



# 423 WEST BROADWAY

## SOUTH BOSTON, MA 02127

FIVE COMMERCIAL UNITS FOR LEASE



HIGH-CEILINGED MULTI-LEVEL  
RETAIL BUILDING OFFERING  
DYNAMIC SPACES IN  
A VIBRANT NEIGHBORHOOD

UNIT	SF
204	2,200
205A	1,600
205B	1,600
302B	1,600
404	1,500

# FACILITY

## FEATURES

423 West Broadway is a four-story, loft-style retail building featuring elevator access, abundant natural light, high visibility, and customizable floor plans. It's just steps from popular bars, restaurants, and shops, and only minutes from the Broadway Red Line Station. The building also offers convenient access to the Seaport, major highways, and express routes to Logan Airport.

**Units Available** 5 (1,500 to 2,200 SF)

**Space Use** Retail/Commercial

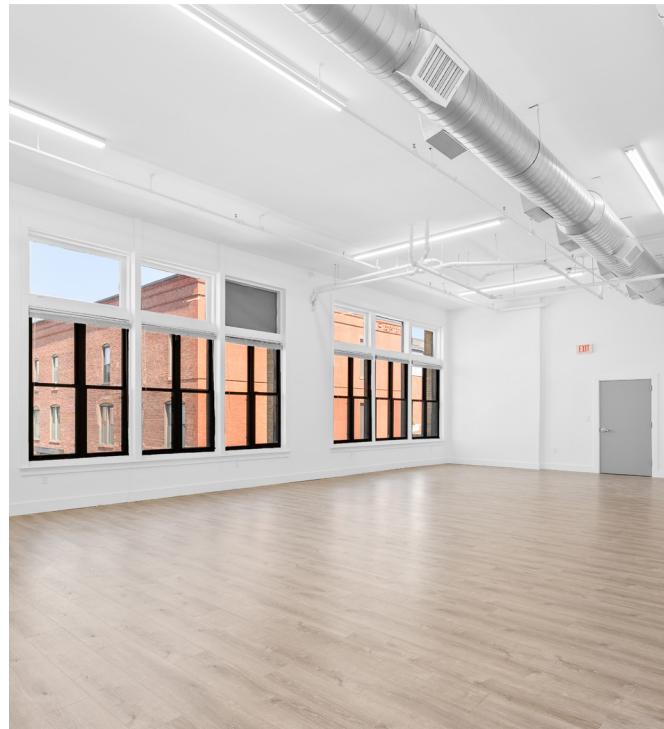
**Zoning:** MFR/LS

**Walk Score®** Walker's Paradise (91)

**Transit Score®** Excellent Transit (86)

**Bike Score®** Very Bikeable (75)

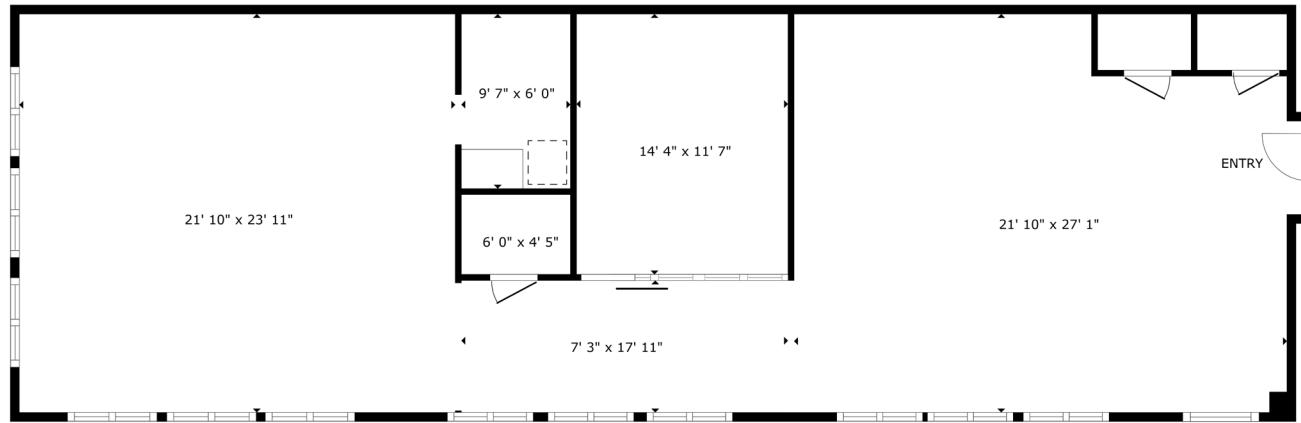
**Condition** Turnkey



# SUITE 204

2,200 SF SPACE AVAILABLE

## 2ND FLOOR SUITE DETAILS



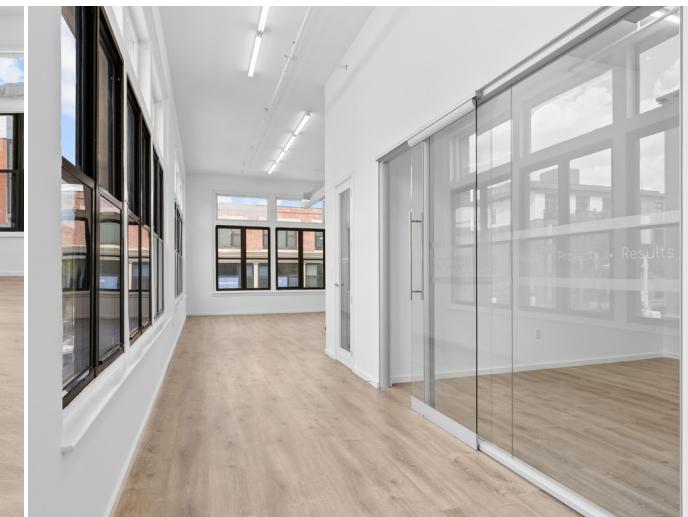
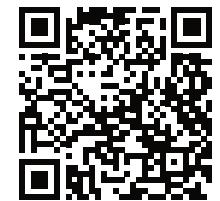
**Rental Rate:** Upon Request

**Date Available:** Now

**Lease Term:** Negotiable

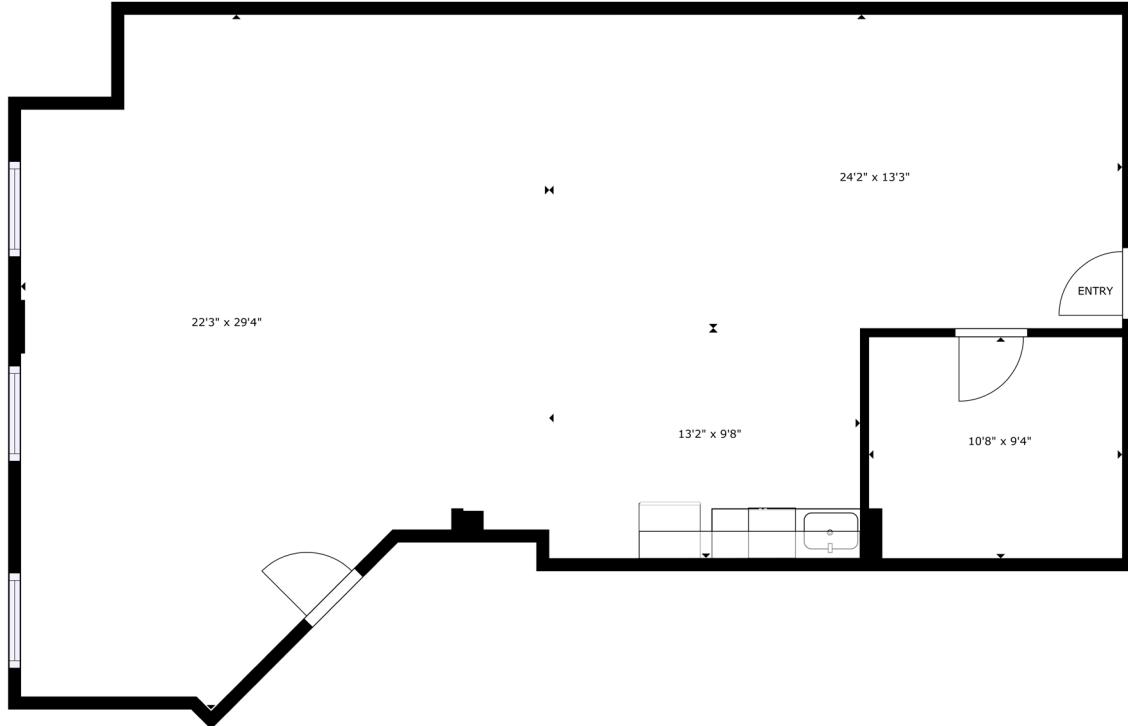
**Condition:** Fully built-out corner office featuring 12' finished ceilings, central HVAC, abundant natural light, and recent renovations.

