

THE  
SMITH™  
SOUTH END

RETAIL LEASING  
OPPORTUNITIES

617-262-6200

ATLANTIC RETAIL  
ATLANTICRETAIL.COM

Atlantic  
RETAIL

89-123 EAST DEDHAM STREET, BOSTON MA

# THE SMITH SOUTH END



## THE SOUTH END

The South End is a culturally rich neighborhood with restored Victorian row houses surrounding quaint English-style squares. Its popular dining and bar scene spans family-friendly bistros, trendy eateries, bars and low-key pubs. Specialty shops, vintage markets, and abundant parks and green spaces make this the ideal area for any urban dweller. The Smith, along with other mixed-use redevelopments, is enhancing the existing framework of the South End. The loft office space and nearby Boston Medical Center both contribute to the already strong daytime population of the neighborhood. The southern portion of the neighborhood has experienced an impressive amount of mixed-use development, bringing new life to a previously underutilized area of this charming and cherished neighborhood.



# ALL ABOUT THE SMITH

FINAL RETAIL SPACE: 1,099 SF

## THE OPPORTUNITY

- 1 Retail Space Remaining: 1,099 SF
- Join Lip Bunny Medspa, Studio Pilates, and Phin Coffee
- Ample outdoor seating for dedicated patios and impressive storefronts facing East Dedham Street
- Located at the base of two high-end residential buildings with a total of 604 new units
- Available now
- 414 car below grade parking

## THE DEVELOPMENT

- Newly completed mixed-use project totaling 600,000 SF, including residential, retail, and dedicated landscaped outdoor space
- The Smith, is named for the artisan history of this area of the South End, South of Washington, dubbed SoWa

## ACCESSIBILITY

- 2 minute drive (0.2 mile) to the I-93 on-ramps
- 7 Minute walk (0.3 mile) to Union Park Silver Line station
- Less than 1 mile walk to Back Bay Station and the Broadway Station in South Boston



# EAST DEDHAM STREET ELEVATION

SOUTH END

**575 ALBANY**  
Future Residential

**99 East Dedham**  
304 Rental Units  
1,099 SF and 2,290 SF (Leased - Phin Coffee)  
Retail

**89 East Dedham**  
300 Rental Units  
3,323 SF (Leased - Lip Bunny Medspa) and 1,803 SF Retail (Leased - Studio Pilates)

**GAMBRO**  
35,000 SF Existing  
Medical Office



ALBANY STREET

SERVICE DRIVE

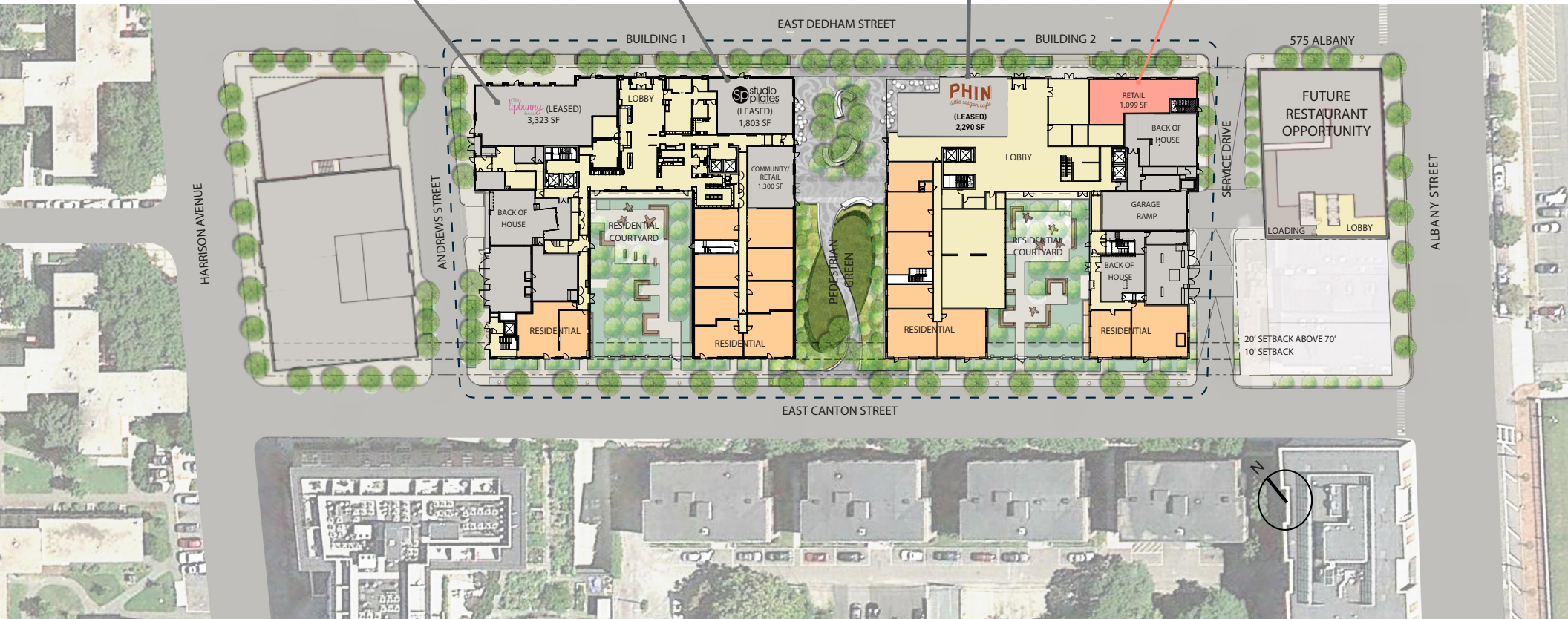
PEDESTRIAN GREEN

ANDREWS STREET

HARRISON AVENUE



# SITE PLAN - PHASE I & II





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ATLANTICRETAIL.COM

89-123 EAST DEDHAM STREET, BOSTON MA

Atlantic  
RETAIL

LINDSEY SANDELL

617.369.5936

lsandell@atlanticretail.com

SOPHIE MORRILL

617.369.5926

smorrill@atlanticretail.com