



33 A STREET

SOUTH BOSTON, MA 02127

RETAIL AND OFFICE SPACE FOR LEASE



COMMERCIAL SPACE FROM 700 SF TO 4,500 SF

**Secure your place in South Boston's
most iconic new building!**

- Modern and spacious
- 10,000 vehicles per day pass the site
- One block away from Broadway T-station on the Red Line, and major bus lines
- Three minute drive to South Station
- Eight minute drive to Logan Airport
- Thriving Demographics



ELEVATOR UP TO THE
3RD FLOOR 4500 SF SUITE

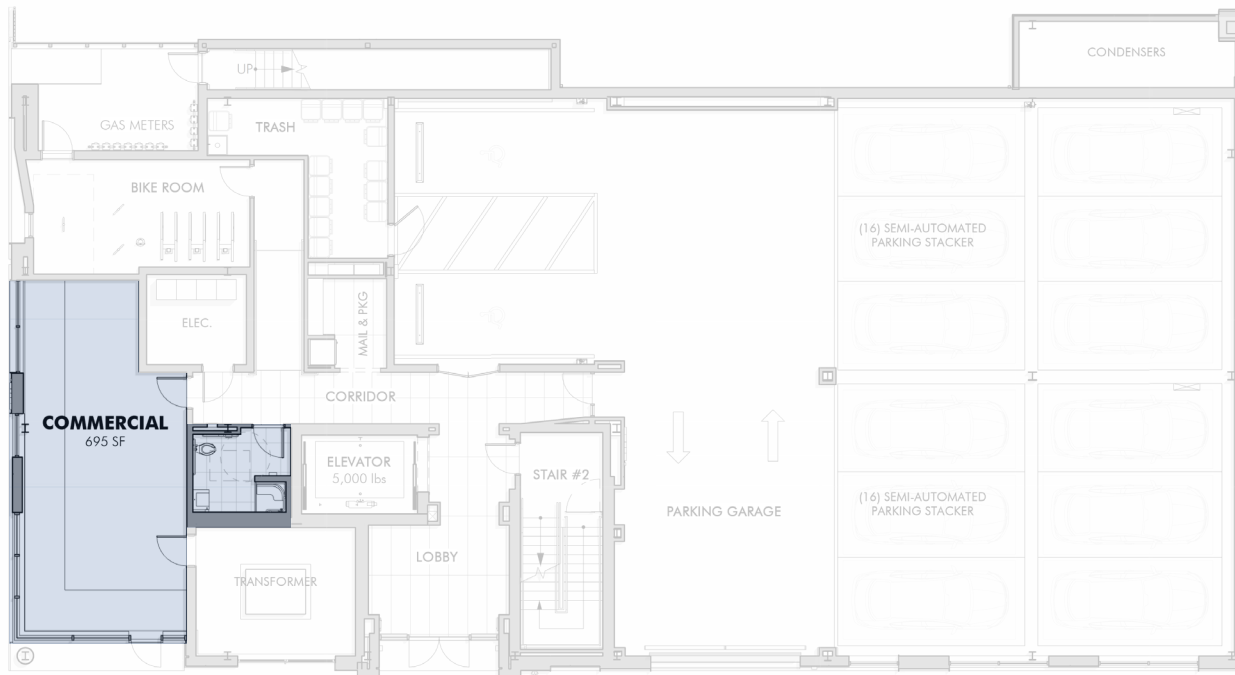


GROUND LEVEL 700 SF
SUITE & GRAND ENTRANCE

1ST FLOOR SUITE RETAIL FLOOR PLAN

695 SF SPACE AVAILABLE

MORE DETAILS



Space Available: 700 SF

Rental Rate: Upon Request

Date Available: Now

Service Type: TBD

Built Out As: Standard Retail

Space Type: New

Space Use: Retail

Lease Term: Negotiable

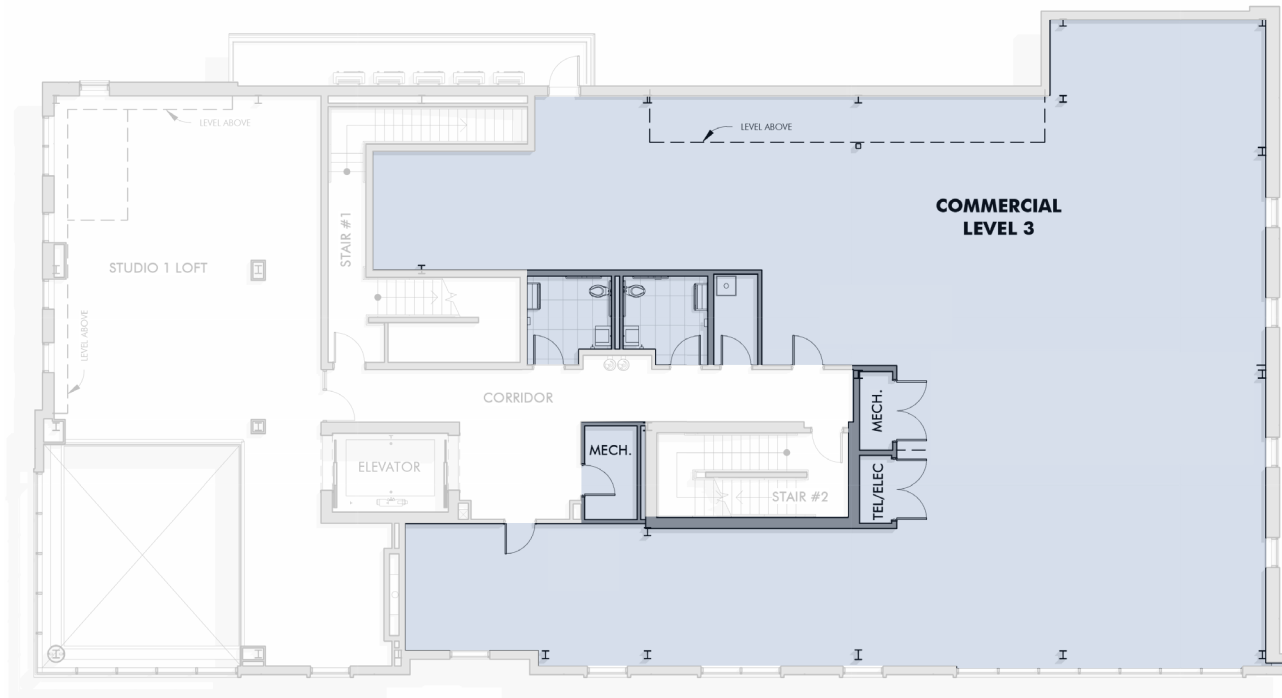
Brand New Modern Retail Space for Rent. Be the first to occupy this 700 SF modern retail space, just one block from Broadway T Station in a thriving neighborhood. Purpose built to enhance retail uses and offering excellent visibility in a high-traffic area, this versatile space is perfect for a boutique, specialty shop, or office. With convenient transit options and walking distance to nearby neighborhoods, this prime location is ideal for establishing or expanding your business.



3RD FLOOR SUITE 301 OFFICE FLOOR PLAN

4550 SF SPACE AVAILABLE

MORE DETAILS



Space Available: 4,500 SF

Rental Rate: Upon Request

Date Available: Now

This 4,500 SF of office space can be divided. Discover unparalleled business opportunities in our model office building, constructed with a modern steel frame and featuring expansive open spaces.

Exceptional Accessibility: Adjacent to both a T-Station and a bus station, and just a short walk to the vibrant South End, Whole Foods, and Ink Block areas. Plus, it's conveniently close to the Seaport area and major highways.

Strategic Location: Situated to maximize your business's exposure, our office space allows you to reach clients not just in South Boston but across the entire Boston area.