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**EXPLORE A VIRTUAL**  
**WALKTHROUGH**



# SUITE 205A

1,600 SF SPACE AVAILABLE



## 2ND FLOOR SUITE DETAILS

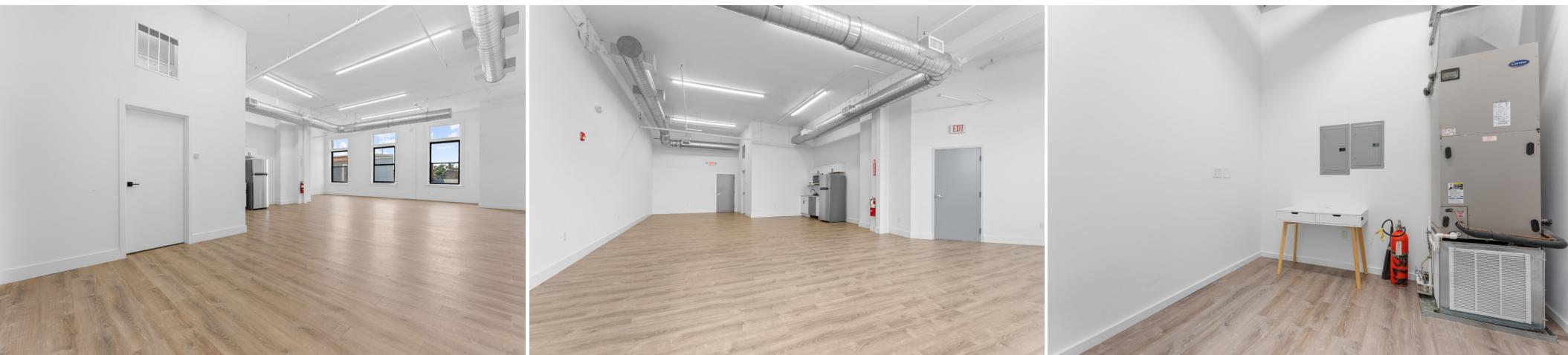
**Rental Rate:** Upon Request

**Date Available:** Now

**Lease Term:** Negotiable

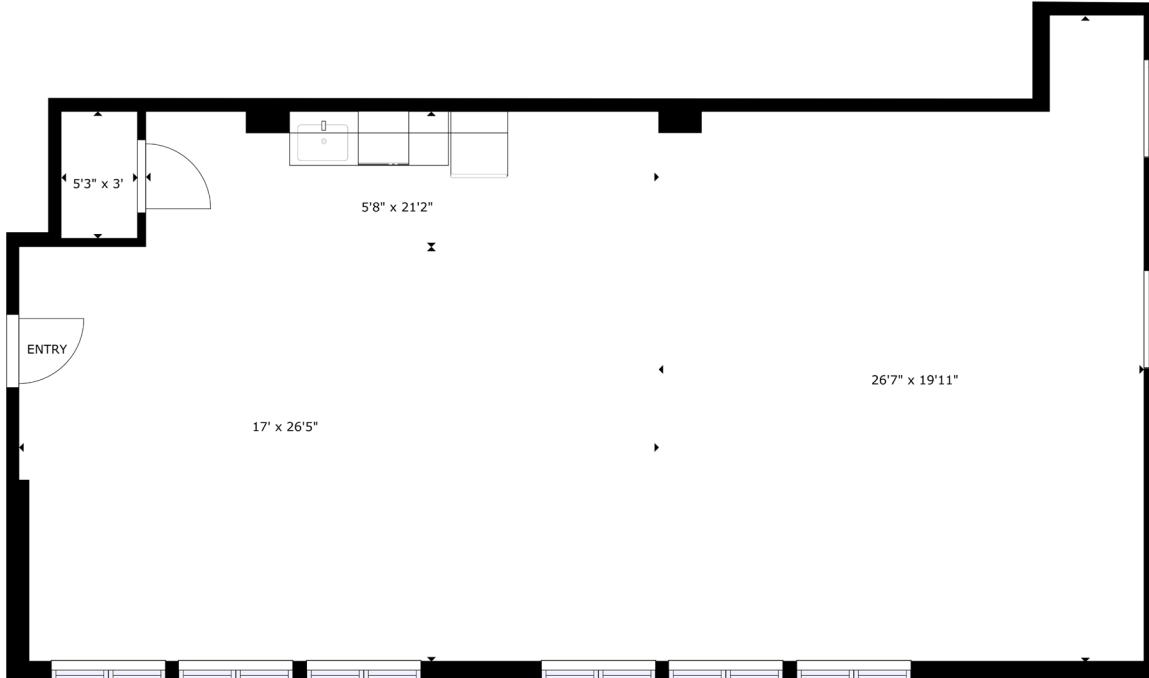
