

An architectural rendering of a modern urban development. The scene features a large, curved glass-fronted building on the right, reflecting the sky. To its left is a building with a textured, metallic facade. In the background, a smaller building with blue and white panels is visible. The foreground shows a wide pedestrian walkway with a crosswalk, where several people are walking. A white car is parked on the right. The sky is a clear, vibrant blue. In the top left corner, there are concentric blue circles.

One & Two Brookline Place

BROOKLINE, MA
+/- 3,801 SF – +/- 9,750 SF



One & Two Brookline Place

+/-3,801 SF – +/-9,750 SF of retail or restaurant space is available in the newly-developed 1 & 2 Brookline Place, Brookline's premier mixed-use medical office building, complete with a 672 spot parking garage on-site. Situated on one of Brookline's main thoroughfares, Route 9, the site is quickly accessible from Downtown Boston while also being steps away from the Brookline Village T stop (3,230 entries/day). Centrally located between Brookline Village, Longwood Medical & Academic Area, and Fenway.

Brookline By The Numbers (1 mi. radius)



111,122

Daytime Population



6.5 MIL SF

Office/Lab Space



\$1 BIL

Annual Retail Expenditure



\$121,782

Average Household Income



\$295 MIL

Annual Food & Beverage Sales



28,183

Residential Units



Brookline Village



Longwood Ave • Longwood Medical & Academic Area



LONGWOOD MEDICAL & ACADEMIC AREA

- 22 Medical Institutions, 5 Hospitals, 3 Research Centers
- 112,000 Daily Visitors & 2.3 Million Patients Annually
- 5 Minute Drive

CAMBRIDGE

KENMORE/FENWAY

- 3 MIL Annual Visitors to Fenway Park
- 8 Minute Drive

BACK BAY

- 10 Minute Drive

DOWNTOWN

- 20 Minute Drive

SEAPORT

- 22 Minute Drive

SOUTH BOSTON

FENWAY
3,488 Daily Entries

LONGWOOD
2,719 Daily Entries

BROOKLINE VILLAGE RETAIL

- 5 Minute Walk

BROOKLINE VILLAGE
3,230 Daily Entries

1 & 2 BROOKLINE PLACE

DANA-FARBER
CANCER INSTITUTE

Hilton
Garden Inn
174 Keys

MUSEUM OF FINE ARTS
1,683 Daily Entries

LONGWOOD MEDICAL AREA
3,813 Daily Entries

BRIGHAM CIRCLE
2,547 Daily Entries

MISSION PARK
548 Daily Entries

RIVERWAY
495 Daily Entries

CHESTNUT HILL
10 Minute Drive

One

Brookline Place



One

Brookline Place

- 1 Brookline Place is undergoing a +/-45,000 SF expansion to the current six-story structure, totaling +/-143,000 SF, which includes a fully refurbished lobby and new retail space.
- 672 car parking garage on-site.
- Conveniently located steps away from Brookline Village T stop (3,230 entries/day).
- In place office tenants include Longwood Medical & Academic Area institutions and private practices, including services in lab, dental, ob/gyn, and pediatrics.



Street Level

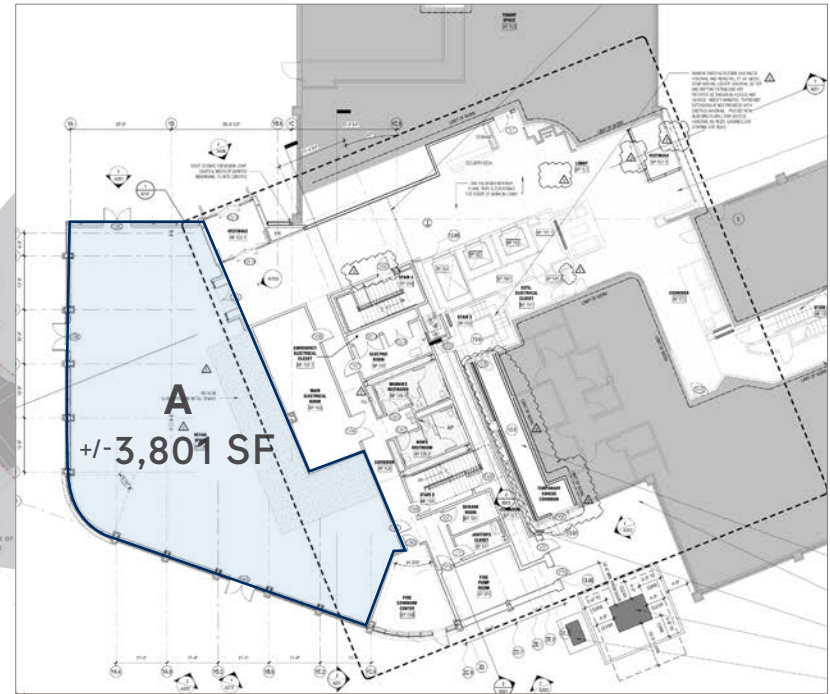
Space A: +/-3,801 SF

Frontage

+/-140'5"

Delivery Date

Arranged Upon
Lease Execution



Two

Brookline Place



Two

Brookline Place

- 2 Brookline Place is located in a state of the art clinical building, that totals eight stories and +/-182,000 SF.
- Anchored by Boston Children's Hospital.
- Conveniently located steps away from Brookline Village T stop (3,230 entries/day).
- Programmed for restaurant use with patio opportunity.

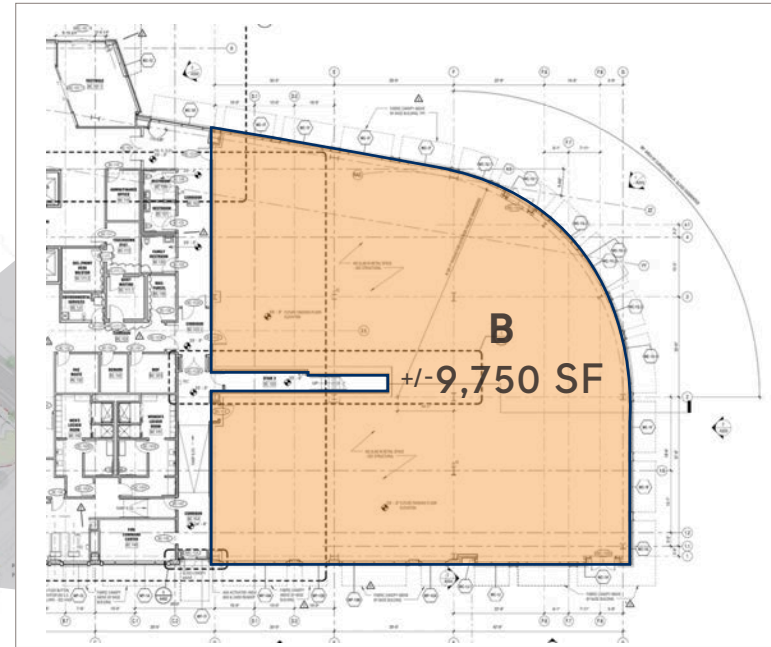


Street Level

Space B: +/-9,750
(Sudividable)

Delivery Date

Arranged Upon
Lease Execution





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