

thirty-five

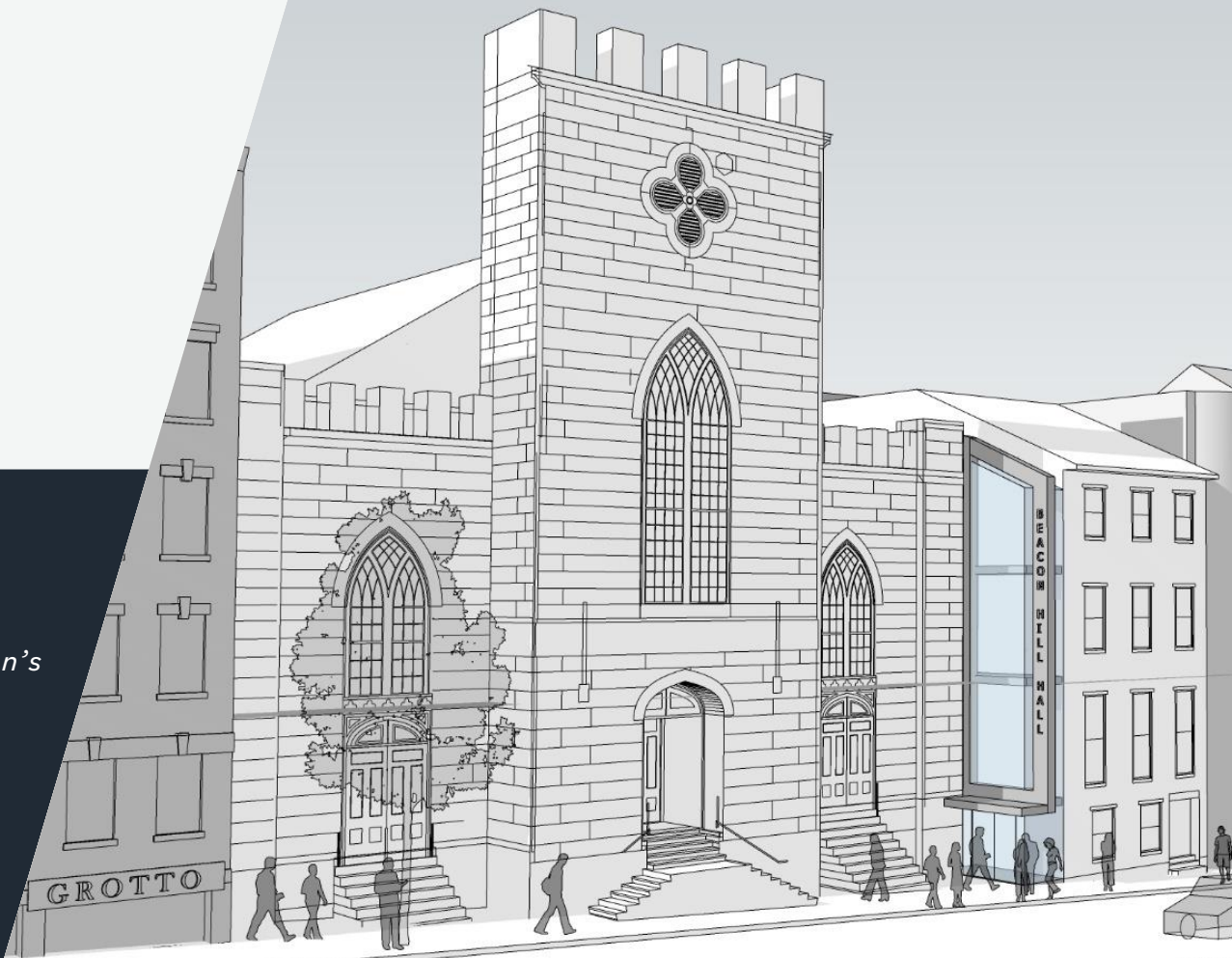
bowdoin street

BEACON HILL, MA

10,000-20,000 SF AVAILABLE

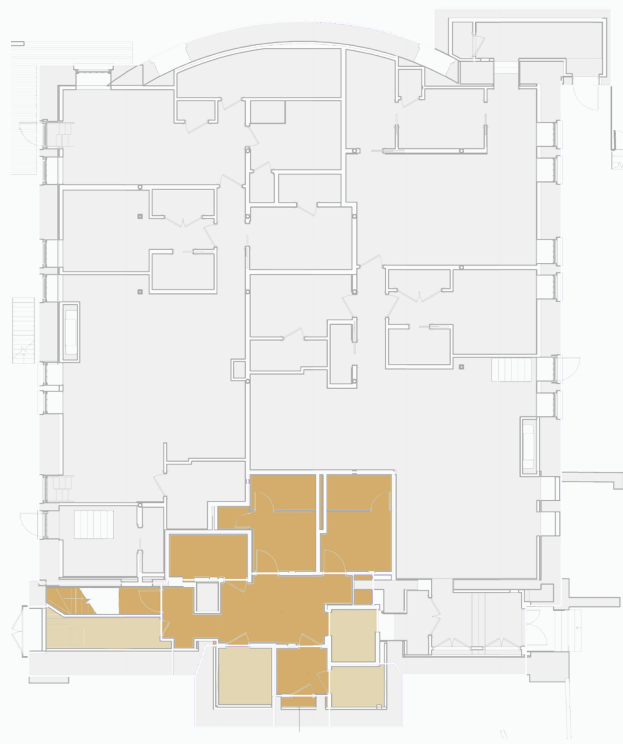
One of a kind flagship opportunity in one of Boston's most sought after and premier neighborhoods.