**Condition:** Newly renovated spec suite with high ceilings, hardwood floors, and a kitchenette—well-suited for office or retail use.

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WALKTHROUGH



# SUITE 205B

1,600 SF SPACE AVAILABLE



## 2ND FLOOR SUITE DETAILS

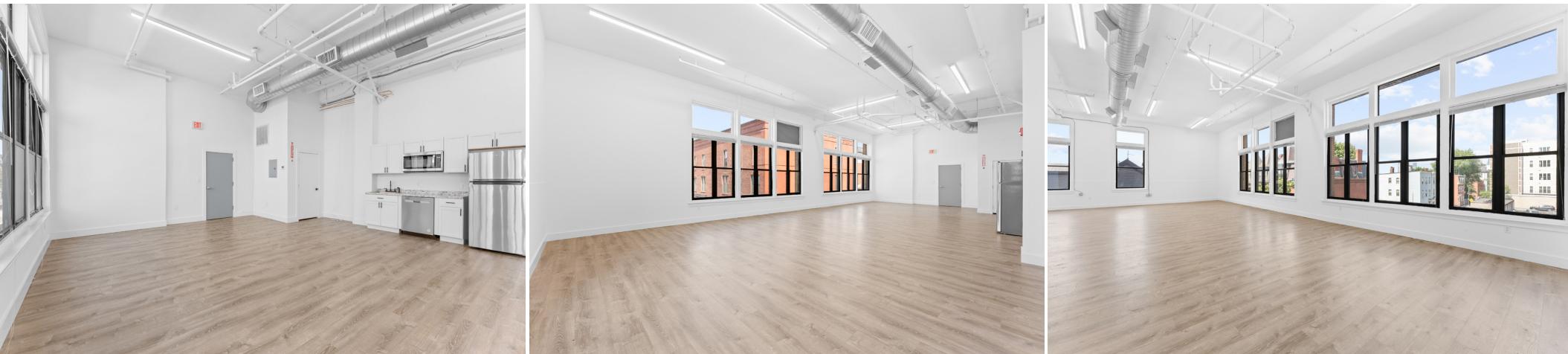
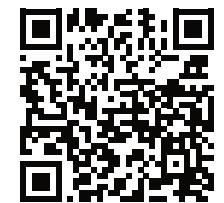
**Rental Rate:** Upon Request

