

175 PURCHASE ST



BOSTON, MASSACHUSETTS
CONFIDENTIAL OFFERING MEMORANDUM



175 PURCHASE ST

BOSTON, MASSACHUSETTS

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EXECUTIVE SUMMARY

As exclusive sales agent, Freudenheim Partners is pleased to offer for sale 175 Purchase Street ("the Property"), a four-story, ±18,004 SF brick-and-beam office building prominently located in the heart of Boston's Financial District. Situated on 0.10 acres of land, the Property combines institutional-grade tenancy anchored by the Consulate General of Brazil with exceptional transit connectivity and irreplaceable downtown fundamentals.

Overlooking the Rose Kennedy Greenway and positioned steps from South Station, the Property provides direct access to Boston's premier intermodal transit hub and benefits from a vibrant setting surrounded by leading office towers, hotels, restaurants, and cultural amenities. The building's abundant natural light, and dedicated elevator offer investors flexibility for continued government tenancy, boutique office users, or future adaptive-reuse opportunities aligned with Boston's Downtown Conversion Initiative.

The Consulate General of Brazil has occupied the Property for more than twelve years, demonstrating a long-term commitment to the location and providing investors with reliable cash flow and strong credit quality. Beyond the stability of the existing tenancy, the Property's strategic position within the newly adopted SKY zoning district introduces significant future redevelopment potential, with recently approved height allowances of up to 650 feet. This zoning framework positions the asset for substantial long-term value creation through residential or mixed-use redevelopment, consistent with the City's initiatives to expand downtown housing and promote vertical growth.

Combining durable income, superior location fundamentals, and transformative future potential, 175 Purchase Street represents a rare investment opportunity within the Boston marketplace offering investors both secure, government-backed cash flow today and exceptional optionality for tomorrow.

Post Office Square

175 PURCHASE ST

SOUTH STATION
& FOOD TRUCKS



I-93 SOUTH
ENTRANCE

THE
GREEN
WAY

18,004 SF

4 FLOORS

100% LEASED

3 BLOCKS TO



INVESTMENT HIGHLIGHTS

STABLE INCOME ANCHOR TENANCY

Fully occupied by the Consulate General of Brazil, serving Massachusetts, Maine, New Hampshire, and Vermont. Government tenancy provides credit stability and consistent weekday foot traffic from visa, passport, and public-service operations. This consulate is the second busiest in the U.S. and among the most active Brazilian consulates worldwide.



CORE FINANCIAL DISTRICT LOCATION

Generational downtown address surrounded by Boston's leading employers, hotels and institutional landmarks.

Steps from the Rose Kennedy Greenway, Post Office Square and the region's premier intermodal hub at South Station (Red Line, Commuter Rail, Amtrak, Silver Line to Logan).



EXCEPTIONAL URBAN ACCESSIBILITY



4 min walk to South Station;
Silver Line link to Logan
International Airport.



Easy vehicular access to
I-90 (Mass Pike) and I-93.



"Walker's Paradise"