NEWMARK



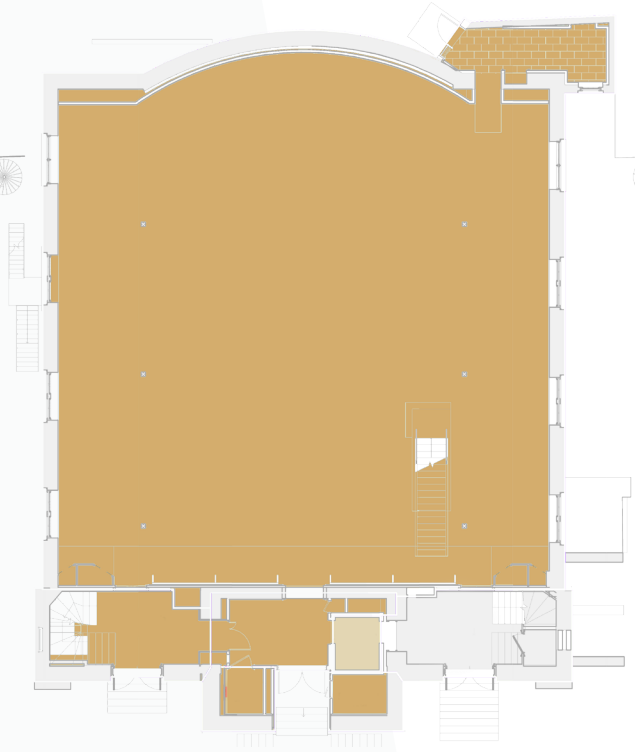
level 1- basement

USABLE: 824 SF
RENTABLE: 860 SF



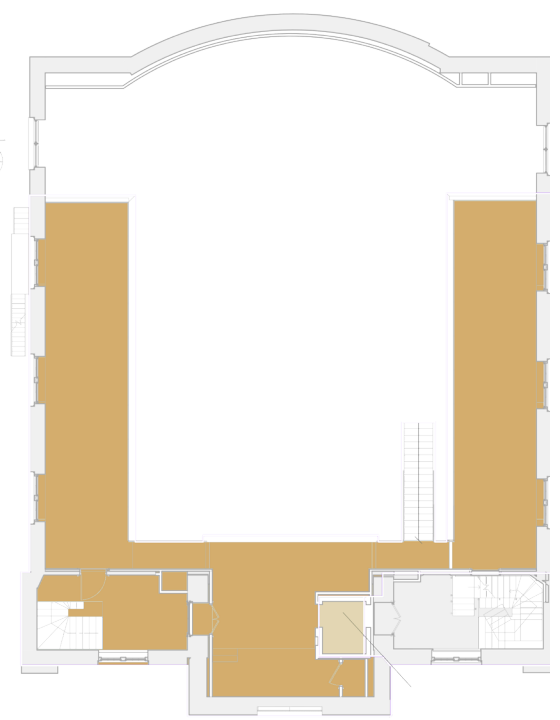
level 2- sanctuary

USABLE: 6,357 SF
RENTABLE: 6,634 SF



mezzanine level

USABLE: 2,551 SF
RENTABLE: 2,662 SF



OFFICE USABLE COMMON AREA RESIDENTIAL

PROPOSED PLANS. POTENTIAL FOR UP TO 20,000 SF ACROSS FOUR LEVELS (INCLUDING TOP LEVEL) FOR FLAGSHIP RETAIL USER.



Beacon Hill attracts local residents and visitors alike – 35 Bowdoin sits in the middle of the Massachusetts State House, Boston Public Garden, Massachusetts General Hospital, and within walking distance to the Charles River Esplanade, the TD Garden, and Boston’s Back Bay neighborhood.



Rare Flagship Opportunity in one of Boston's most coveted and historic neighborhoods



Up to 36 feet ceiling heights on the first level



Neighboring Retailers include: No. 9 Park, Grotto, Beacon Hill Books & Café, Cheers, 1928 Beacon Hill, Somerset Club, Blank Street Coffee, Whole Foods Market, Caveau Nightclub, Carrie Nation Cocktail Club, Moo... Steakhouse, Blackbird Donuts, New York Sports Club, Tatte Bakery, The Oceanaire Seafood Room, Target, Five Iron Golf, Starbucks, Gallery 67



Demographics within 1 mile:

Daytime Population 2023.....285,054

Residential Population.....66,308

Median HH Income.....\$167,549



CHARLES RIVER



BOSTON COMMON



STATE HOUSE GOLDEN DOME

thirty-five

bowdoin street

FOR MORE INFORMATION:

GREG COVEY

617.863.8459

GREG.COVEY@NMRK.COM

ELA HAZAR

617.863.8504

ELA.HAZAR@NMRK.COM

NEWMARK

