



**459**

Washington St

PREMIER RETAIL OPPORTUNITY  
**Downtown Boston, MA**

**NEWMARK**



Flagship retail space for lease  
in the center of Downtown Crossing

- **20,000 SF** available over three full floors
- Prominent branding and visibility with 70' frontage on Washington Street
- Located in Boston's most heavily trafficked neighborhood, with over 1.5 million daily pedestrians in Downtown Crossing and 731,700 per day on Washington Street
- Easily accessible via public transportation including four MBTA subway stations in immediate vicinity
- Join neighboring retailers including HomeGoods, Macy's, Old Navy, Primark and Roche Bros.







Area Demographics

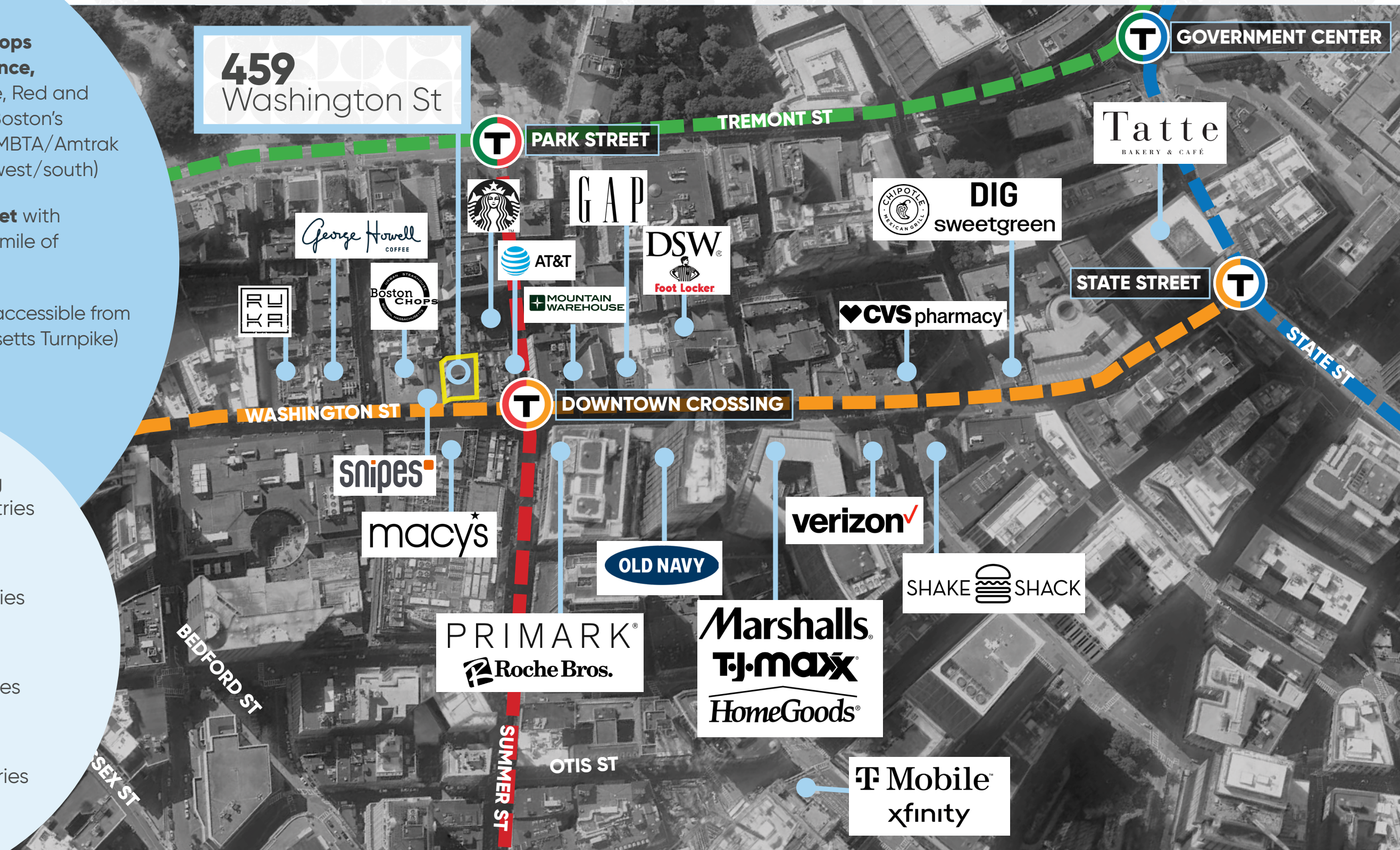
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2023 Total Daytime Population	175,100	322,371
2023 Average Household Income	\$196,460	\$202,499
2023 Median Household Income	\$118,520	\$131,770
2023 Aggregate Household Income	\$2,162,824,441	\$8,030,496,964
2023 Total Households	11,011	39,659