Walk Score

97/100



Transit Score

100/100
Rider's Paradise

Bike Score

86/100
Very Bikable

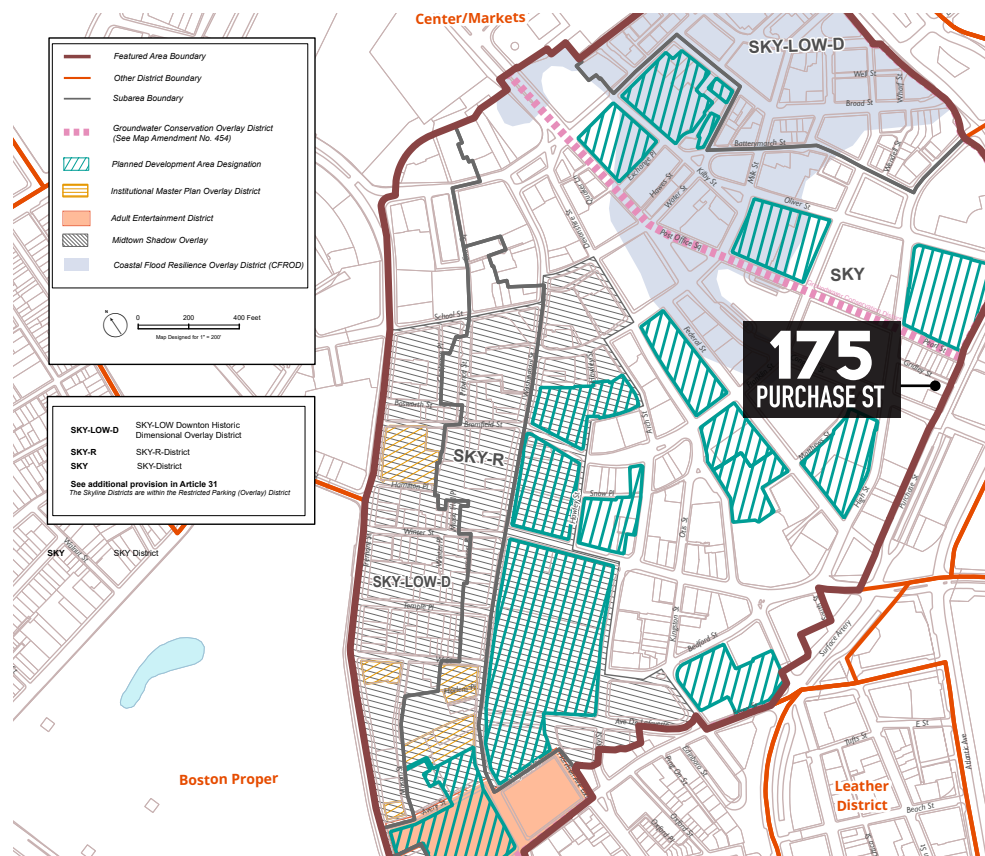
SCARCE BOUTIQUE OFFICE OFFERING

±18,004 SF across four stories with one elevator.

Ideal for diplomatic, nonprofit or professional-services users seeking a full-building identity.

FUTURE VALUE UPLIFT THROUGH SKYLINE ZONING

The Property lies within Boston's newly approved Skyline Zoning District, which establishes height allowances of up to 650 feet for qualifying downtown sites. This progressive framework underscores the City's commitment to vertical growth, mixed-use conversion, and downtown housing expansion, positioning 175 Purchase Street for future value creation through potential redevelopment or adaptive reuse. Combined with the stability of its current tenancy, the asset offers investors a compelling blend of secure income today and transformative upside tomorrow.



Zoning Districts of Boston

Source: Boston Planning & Development Agency (BPDA)

PROPERTY OVERVIEW

BUILDING

RENTABLE AREA:	18,004 sf per lease
LAND AREA:	3,300 sf
FLOORS:	4 Floors + 5th Floor Mezzanine and Lower Level
YEAR CONSTRUCTED:	1874
YEAR RENOVATED:	2013
EXTERIOR FAÇADE:	Brick/Masonry
ROOF:	Carlisle SynTec Rubber Membrane Installed 2013
ELEVATOR:	One passenger/freight
FLOOR HEIGHT:	Lower Level: 12' 3" Floor 1: 14' 5" Floor 2 – 13' 5" Floor 3 – 12' 4" Floor 4 – 16' 2" (includes mezzanine)
RESTROOMS:	Each floor includes one men's and one women's restroom, one of which is fully handicap-accessible.

UTILITIES

WATER & SEWER:	Boston Water & Sewer
ELECTRICITY:	National Grid
FIRE/LIFE SAFETY:	100% Wet Sprinklered
SECURITY SYSTEM:	Electronic Access
ELECTRICAL:	1000 amps



An aerial photograph of a city street intersection. A multi-story brick building is highlighted with a glowing white outline. A black rectangular box with white text is overlaid on the top left of the image. The street is labeled 'PURCHASE ST' and 'PEARL ST'. A white van is visible on the street. The building's roof is highlighted in light blue.

