



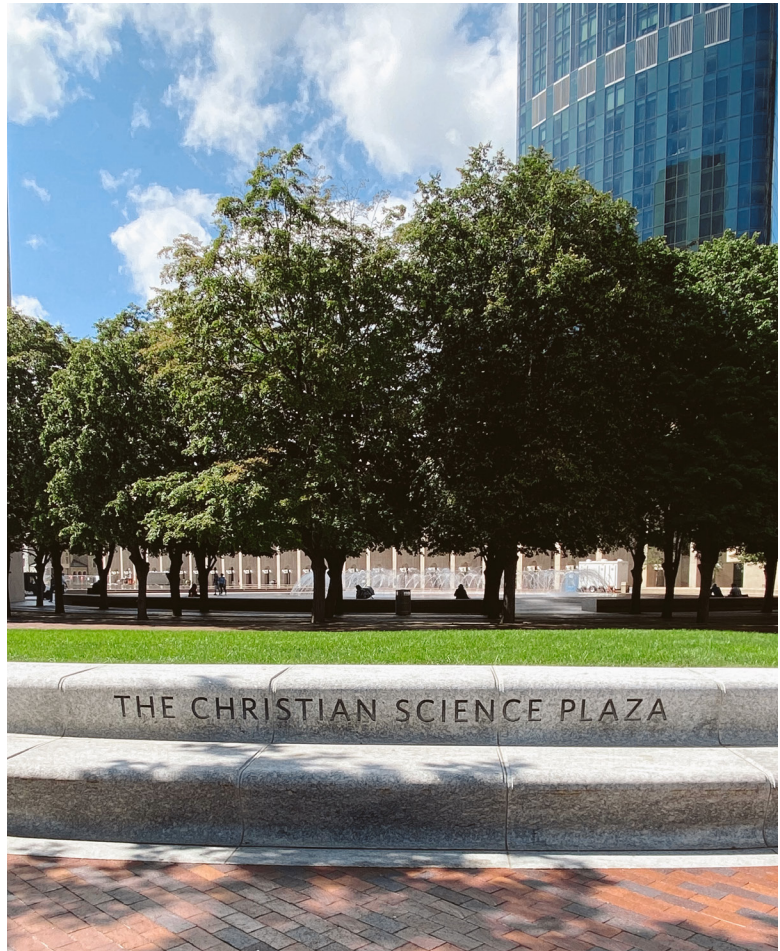
OFFICE SPACE
**FOR
LEASE**

3,500 & 17,000 SF
AVAILABLE

THE PLAZA

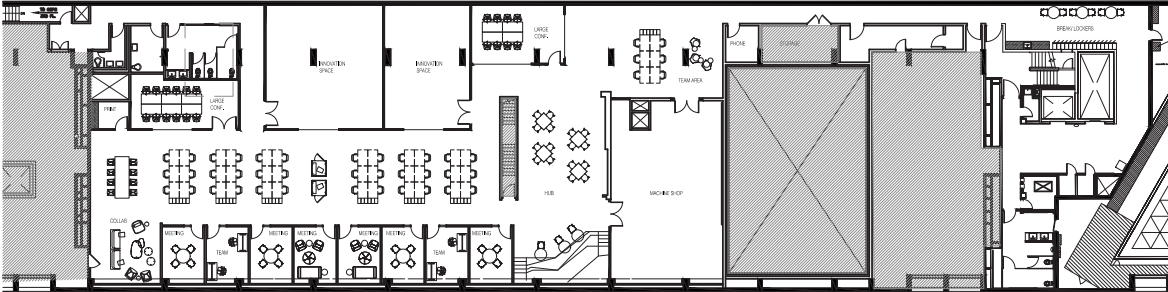
A nighttime photograph of the Christian Science Plaza in Boston. The scene is dominated by several tall, illuminated skyscrapers. On the left, a building with a red neon top edge is visible. In the center, a prominent building with a glass dome is lit up. To the right, a tall, slender tower with a vertical strip of lights stands out. The foreground shows a paved plaza area with a person walking. On the right side, a row of trees is heavily decorated with warm white string lights, creating a festive atmosphere. The sky is dark, and the overall lighting is a mix of cool blues and whites from the buildings and warm yellows from the tree lights.

The 13.5-acre Christian Science Plaza, situated at the intersection of the Back Bay, Fenway, and the South End, is the largest privately-owned, publicly accessible open space in Boston. Located harmoniously along the commercial high-rise spine of the Back Bay comprised of the famous Prudential Center, Hancock Towers, and Copley Place. The Plaza is surrounded by an eclectic blend of Class A office buildings, some of Boston's best restaurants, and luxury residential properties. Including the Four Seasons Hotel and Residences. Students from the Berkley College of Music and Northeastern frequent the Plaza as well, who utilize the area because of its centrality, unique retail mix, and presence of cultural landmarks. The Plaza has become a staple for locals and destination for tourists, it is one of the largest privately owned public outdoor spaces in Boston and is unmatched location to expand or launch a business.



TOUGH TECH - R&D CONCEPT DESIGN

FIFTH FLOOR 17,000 SF

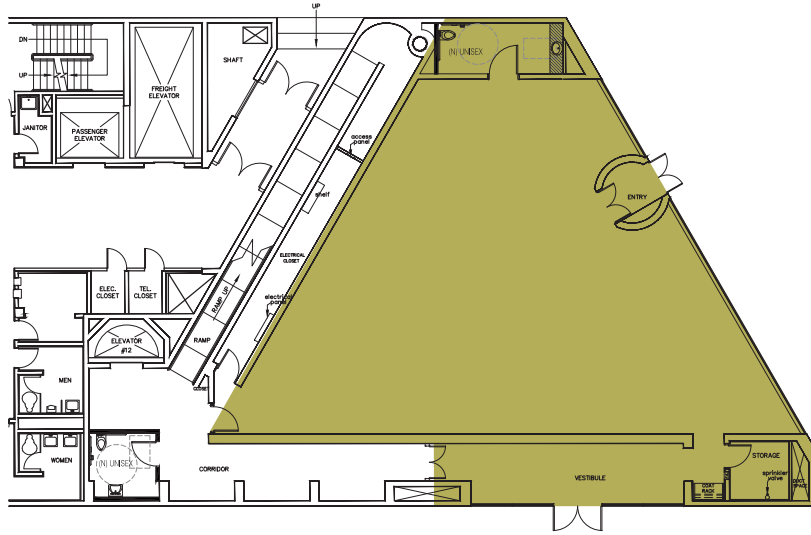


THE SPECS:

- 25 Tons of Humidity Controlled Cooling Capacity
- 3 Phase - 277/480 power. 2 - 200 amp panels and 1 - 100 amp panel
- 12,000lb Oversized Freight Elevator
- 150,185/sf floor load capacity
- 10'8" Ceiling height
- On site parking garage with discrete underground loading
- Ample on site storage space

EXISTING CONDITION

FIRST FLOOR 3,500 SF





AVAILABLE SPACE
3,500 & 17,000 SF



BUILDING SIZE
150,000 SF



LEASE TERM
Negotiable



ASKING RATE
Negotiable

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