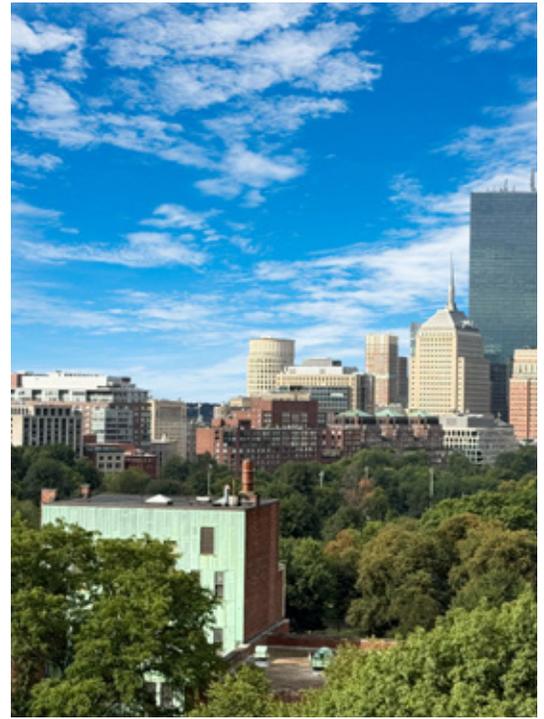


6 BEACON STREET



Boston Realty Advisors is pleased to present **up to 3,650 RSF** for lease at 6 Beacon Street. Located near Boston's historic State House and Commons, this 90,924 square foot, 11-story office building overlooks the Boston Common and is only steps away from countless amenities such as retail, dining, public transportation, parking and gyms.

The property is owned and managed by Six Beacon, LLC. The same family that has owned the property since 1963 with tremendous pride of ownership. Ownership has completed a multi-million dollar renovation from the street to the suites.

AMENITIES

- On-site property management
- Lobby Attendant after hours
- Free access to 4 shared conference rooms and kitchen for meetings
- Convenient to public transportation, including commuter rail at South Station, and the Red, Green & Orange T Lines at Downtown Crossing
- Within a short walk to Boston Municipal Court, Massachusetts Superior Court, State House and Boston City Hall
- Steps to several parking garages and area amenities including the XV Beacon and Omni Parker House Hotels, BON! Specialty Coffee, Emmets, Roxanne's, Beacon Hill Athletic Club, Boston Common Park, CVS, Gym Hub, Super Walgreens, Sweetgreen, Parker's Restaurant, Capitol Coffee House, Taco Azul, Banks, Government buildings, Saloniki Greek, Moo..., and Carrie Nation Restaurants and a wide variety of other eateries