175 PURCHASE ST

PURCHASE ST

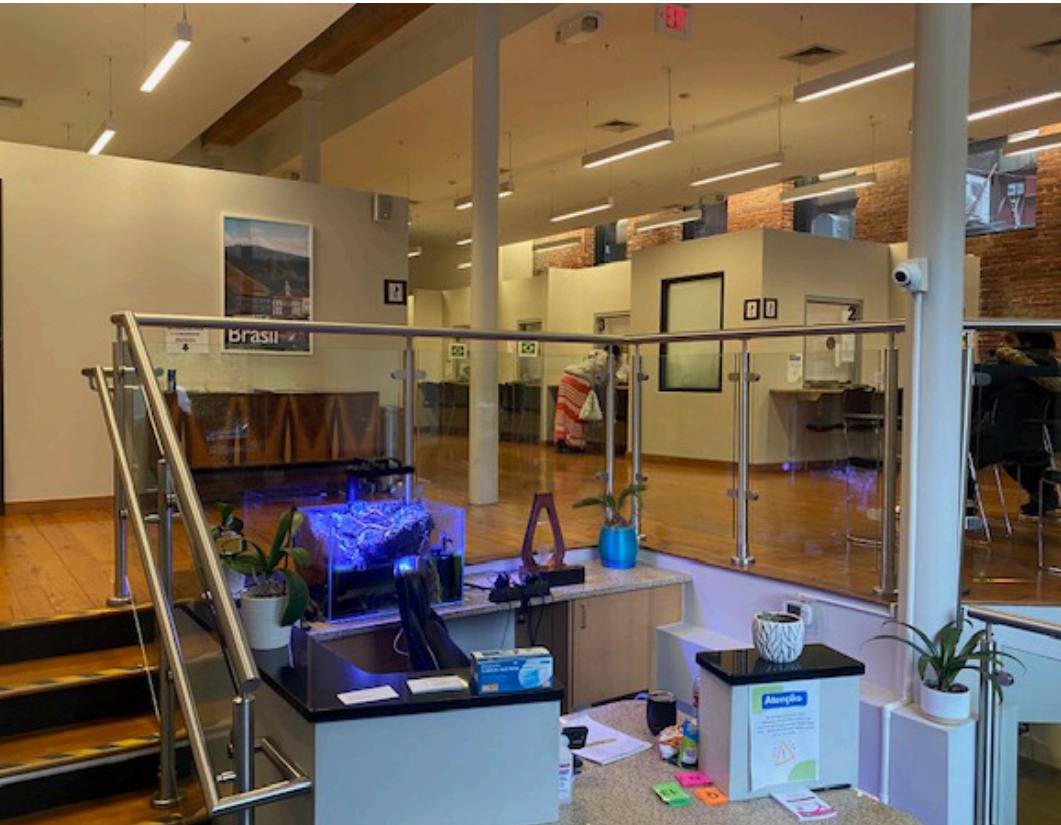
**THE
GREEN