# LOCATION & ACCESS

- Several **public transportation stops within immediate walking distance**, including the MBTA Blue, Orange, Red and Green Subway Lines as well as Boston's busiest terminal, South Station (MBTA/Amtrak service to New York and points west/south)
- Located in a **36 MSF office market** with **145,102 employees** within a half mile of Downtown Crossing
- 459 Washington Street is **highly** accessible from Interstates 93 and 90 (Massachusetts Turnpike)

-  **Downtown Crossing**  
24,074 Weekday Entries
-  **Park Street**  
16,571 Weekday Entries
-  **Chinatown**  
5,747 Weekday Entries
-  **State Street**  
12,928 Weekday Entries



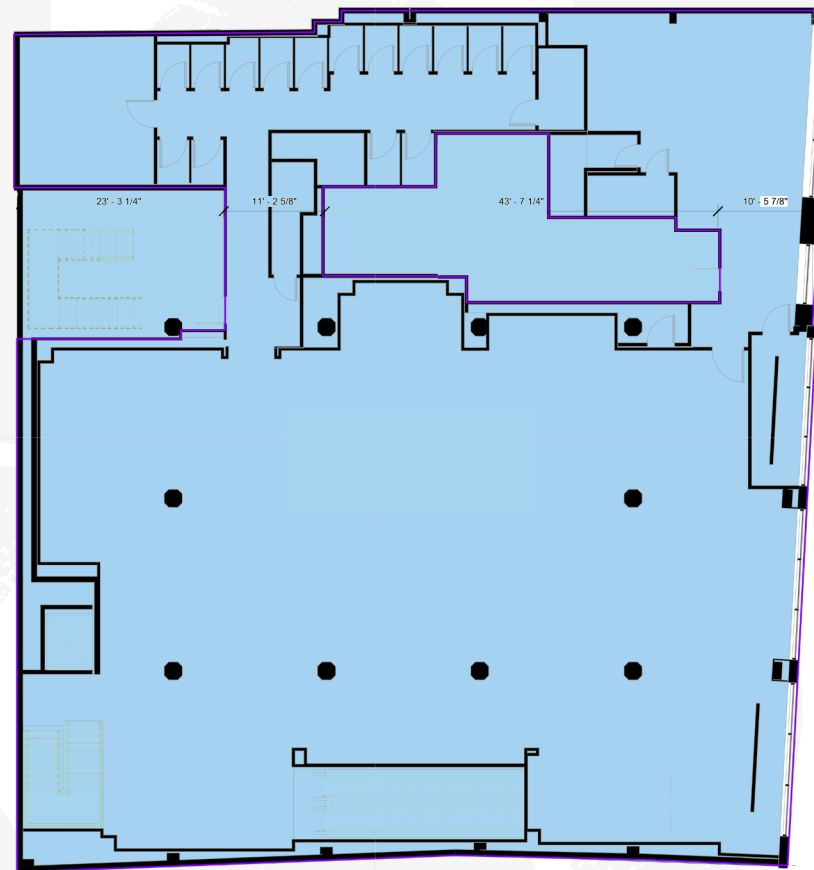


# FLOORPLANS

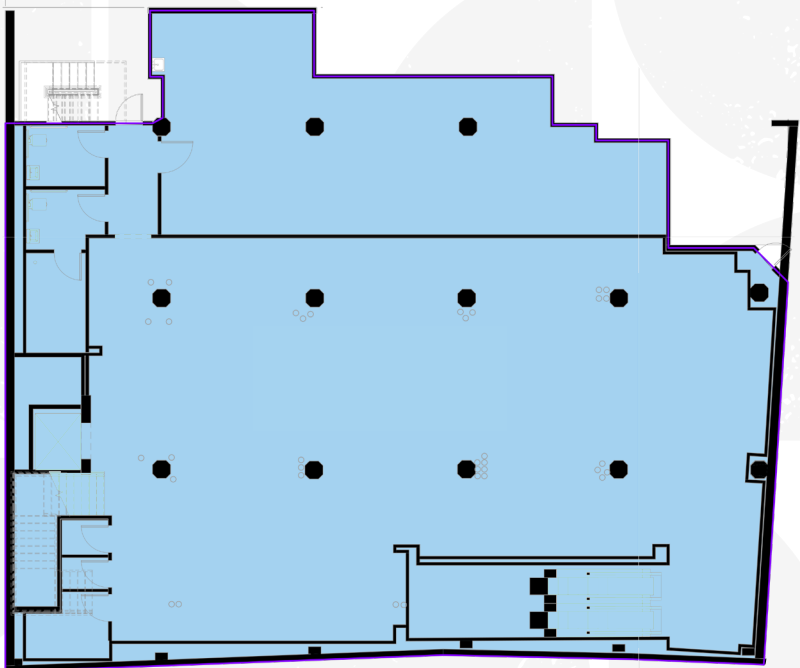
**±6,000 SF**  
Street Level



**±8,000 SF**  
Second Level



**±6,000 SF**  
Lower Level







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## **CONTACTS**

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