

28 damrell street

south boston, ma

BRICK-AND-BEAM OFFICE FOR LEASE | 64,986 SF • 46,544 SF (MAX CONTIGUOUS)



28 damrell
street



PROPERTY OVERVIEW

28 Damrell Street is a 95,910-square foot brick-and-beam office/flex/showroom building located in South Boston, MA. It currently offers approximately 64,986 square feet of space available for lease throughout its three stories. With flexible floor plates that are easily divisible to 1,154 square feet, 28 Damrell Street can comfortably accommodate either full-floor or multi-tenant plans. For firms seeking visual impact, it also offers excellent signage opportunities and the potential to establish a strong lobby identity.

Situated just off Exit 16 of I-93 in historic South Boston with proximity to I-90, 28 Damrell Street provides free on-site parking, a rarity in the city. Public transportation is quickly accessible via a four-minute walk to Andrew Square, featuring local bus routes and an MBTA Red Line station, just two stops from downtown. The property is also situated directly adjacent to the booming Seaport District, which is home to the recently expanded Boston Convention and Exhibition Center and boasts a unique 24/7 live-work-play environment. In its immediate vicinity, 28 Damrell Street enjoys a strong amenity base including restaurants and bars, fitness facilities and the South Bay Center's many retail shops.

28 damrell street

PROPERTY FEATURES

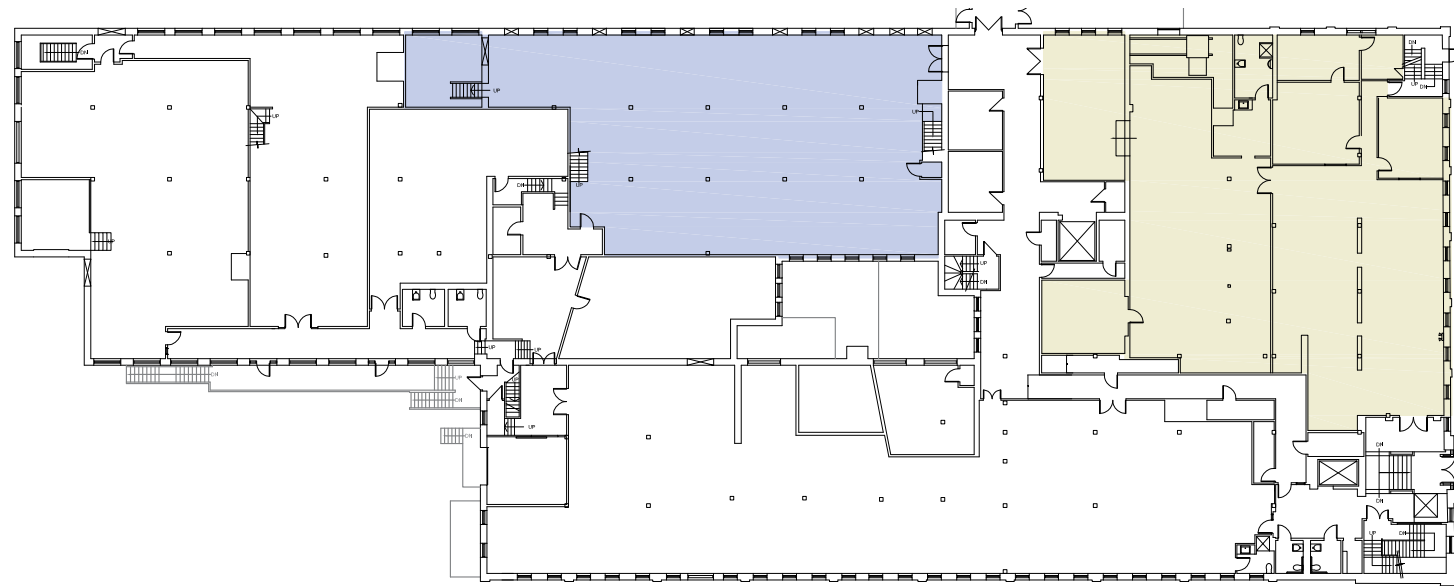
- Brick-and-beam office building in historic South Boston with lobby identity and signage opportunities
- Short walk to local bus routes and the MBTA Red Line, providing downtown access in minutes
- Immediately adjacent to amenities including restaurants and bars, fitness facilities and 430,000 square feet of shops at the nearby South Bay Center
- Surrounded by retail and residential development slated for completion in the next few years
- Adjacent to Washington Village Development

