basement
- » Previously home to Beacon Hill Staffing
- » Built out with private offices, open office space, conference room, bathrooms, and a kitchen
- » Blade sign opportunity
- » Investment or owner-occupier opportunity

DEMOGRAPHICS

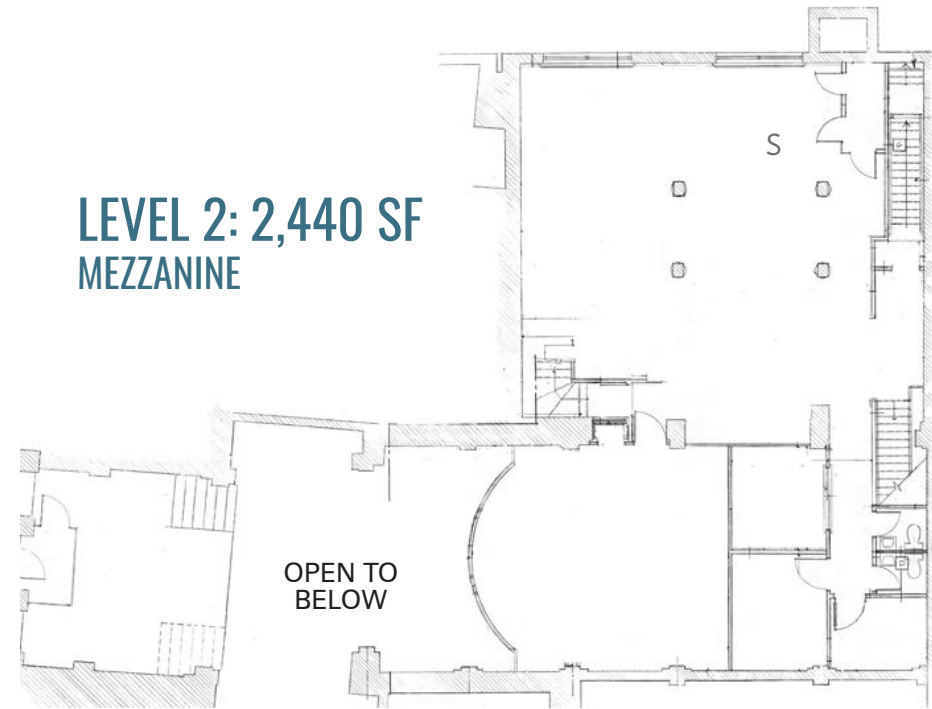
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,287	25,436	67,475
DAYTIME POPULATION	37,322	154,665	305,057
MEDIAN HH INCOME	\$148,501	\$158,391	\$149,604

FLOOR PLANS

LEVEL 1: 3,709 SF
MAIN FLOOR



LEVEL 2: 2,440 SF
MEZZANINE



BASEMENT: 904 SF
BATHROOM & KITCHEN





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