

BOSTON, MA

CRA Corporate
Realty
Advisors

122 BELVIDERE STREET - BACK BAY



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SITE OVERVIEW

Space

9,876 SF total, including 2,918 SF at Street Level and 6,949 SF at Arcade Level, plus interior and exterior patios. Space is potentially expandable up to 20,000+/- SF with additional Arcade Level space.

Location

Prominent curbside storefront at the Prudential Center across from the new Four Seasons Hotel & Residences and the reflecting pond and fountains of the Christian Science Church in Boston's iconic Back Bay neighborhood. The Prudential/Copley complex represents 11M SF of mixed-use development under one roof including:

- 3,600 hotel rooms
- Two of the most successful urban malls in the U.S. with a significant luxury brand component
- 4M SF of office space
- Over 1,000 luxury residences
- Access to 5,000 structured parking spaces
- The Hynes Convention Center
- Designated train stops and a direct interior connection to the Back Bay Train Station
- Designated off-ramps off the Massachusetts Turnpike (I-90) servicing Greater Boston's most exclusive western suburbs

Area

The Boston MSA with 5M people is the 10th largest in the U.S. and with 8.5M people is the 6th largest CSA in the country. Back Bay is New England's gold standard retail/entertainment district and home to some of the finest shops and dining on the East Coast, with some of the highest restaurant volumes outside of Manhattan. The location is walking distance to Fenway Park and many attendees of ballgames and events park at the PRU and dine on-premises before or after events. The 15M SF first-class office space in the Back Bay historically drive some of the highest rents in the market.

Visibility & Access

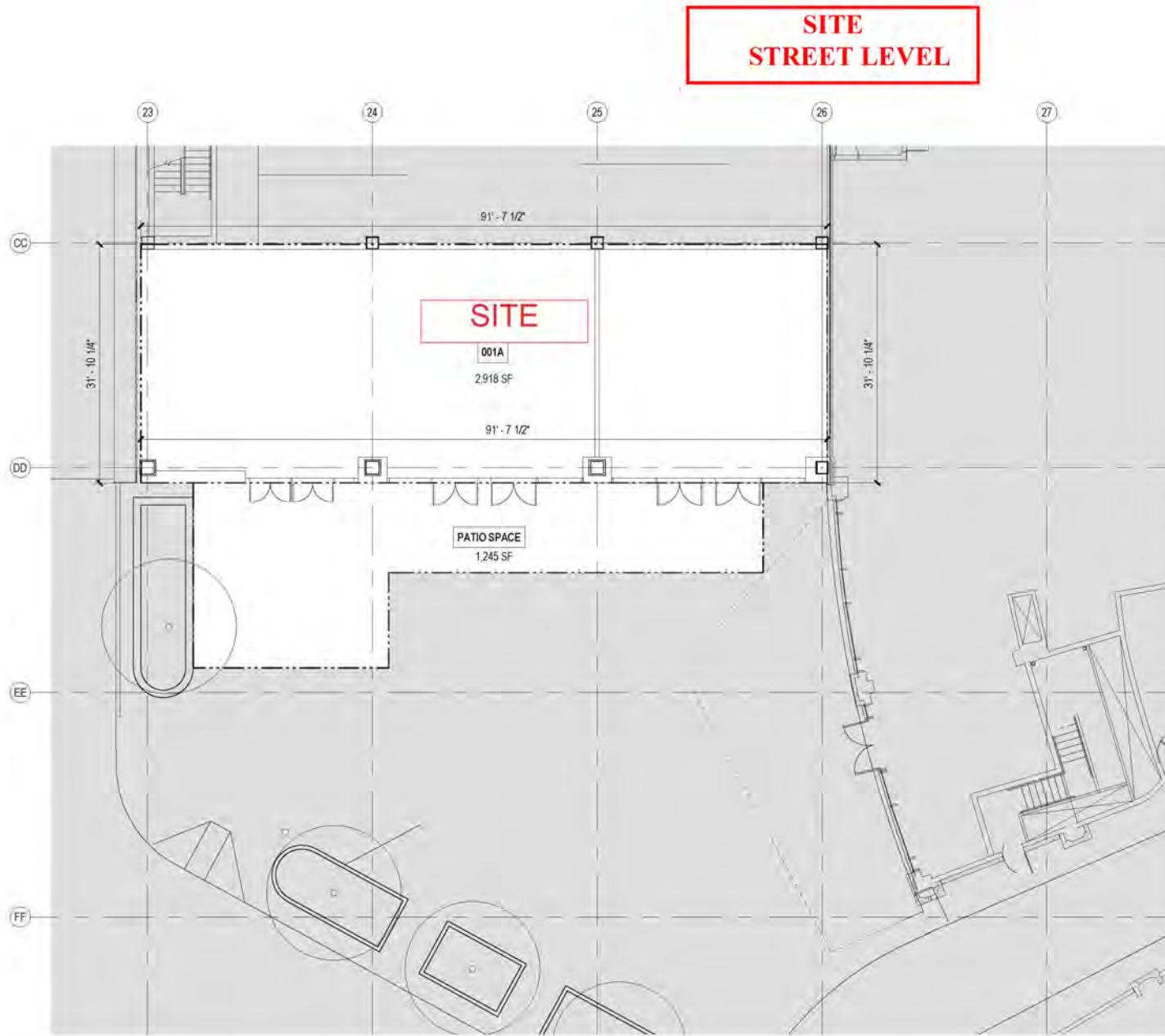
The space in question arguably has the most prominent storefront of any retail space under 30,000 SF in the Back Bay. Designated train station, interstate off-ramp and structured parking for thousands of vehicles.