SPECIFICATIONS

BUILDING SIZE	95,910SF
AVAILABLE	101 - 14,691 SF
	105 - 1,154 SF
	200 - 15,796 SF
	300 - 16,057 SF
	B03 - 1,070 SF
	B04 - 2,911 SF
	B09 - 7,135 SF
	LOFT 103 - 2,781 SF
	LOFT 108 - 3,391 SF
LAND AREA	1.5 acres
ZONING	M-2, South Boston
YEAR BUILT	1899, renovated 2007
FLOORS	Four (4)
ELEVATORS	One passenger, one freight
CLEAR HEIGHT	12' - 20'
UTILITIES	Heat - Natural Gas
	Water/Sewer - City of Boston
HVAC	100%
SPRINKLERS	Yes



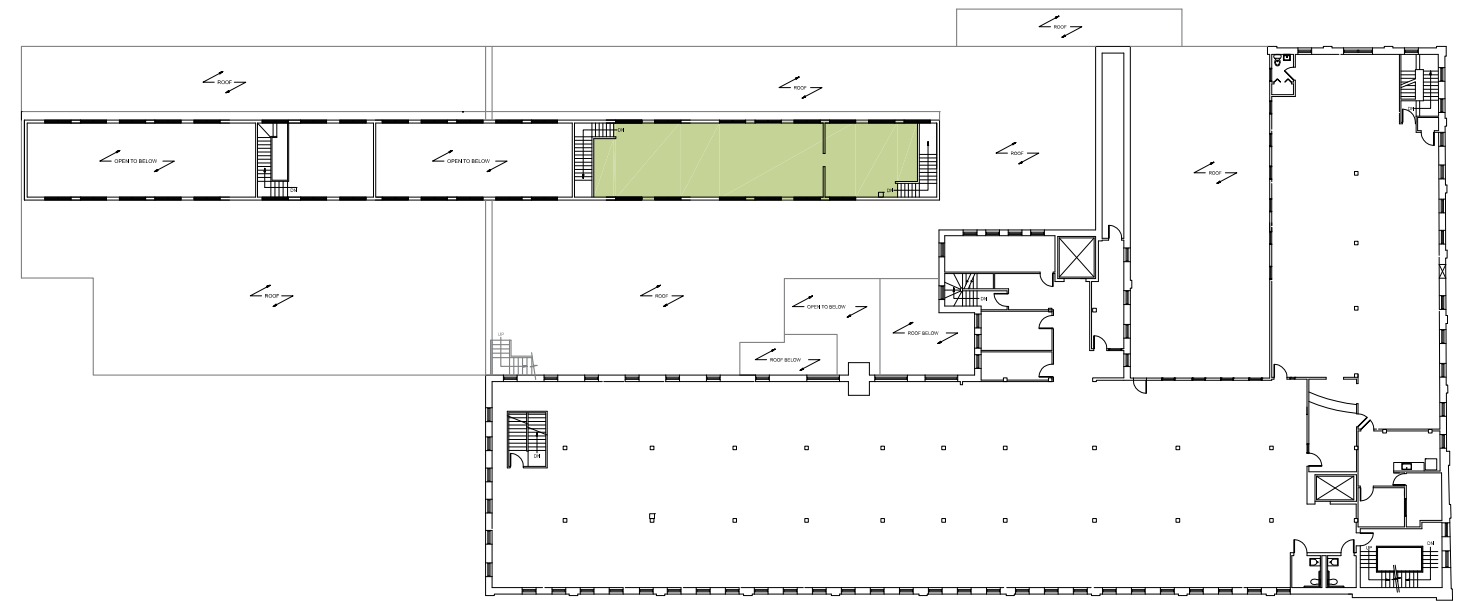