SPECIFICATIONS



Available Space

2ND Floor: 1,792 RSF



3RD Floor: 859 RSF



9TH Floor: 1,404 RSF

Available 6/1/2026

10TH Floor: 1,485 RSF

Available 9/1/2026

10TH Floor: 3,650 RSF



Building Size

90,924 SF on 11 Floors



Lease Rate

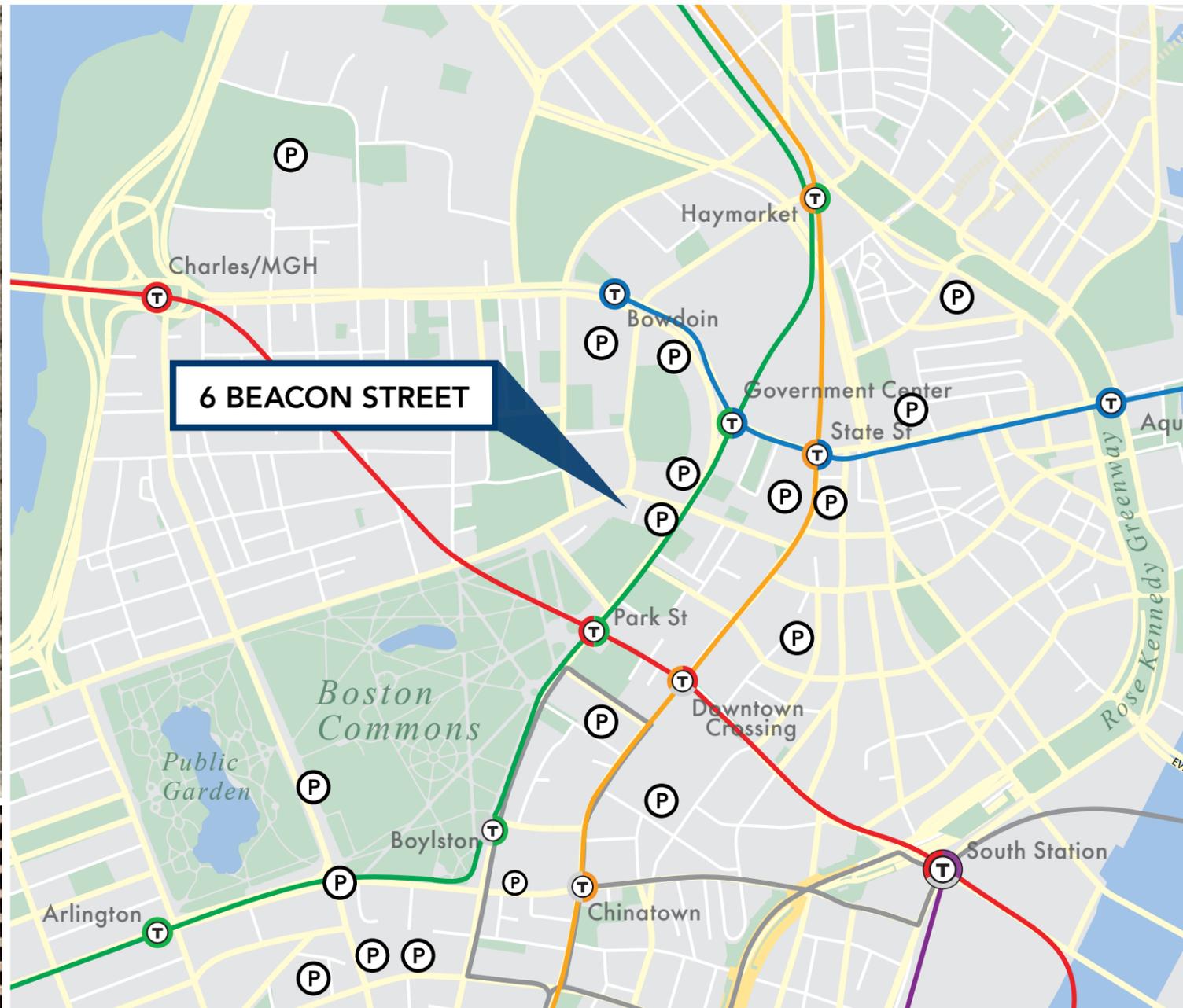
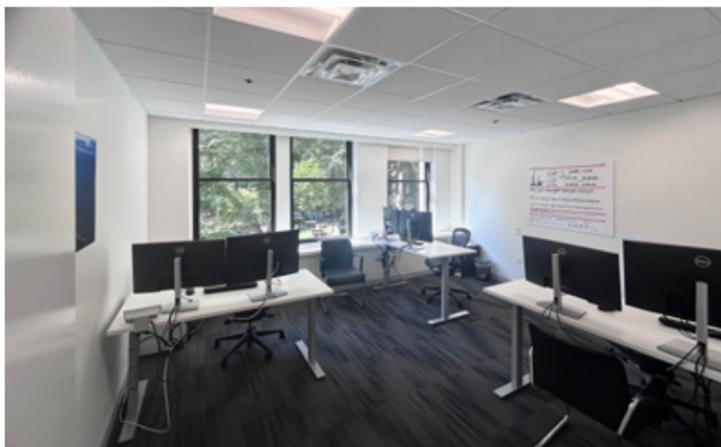
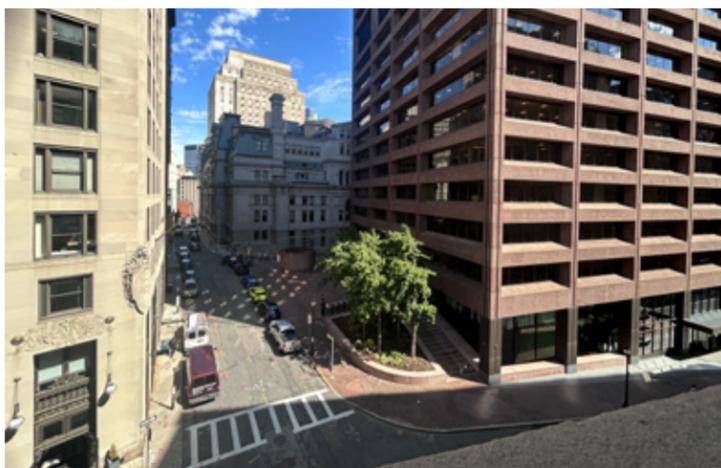
\$35-42/SF