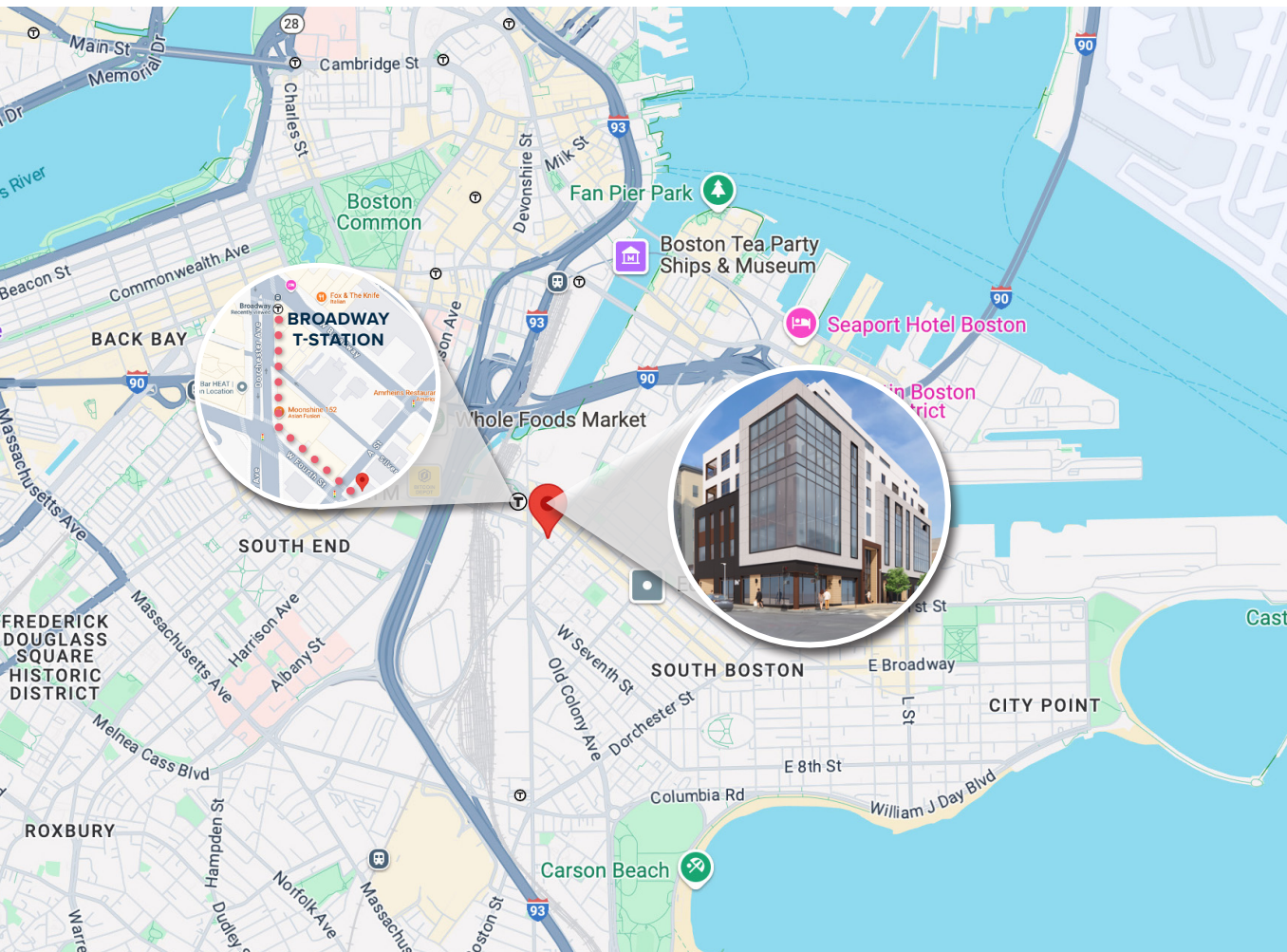
Highlights: Spacious, open-plan layouts offering versatility for any business. High accessibility making daily commutes and client visits a breeze. Located in a bustling area rich with amenities and services.



AERIAL MAP

33 A ST, SOUTH BOSTON, MA 02127

KEY HIGHLIGHTS



Prime Location: This highly visible street-level corner space is located at a bustling, signalized intersection, surrounded by neighborhoods such as South End, Chinatown, and the Seaport.

Modern and Spacious: The property offers from 700 SF up to 4,500 SF of open space with floor-to-ceiling windows, flooding the area with natural light. The steel beams and modern design create an inviting atmosphere, perfect for a fitness studio, architectural firm, law office, dental practice, and more.

Additional Retail Opportunity: Included is a 700 sq ft retail store, ideal for a unique small business such as a bank ATM self-service, Amazon drop-off/pickup center, and more.

Luxury Residences: New construction with upscale residences above and in the area.

Convenient Transit: Just one block from Broadway T-station on the Red Line.

Accessibility: Only a 3 minute drive to South Station. And an 8 minute drive to Logan Airport.

Thriving Demographics: The area is populated with 56% millennials and Gen Z, which is perfect for attracting young professionals.



2024 POPULATION

AVG. HOUSEHOLD INCOME

2 miles

220,170

\$132,546

2 miles

849,354

\$120,406

10 miles

1,757,396

\$128,272

GET IN TOUCH

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



DODGE TUCKER

603-828-1384

Dodge@DodgeTucker.com

www.dodgetucker.com