101



- 7,669 RSF
- 5,448 RSF
- 1,433 RSF

TOTAL = 14,691 RSF

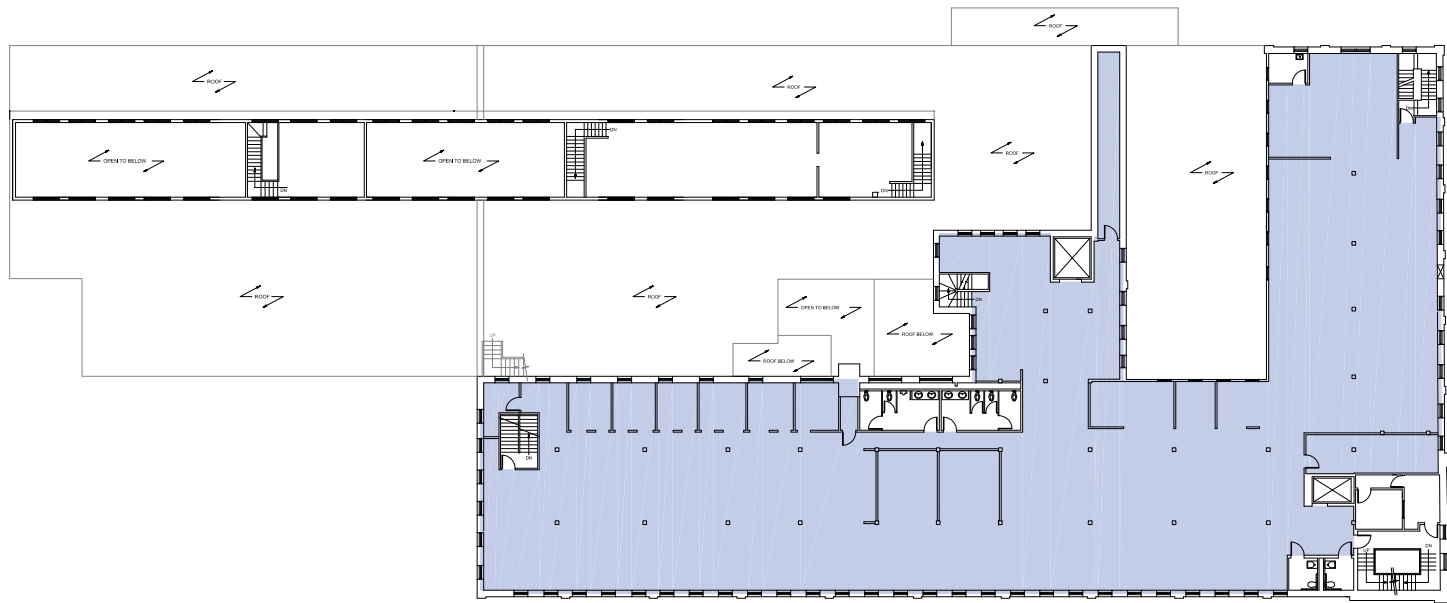
101



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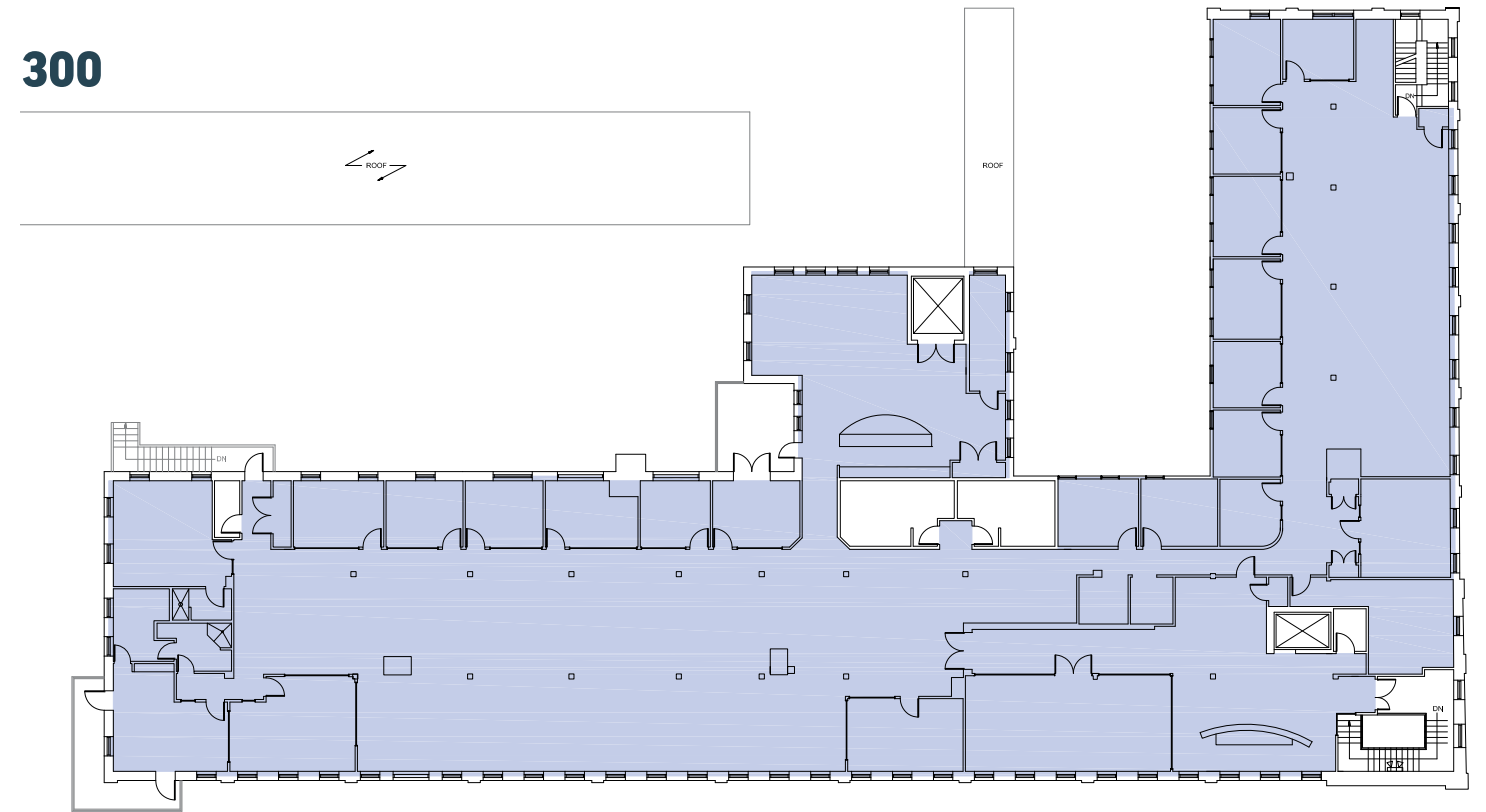
TOTAL = 14,691 RSF