DEMOGRAPHICS

	0.25-MILE	0.50-MILE	1-MILE	3-MILE
POPULATION	8,518	35,022	101,495	555,780
MED HH INCOME	\$103,213	\$110,738	\$108,980	\$121,676
AVG HH INCOME	\$177,108	\$195,504	\$175,583	\$168,205
EMPLOYEES	20,215	58,251	117,171	582,613

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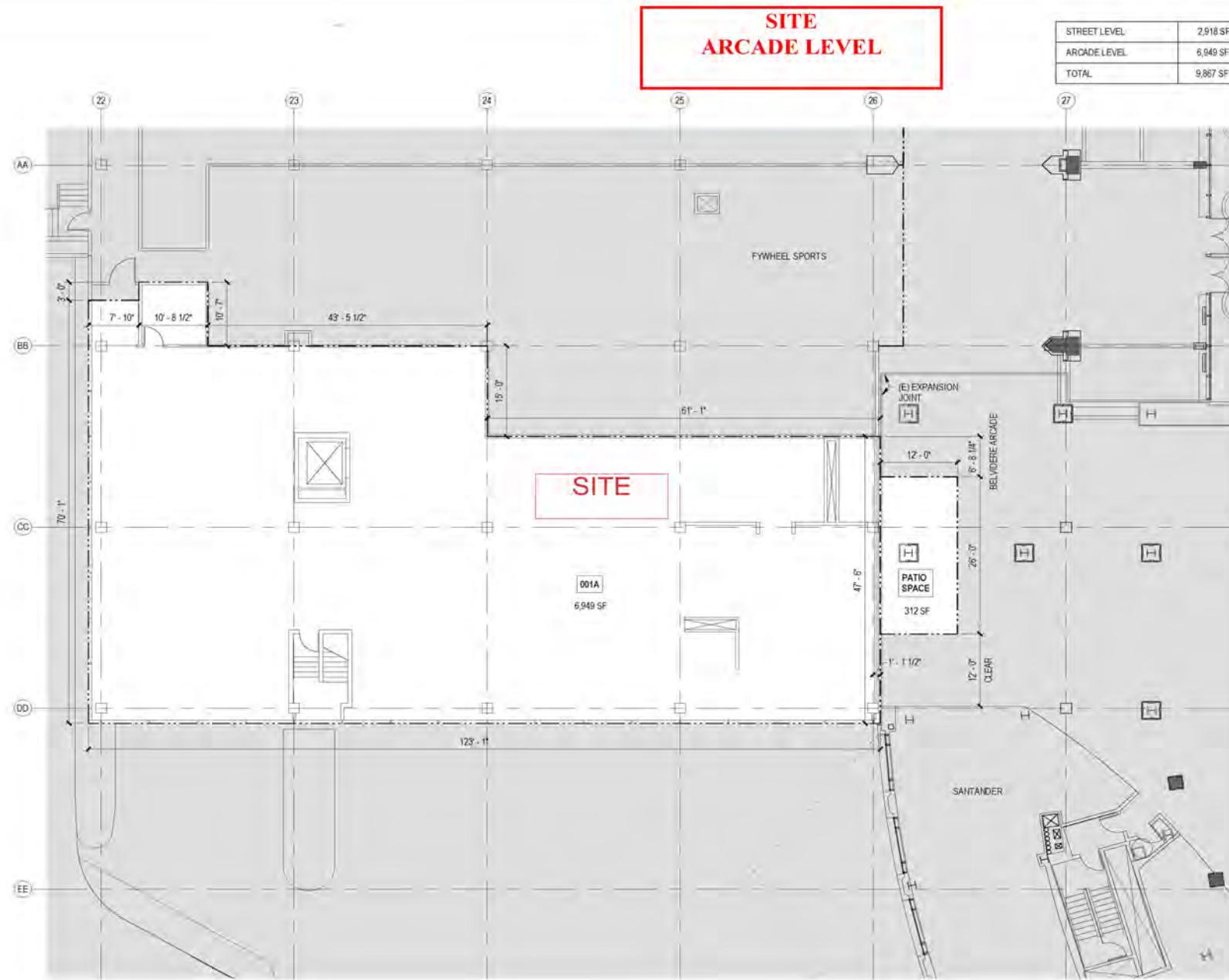
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