

**YOUR OFFICE**  
**BY DAY**



# **THE** **MIGHTY** *WORKSPACE*

@ 1 DAVID ORTIZ DRIVE, BOSTON, MA



**OUR BREWERY**  
**BY NIGHT**

# UNIQUE SUBLEASE OPPORTUNITY

IN THE FENWAY  
NEIGHBORHOOD

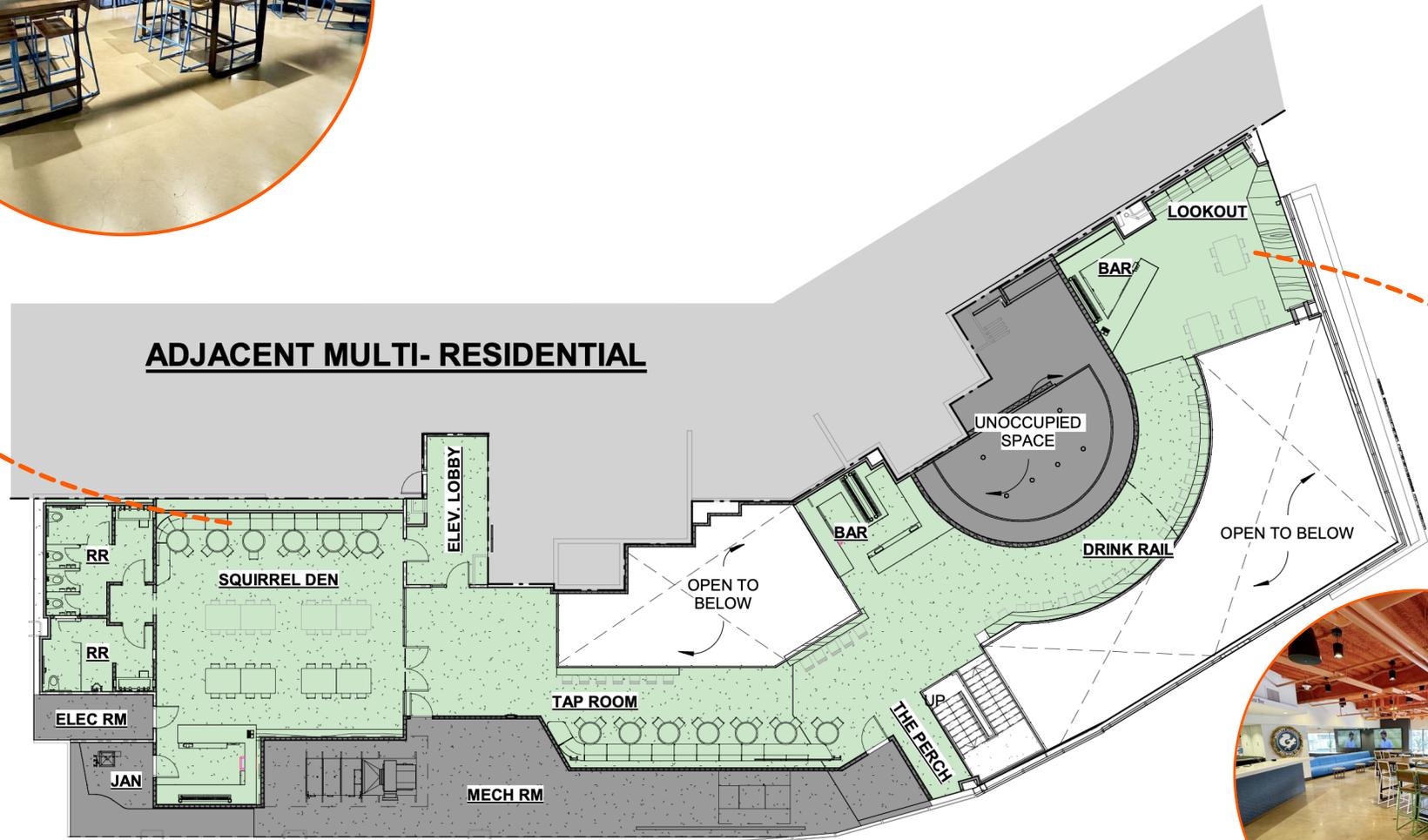
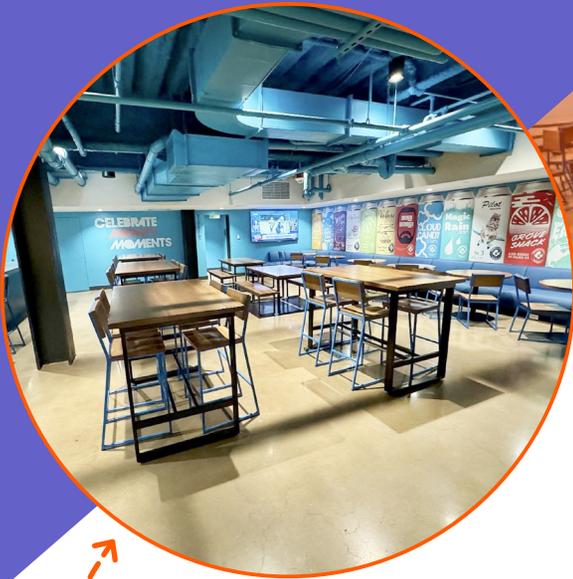


**4,500 SF  
OF WORKSPACE**  
on 2nd Floor

# AVAILABLE FOR SUBLEASE

The entire 4,500 SF located on the second floor is available to the tenant from:

**7:00am - 5:00pm**  
Monday through Friday





**FULLY  
OPERATIONAL  
KITCHEN**  
run by  
In-house chef

***FULL-SERVICE  
BREAKFAST AND LUNCH***

Available to the tenant every day.

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Custom menus and buffets can  
be arranged.

## ADDITIONAL SPACE DETAILS

**AVAILABLE SF:**  
4,500

**RENT:**  
Negotiable

(includes all utilities and daily cleaning)

**FLOOR:**  
2

**TERM:**  
12-36 months

**AMENITIES:**  
Full-Service Meals  
Stair & Elevator Access  
Private Restrooms







**95**  
WALK SCORE  
*WALKER'S PARADISE*

**40+**  
RESTAURANTS/CAFES  
IN IMMEDIATE AREA

## FENWAY NEIGHBORHOOD

**2 Min.**  
WALK TO MBTA  
LANSLOWNE STATION  
*COMMUTER RAIL*

**8 Min.**  
WALK TO MBTA  
GREEN LINES B, C, D





# THE MIGHTY *WORKSPACE*

@ 1 DAVID ORTIZ DRIVE, BOSTON, MA

**PETER EVANS**  
617.457.3402  
pevans@hunnemanre.com

**BRIAN FOLEY**  
617.457.3311  
bfoley@hunnemanre.com

**COLIN GORDON**  
508.277.6089  
colin@hughesmarino.com



303 Congress Street, Boston MA, 02210 | [hunnemanre.com](http://hunnemanre.com)

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