200



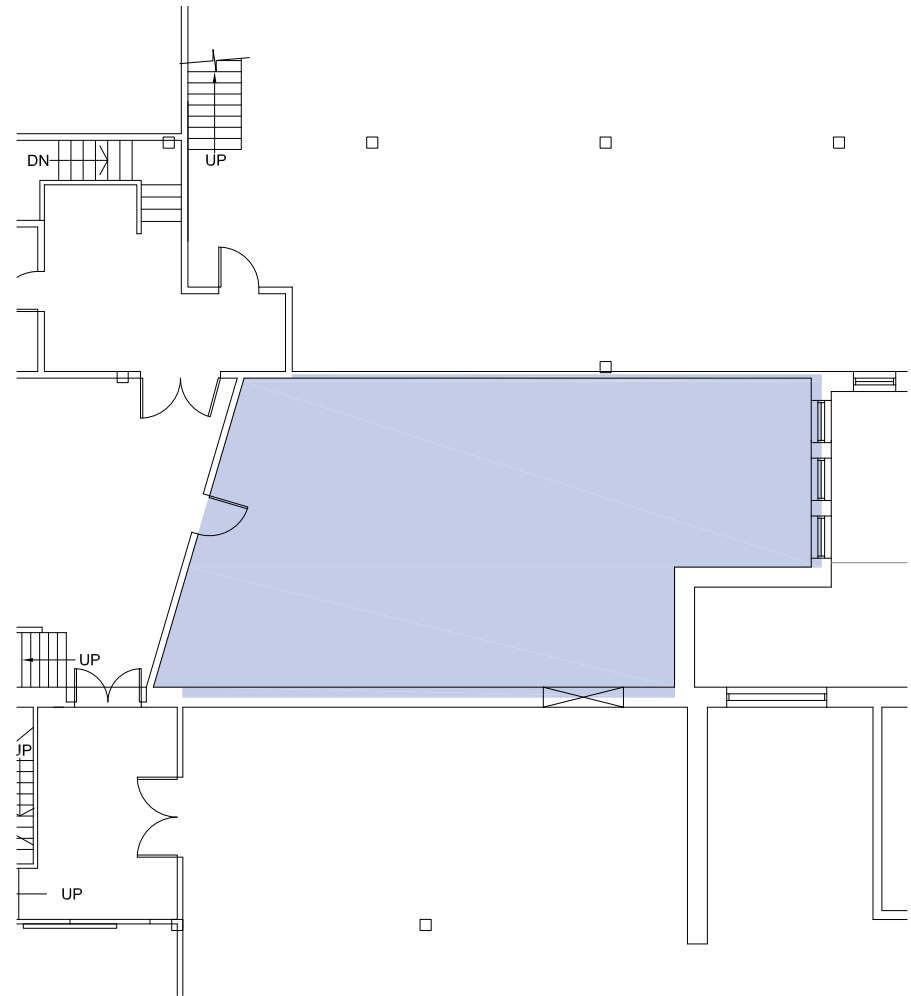
15,796 RSF

300

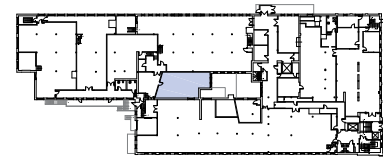


16,057 RSF

105

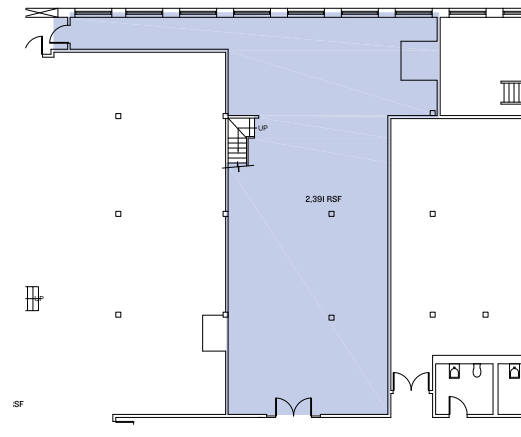
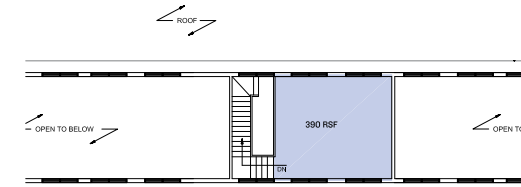


1,154 RSF

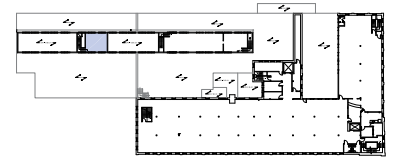
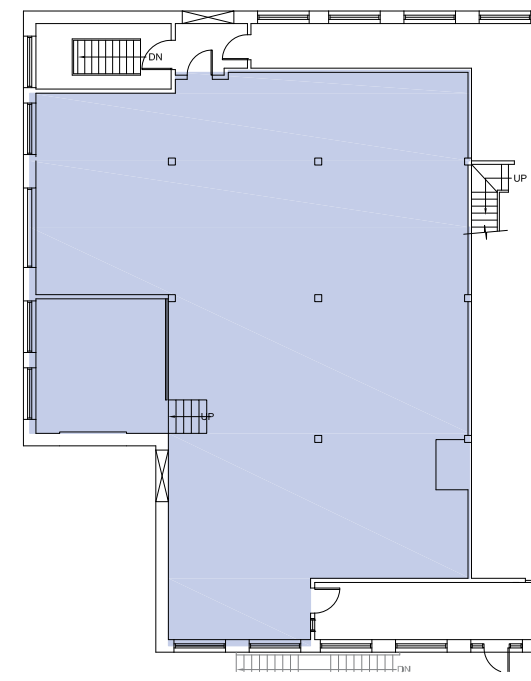


