

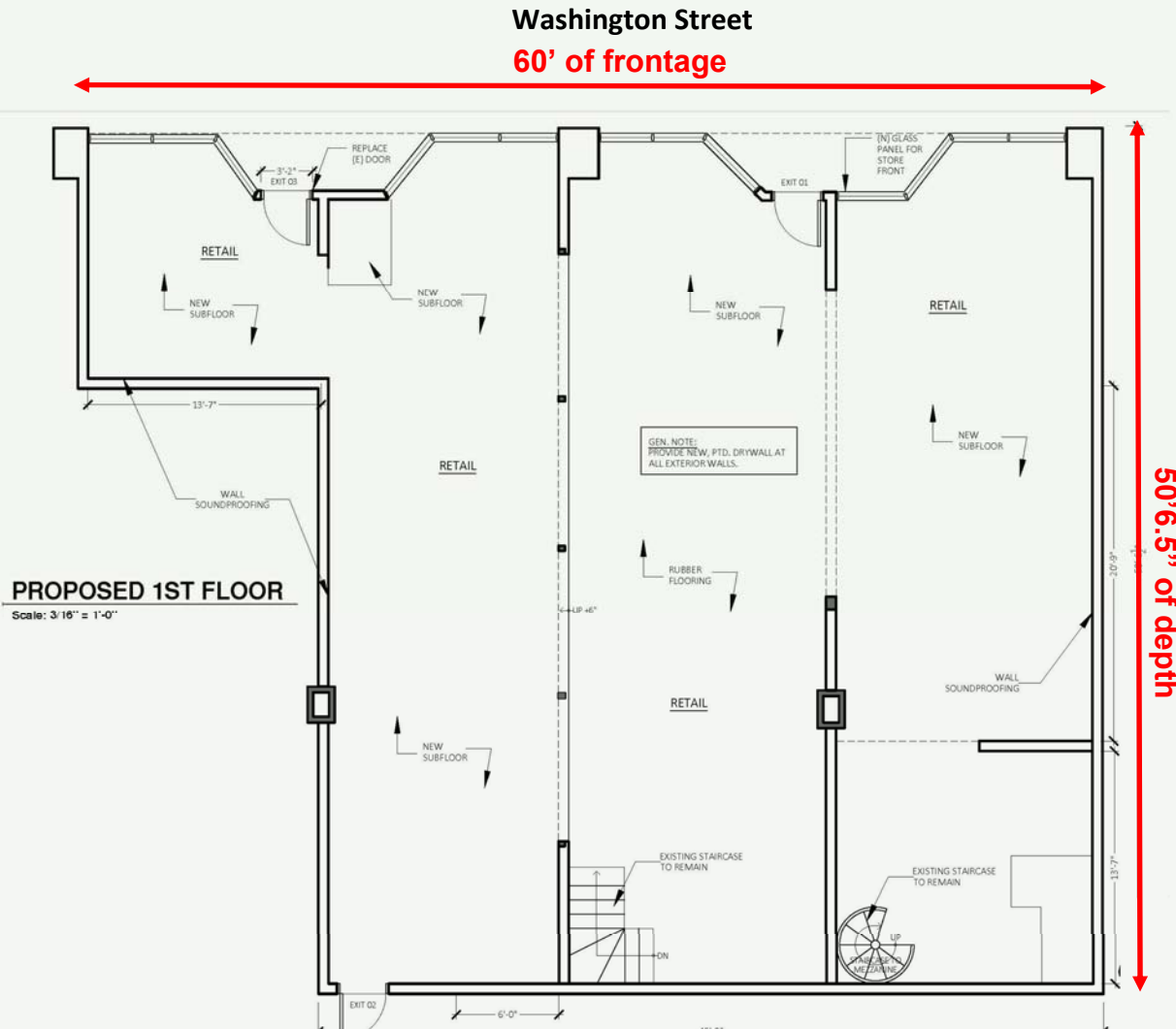
BROOKLINE, MA

706 WASHINGTON STREET - WASHINGTON SQUARE



BROOKLINE, MA

706 WASHINGTON STREET - WASHINGTON SQUARE



SITE OVERVIEW



Space

2,500+/- SF plus basement with 11'4" ceiling height and **60' of frontage** at the corner of Beacon St. & Washington St. to be delivered in vanilla shell condition.



Location

Prime retail location just steps from the MBTA Green Line (C-Branch) subway stop. The Green Line provides direct access to Downtown Boston and surrounding neighborhood and communities as do the multiple bus routes which service Washington Square. The property benefits from strong foot and commuter traffic, good parking along Beacon Street, and excellent generators in the Square, which is expanding a historic dining destination. Boston College, Boston University, and the Hospital District are all within 1.5 miles of the site.



Area

Washington Square is home to notable tenants such as Caffe Nero, bartaco, Barcelona Wine Bar, Chef Joe Cassinelli's Painted Burro, Publick House, Golden Temple (50 years and counting!), Washington Square Tavern, Mamaleh's Deli, and so many others, which makes it such a dynamic environment.