WAY**

1.5 miles of art, gardens,
fountains, food trucks & events





INTERIOR PHOTOS

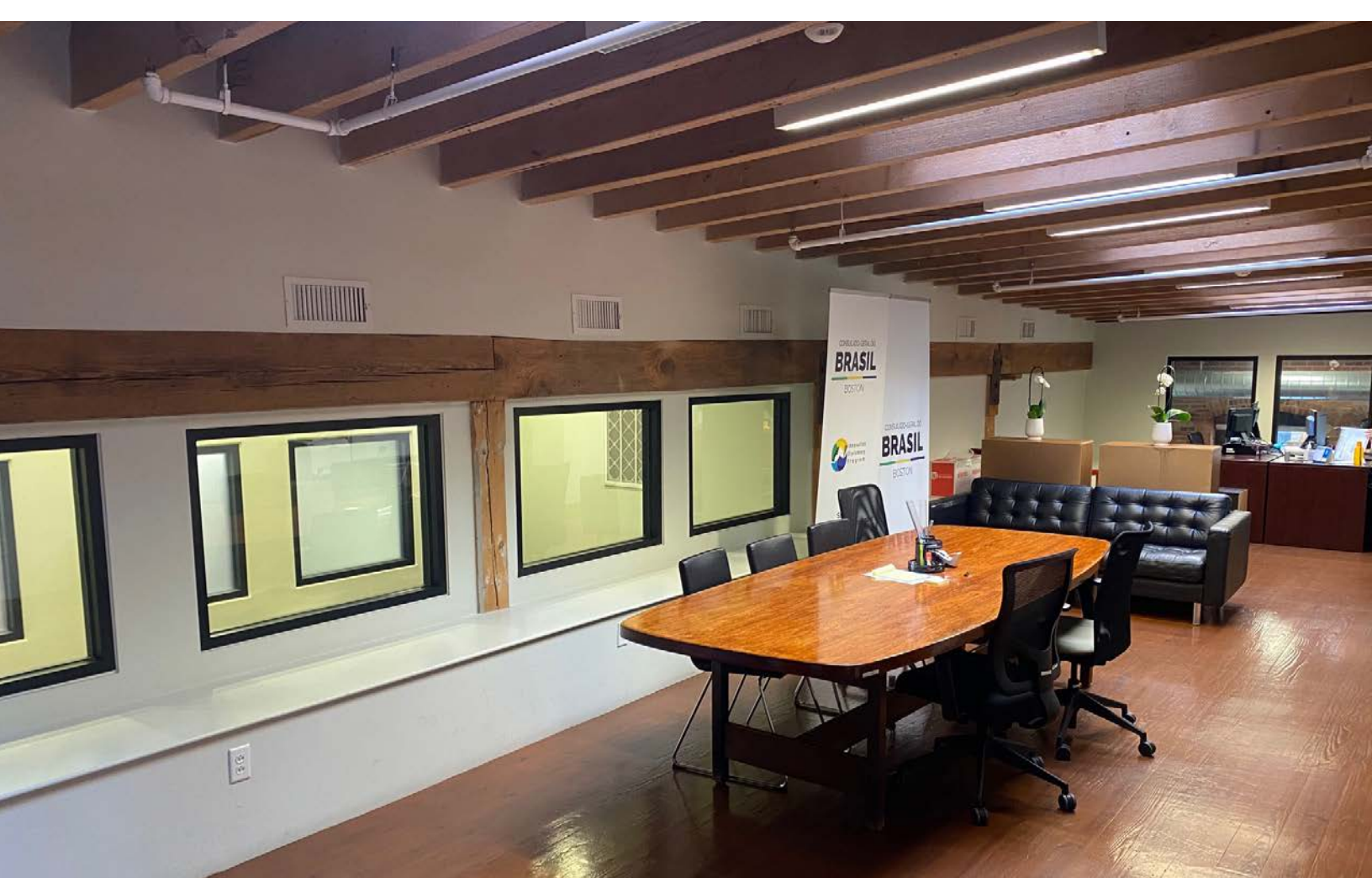
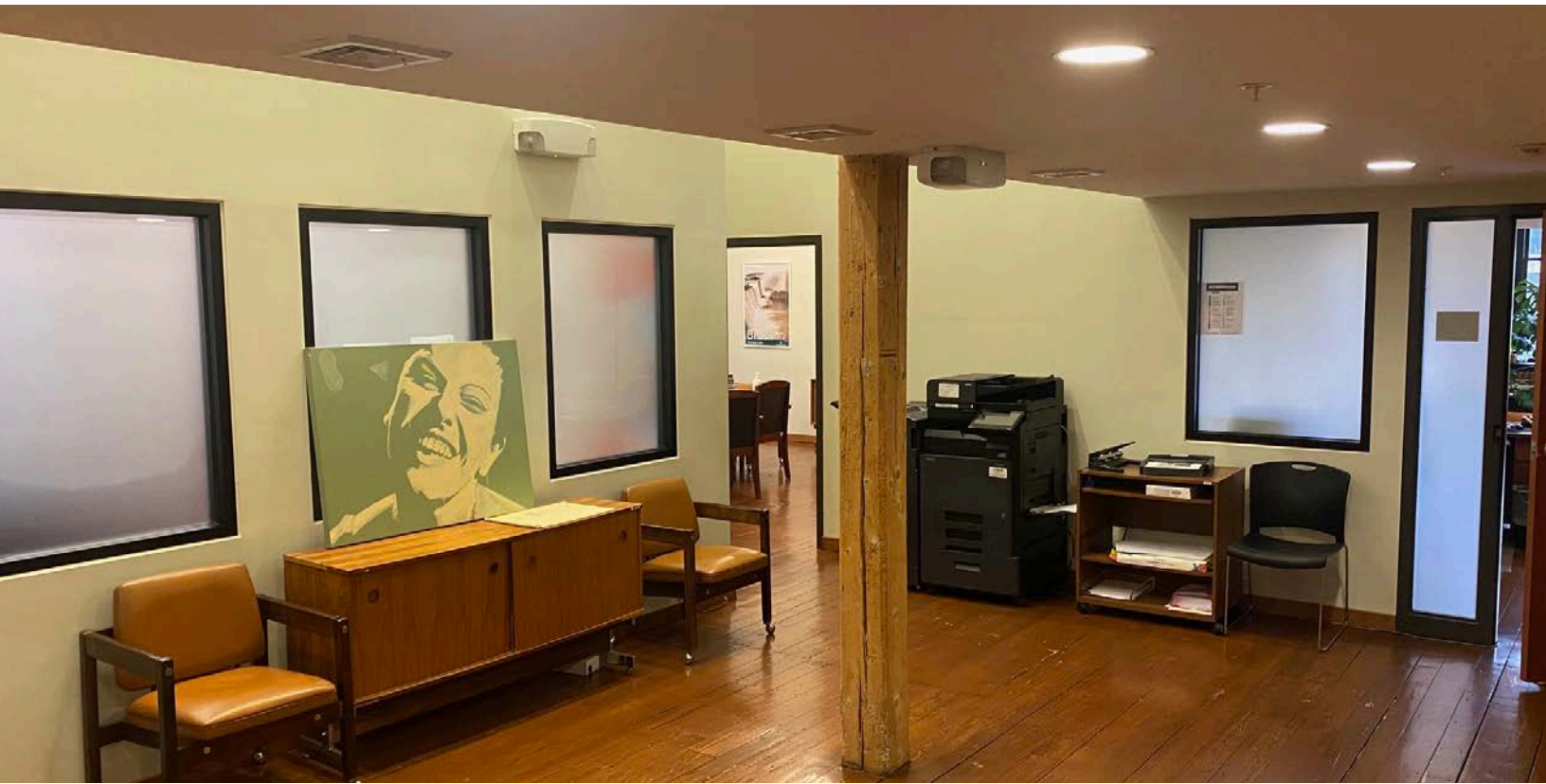