KEYPLAN

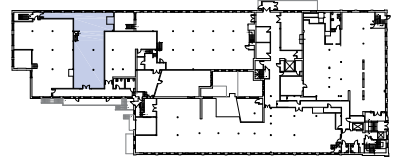
LOFT 103



LOFT 108

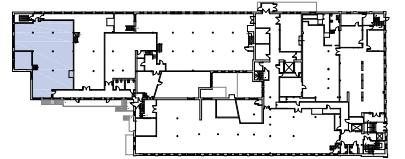


KEYPLAN - 2ND FLOOR



KEYPLAN - 1ST FLOOR

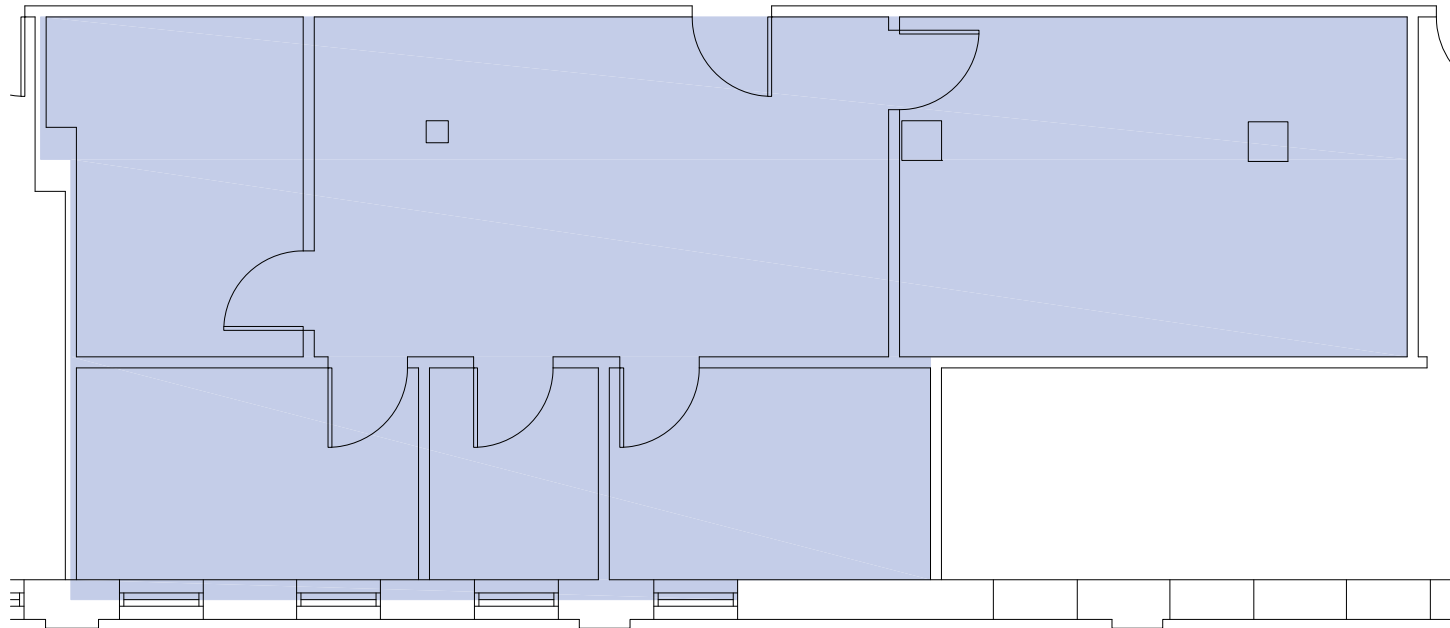
2,781 RSF



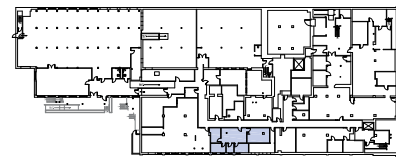
KEYPLAN

3,391 RSF

B03

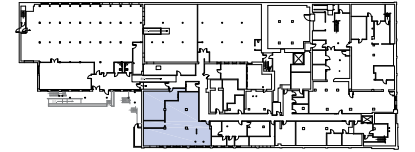
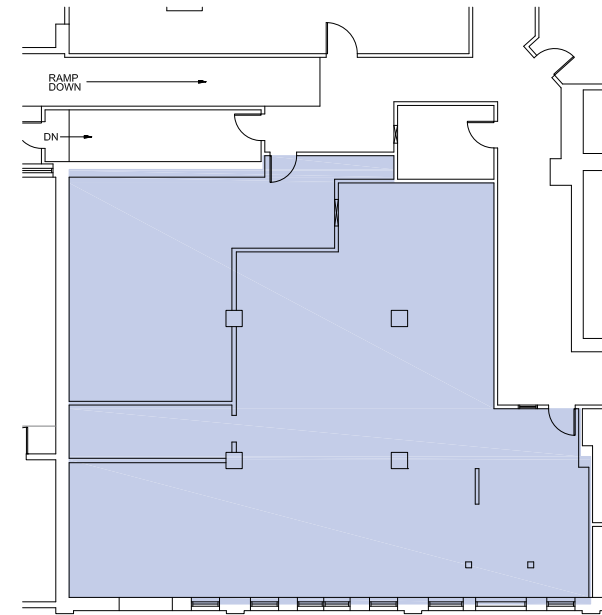