*range pending which suite



Lease Term

Negotiable



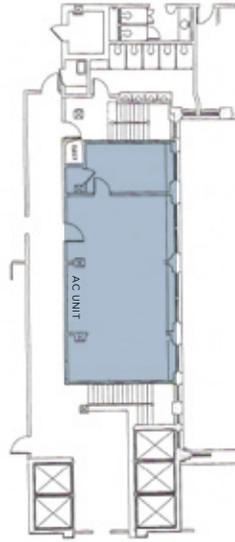
FLOOR PLANS

SUITE 220 | 1,792 RSF

[▶ Video Tour](#)

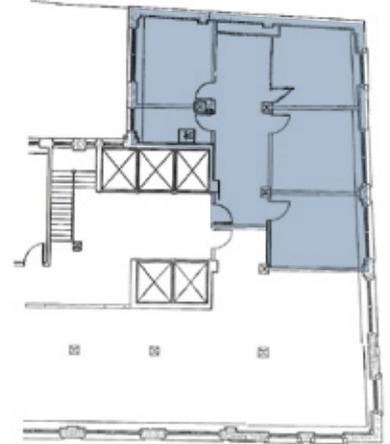


SUITE 325 | 859 RSF



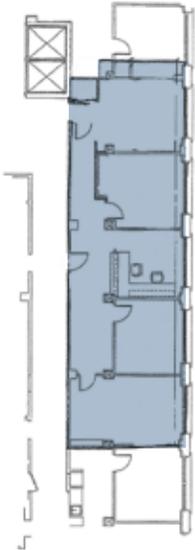
SUITE 500 | 1,288 RSF

[▶ Video Tour](#)



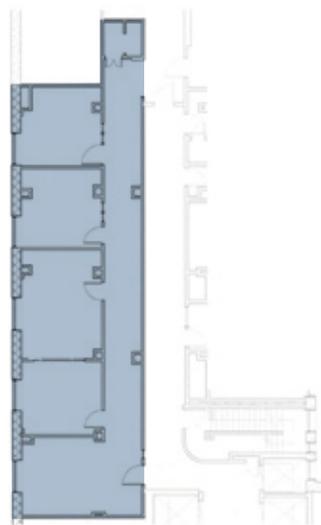
SUITE 915 | 1,404 RSF

AVAILABLE 6/1/2026



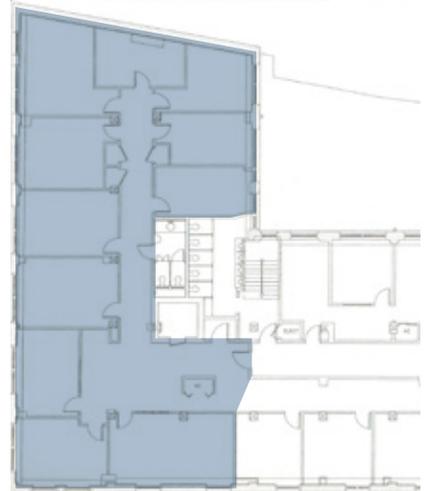
SUITE 1015 | 1,485 RSF

AVAILABLE 9/1/2026



SUITE 1020 | 3,650 RSF

[▶ Video Tour](#)



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