**Date Available:** Now

**Lease Term:** Negotiable

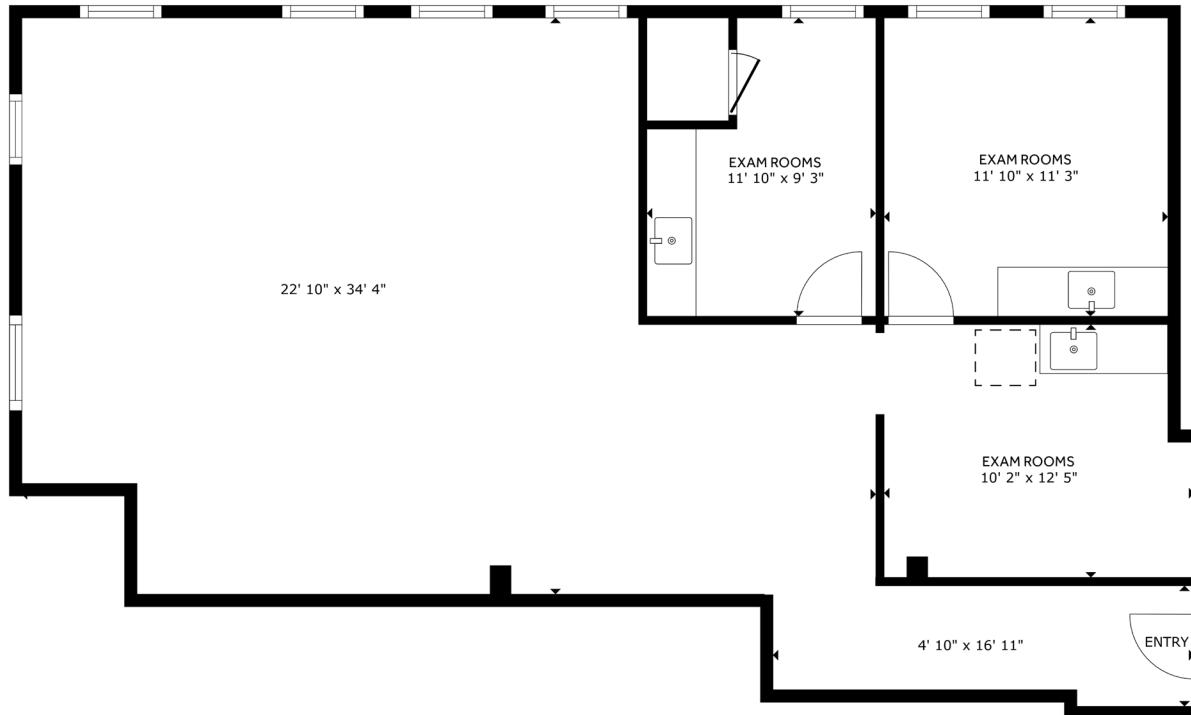
**Condition:** Turnkey office with high ceilings, open layout and lots of natural light.