1,070 RSF



KEYPLAN

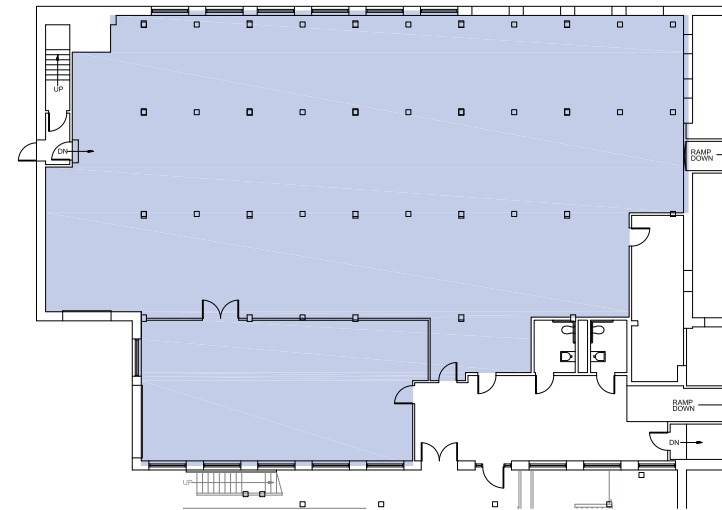
B04



KEYPLAN

2,911 RSF

B09



KEYPLAN

7,135 RSF

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AMENITIES

- **Food & Drink**
- **Retail**
- **Fitness/Leisure**
- **Event Space**

96 FOOD & DRINK
ESTABLISHMENTS WITHIN
A 10 MINUTE WALK

152 RETAIL STORES
WITHIN A 10 MINUTE WALK

TRANSPORTATION

RED LINE
240,000 DAILY RIDERS

ANDREW SQUARE T STOP
5 MINUTE WALK

BROADWAY T STOP
15 MINUTE WALK

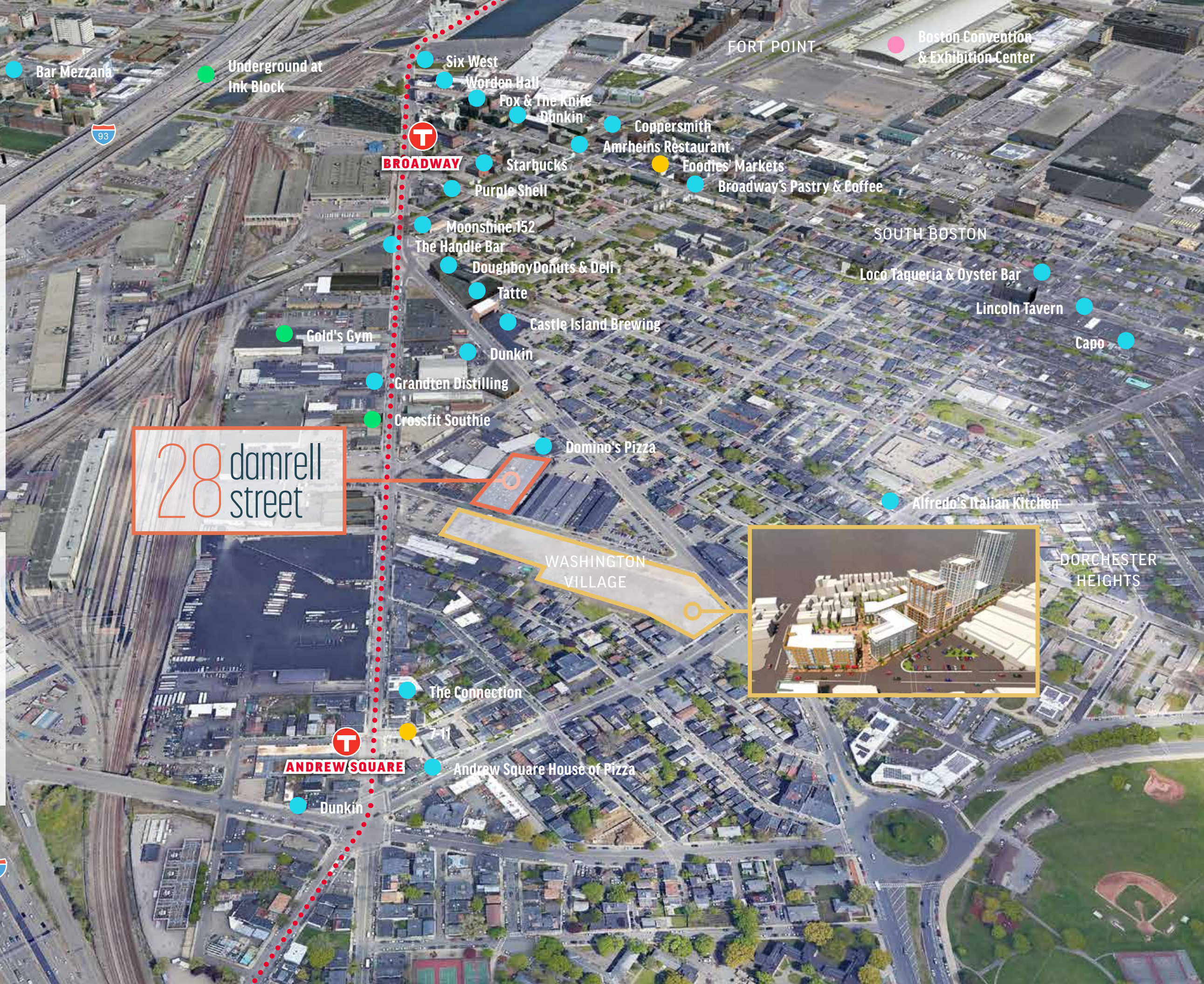
I-93
4 MINUTE DRIVE

I-90
8 MINUTE DRIVE

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ANDREW SQUARE

BROADWAY



SOUTH BAY



Bar Mezzana

Underground at Ink Block

Six West

Worden Hall

Fox & The Knife

Dunkin

Coppersmith

Amrheins Restaurant

Starbucks

Purple Shell

Foodies' Markets

Broadway's Pastry & Coffee

Moonshine 152

The Handle Bar

DoughboyDonuts & Deli

Tatte

Castle Island Brewing

Dunkin

Grandten Distilling

Crossfit Southie

Domino's Pizza

Gold's Gym

Boston Convention & Exhibition Center

FORT POINT

SOUTH BOSTON

Loco Taqueria & Oyster Bar

Lincoln Tavern

Capo

Alfredo's Italian Kitchen

WASHINGTON VILLAGE

DORCHESTER HEIGHTS

The Connection

7-11

Andrew Square House of Pizza

Dunkin



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SCOTT GREDLER

Executive Director
scott.gredler@cushwake.com

JIM MURPHY

Senior Associate
jim.r.murphy@cushwake.com

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