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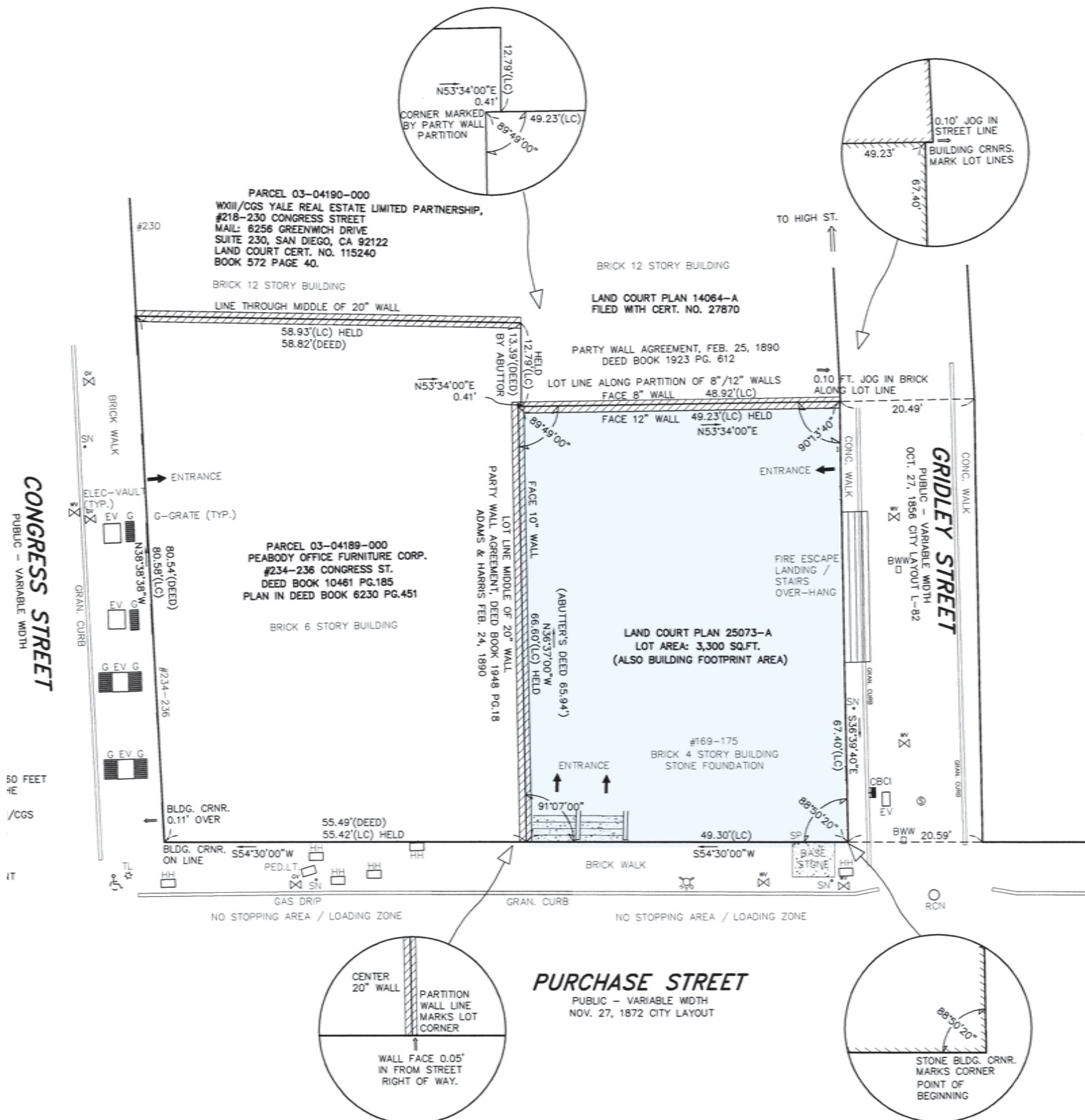