Demographics

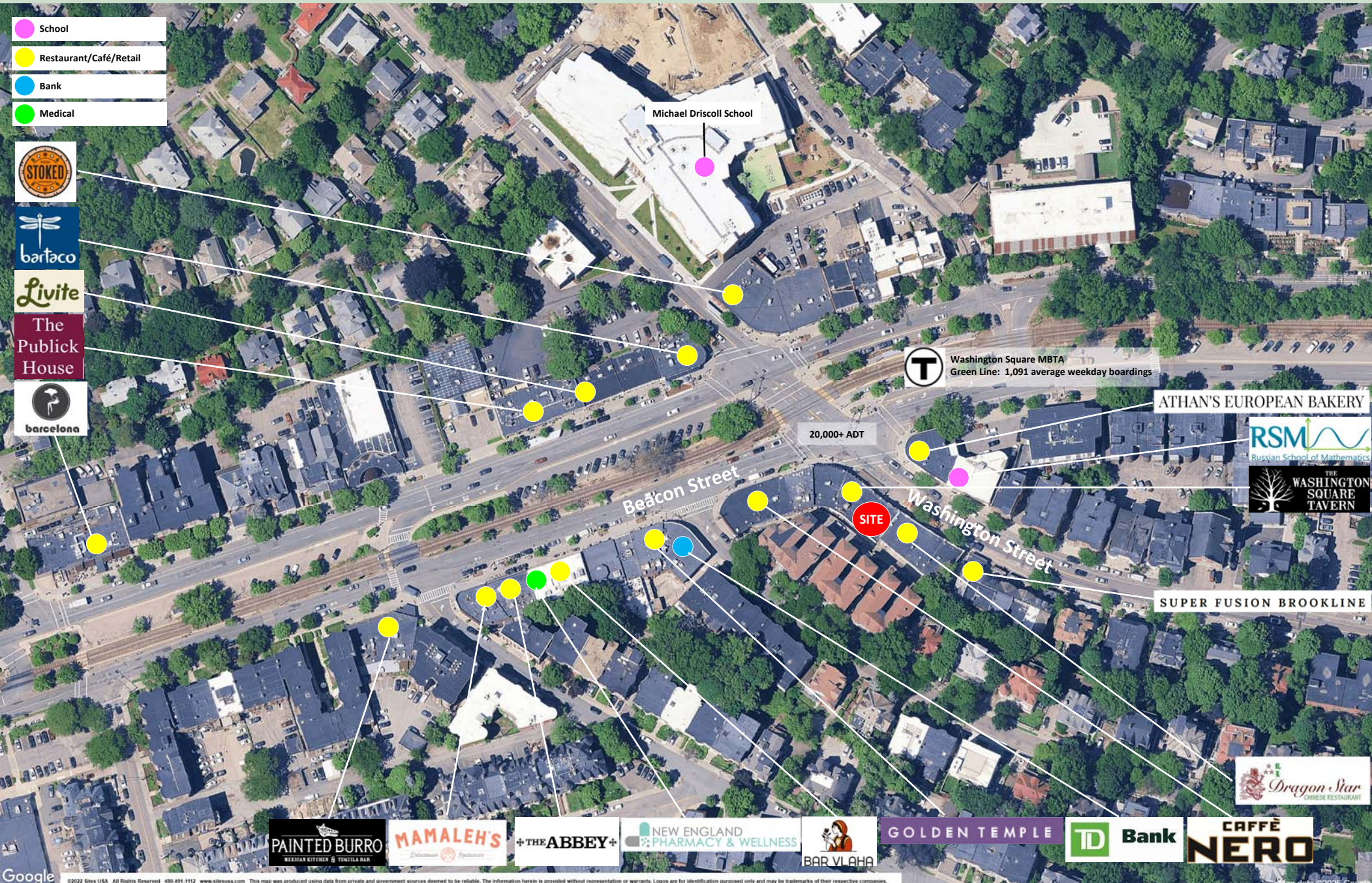
Brookline is a densely populated and affluent community. Outside of New York City, one would be hard pressed to find a stronger combination of density and income anywhere on the East Coast.

DEMOGRAPHICS

	0.50-MILE	1-MILE	2-MILE	3-MILE
POPULATION	17,201	71,110	191,384	402,638
AVG HH INCOME	\$207,445	\$165,822	\$155,106	\$166,116
EMPLOYEES	3,568	23,434	88,211	214,641

BROOKLINE, MA

706 WASHINGTON STREET - WASHINGTON SQUARE





Corporate Realty Advisors, Inc.

60 State Street, Suite 1400

Boston, Massachusetts 02109

781-396-5400

www.cra-boston.com

Colin Trueman

ct@cra-boston.com

John Dennis

jd@cra-boston.com