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# SUITE 302B

1,600 SF SPACE AVAILABLE



## 3RD FLOOR SUITE DETAILS

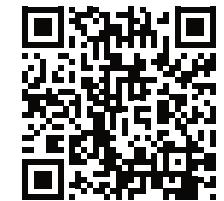
**Rental Rate:** Upon Request

**Date Available:** Now

**Lease Term:** Negotiable

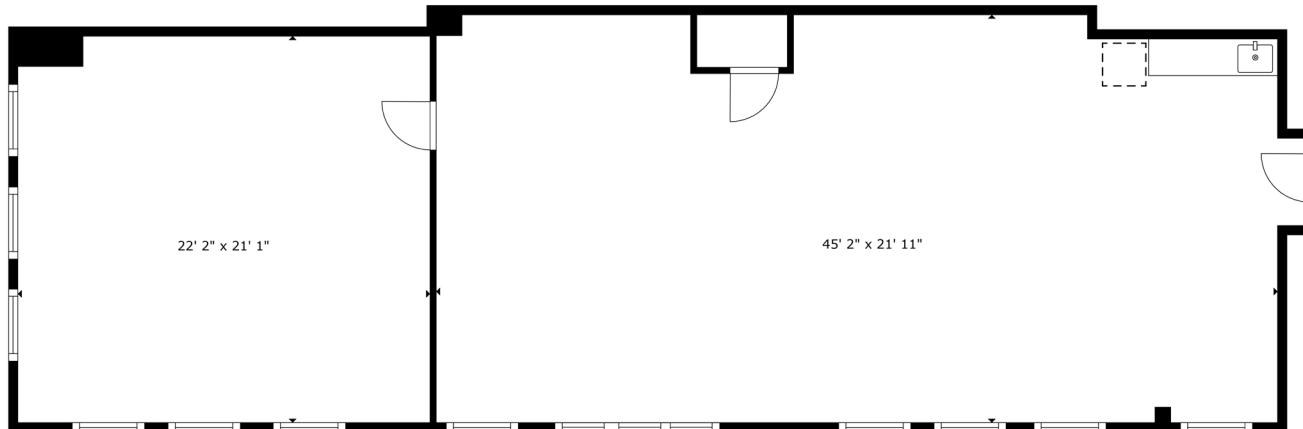
**Condition:** Spec suite, built in sinks for exam rooms, open-plan layout with many windows.

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# SUITE 404

1,500 SF SPACE AVAILABLE



## 4TH FLOOR SUITE DETAILS

**Rental Rate:** Upon Request

**Date Available:** Now

**Lease Term:** Negotiable

**Condition:** Creative office featuring an open layout, high ceilings, a custom kitchen, and versatile space ideal for a studio, showroom, or boutique office.