INTERIOR PHOTOS



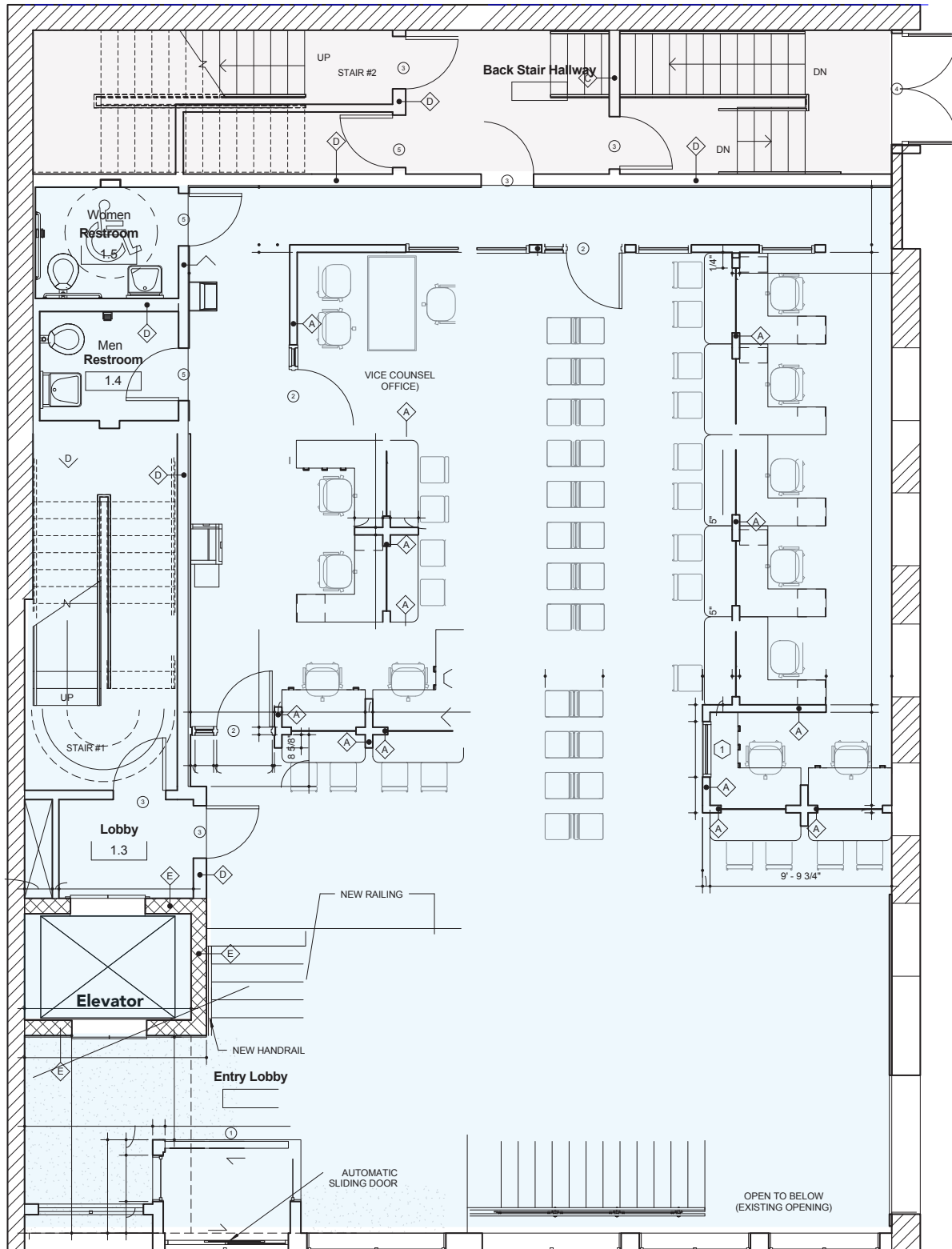


SITE PLAN



REPRESENTATIVE FLOOR PLAN

First Floor





TENANT OVERVIEW

CONSULADO-GERAL DO **BRASIL**



**2ND BUSIEST
BRAZILIAN CONSULATE
IN THE U.S.**

OCCUPANT:	Consulate General of Brazil (Boston)
JURISDICTION:	Massachusetts, Maine, New Hampshire, Vermont
USE:	Diplomatic offices, visa and passport processing, public administration
HOURS:	Weekdays 8:30 AM – 12:30 PM (appointment based)
PROFILE:	Foreign government mission providing stable tenancy and consistent visitor traffic



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Partners

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