

# 320 CONGRESS STREET

## COOL CREATIVE OFFICE SPACE FOR LEASE

### 3,162 - 7,757 SF AVAILABLE

Boston Realty Advisors is pleased to present **3,162 - 7,757 SF at 320 Congress Street for lease.** Located in the thriving Innovation District, this seven-story brick and beam building is in the heart of Boston's hottest, up and coming area.

#### AMENITIES

- Flour Cafe, Sportello, Cafe Nero, Bon Me, Shake Shack, Starbucks, Sweetgreen, BGood, Dunkin' Donuts, Lucky's Bar and Lounge, Blue Dragon, in addition to numerous restaurants, bars, hotels, shopping and a movie theater.
- Immediate access to South Station, Silver Line Courthouse Station, Mass Pike, Logan Airport, and ample parking nearby.

#### SPECIFICATIONS



#### AVAILABLE SPACE

**5<sup>th</sup> Floor** | **3,162 SF**  
3,162 SF available 10/1/24

**6<sup>th</sup> Floor** | **3,455 - 7,757 SF**  
3,455 SF  
4,302 SF



#### ASKING RATE

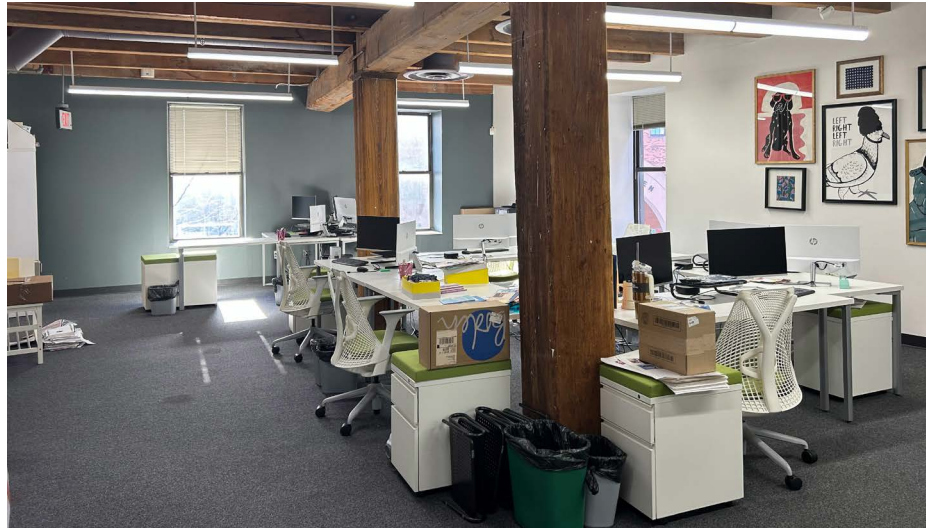
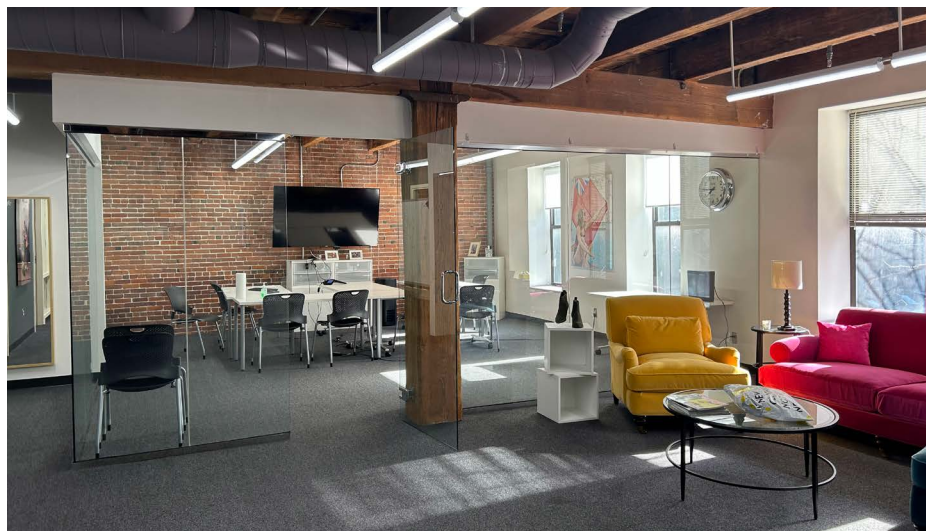
**5<sup>th</sup> Floor:** \$45-48

**6<sup>th</sup> Floor:** Upper \$30s



#### TERM

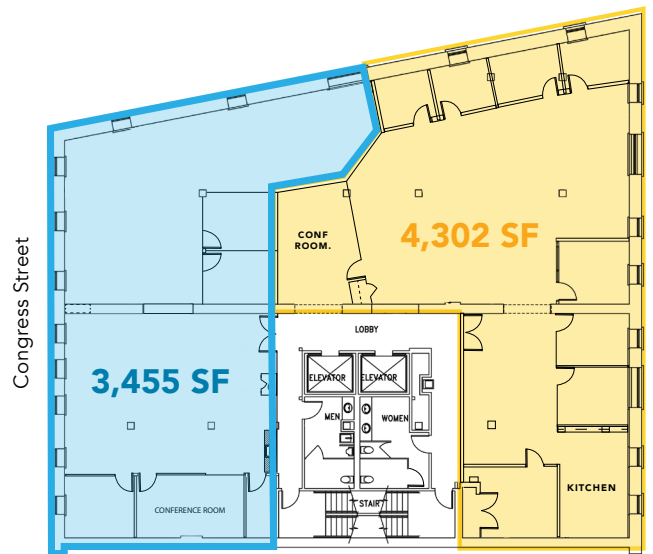
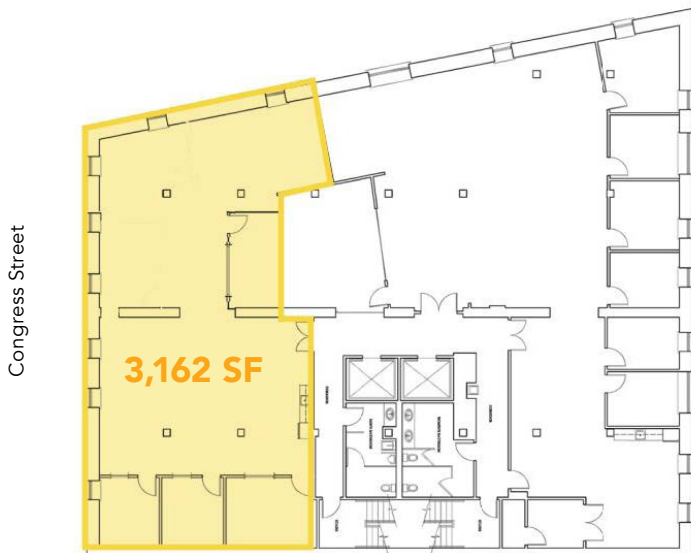
2-5 years





- AREA SNAPSHOT**
- CAFE NERO
  - STARBUCKS
  - AU BON PAIN
  - YO! SUSHI
  - SHAKE SHACK
  - BEN & JERRY'S
  - CHIPOTLE
  - BY. CHLOE
  - BON ME
  - DUNKIN DONUTS
  - CITY TAP
  - BLUE BIKE

**5<sup>th</sup> FLOOR: 3,162 SF** **6<sup>th</sup> FLOOR: 3,455 - 7,757 SF**



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