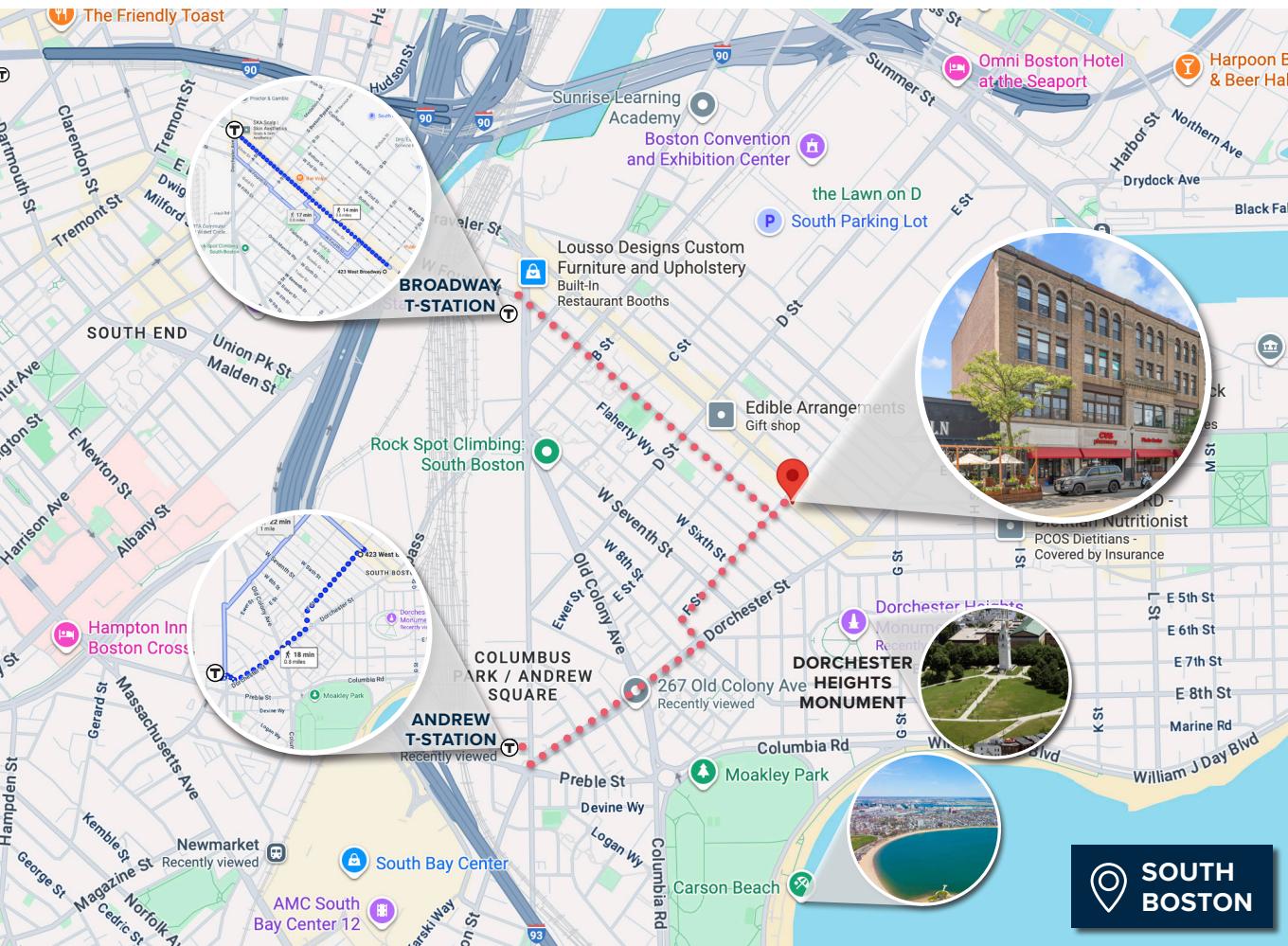
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WALKTHROUGH



# AERIAL MAP

## 423 WEST BROADWAY, S. BOSTON, MA

### KEY HIGHLIGHTS



**Prime Location:** Situated on West Broadway in South Boston ("Southie"), this address boasts a Walk Score of 95 (Walker's Paradise), placing you close to shops, services, and dining. Just steps away from the MBTA Red Line's Broadway station, offering convenient subway access with over 6,000 boardings on weekdays.

**Traffic:** The intersection sees an average daily traffic count of 11,735 vehicles, enhancing exposure for retail tenants.

**Revitalization:** West Broadway, historically known as "Big Broadway," has undergone significant revitalization, attracting new residences, shops, offices, and restaurants.

**Community Engagement:** The area is known for its strong community involvement, with developments often undergoing community review to ensure they meet neighborhood standards and

**Thriving Demographics:** South Boston has experienced a population growth of over 25% since 2000, with a 28% increase in residents holding bachelor's degrees, indicating a young educated demographic.



2024 POPULATION

AVG. HOUSEHOLD INCOME

2 miles

220,170

5 miles

849,354

10 miles

1,757,396

\$132,546

\$120,406

\$128,272

# GET IN TOUCH

## 423 WEST BROADWAY SOUTH BOSTON

Don't miss out on this exceptional leasing opportunity in one of South Boston's most desirable locations. Contact Dodge today to schedule a viewing and explore the potential of this property.



**DODGE TUCKER**

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tucker-re.com

