

3RD 100W 8 AVENUE

CHARLESTOWN NAVY YARD

4,082 SF AVAILABLE FOR SALE OR LEASE

TD
GARDEN

EAST
CAMBRIDGE

SALE PRICE: \$1,250,000



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02

THE OPPORTUNITY

4,082 SF is available for sale or lease to a tenant comprising the entire suite of 100W within this historic mixed-use asset in the Navy Yard of Charlestown.

Located at 38 3rd Avenue, this building boasts immediate access to both Route 1 and Interstate 93 and is located in the heart of the historic Navy Yard neighborhood of Charlestown. Since the 1970s, the Navy Yard has transformed from one of the U.S. Navy's original naval yards into the mixed-use neighborhood with luxury apartments, restaurants, and businesses that are prominent today.

The asset is being offered for sale at a formal asking price of \$1,399,999 but also represents an opportunity to lease the space.



**4,082 SF
AVAILABLE
FOR SALE
OR LEASE**



**PROXIMITY
TO ROUTE 1
(47,000 VPD) &
INTERSTATE 93
(170,000 VPD)**



**DIRECTLY
ACROSS FROM
CHARLESTOWN
NAVY YARD**

3RD 100W 8 AVENUE

CHARLESTOWN NAVY YARD



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CHARLESTOWN & THE NAVY YARD

Charlestown, one of Boston's oldest neighborhoods, is a historic enclave located north of the city center across the Charles River. Founded in 1629, it predates Boston itself and is steeped in colonial and revolutionary history. The neighborhood is home to iconic landmarks like the Bunker Hill Monument, commemorating the 1775 Battle of Bunker Hill, and the USS Constitution, the world's oldest commissioned naval vessel still afloat, nicknamed "Old Ironsides." Charlestown's cobblestone streets, Federal-style rowhouses, and gas-lit lamps give it a timeless charm, while its tight-knit community, often described as "Townie" culture, fosters a strong sense of local pride. Historically a working-class Irish-American stronghold, the neighborhood has evolved with an influx of young professionals and families, drawn by its proximity to downtown Boston, accessible via the Orange Line or a short walk across the Charlestown Bridge.

Today, Charlestown blends its rich history with modern development, offering a mix of quaint, tree-lined streets and upscale renovations. The neighborhood features vibrant commercial areas like Main Street, with local shops, restaurants, and cafes, alongside new luxury condos and waterfront developments at the Navy Yard. Residents enjoy green spaces like City Square Park and the scenic Freedom Trail, which winds through the area. With stunning views of the Boston skyline and a balance of historic character and contemporary amenities, Charlestown remains a unique and desirable part of the city, appealing to those seeking both heritage and urban convenience.



3RD 100W 8 AVENUE

CHARLESTOWN NAVY YARD

MEDFORD ST 6,500 VPD

CHARLESTOWN

BUNKER HILL
COMMUNITY
COLLEGE

WHOLE
FOODS
MARKET
verizon
CVS
Ninety
Nine
99

BUNKER HILL
MONUMENT

89,000 VPD

PARRIS LANDING
367 UNITS

SPAULDING
REHAB
HOSPITAL

USS
CONSTITUTION

U.S.
NAVAL
YARD

Residence INN
BY MARRIOTT

Pier
6

95,000 VPD

3RD 100W 8 AVENUE

07

CHARLES-
TOWN
BOSTON
MA

THE NAVY YARD



ACCESSIBLE
to Route 1 & I-93
on-ramps



HISTORIC
Home to the USS
Constitution, the
oldest standing
warship in the US
Navy



BUSTLING
Home to over
25,000 people in
a 0.5 mile radius



08 GREATER BOSTON LANDSCAPE

MALDEN / MEDFORD
127,287 RESIDENTS

REVERE
83,353 RESIDENTS

EVERETT
92,087 RESIDENTS

Tufts

REVERE BEACH

Encore
BOSTON HARBOR

ASSEMBLY ROW

CAMBRIDGE / SOMERVILLE
202,689 RESIDENTS

3^{100W} THIRD AVENUE

CHARLESTOWN

HARVARD
UNIVERSITY

Mit

MASSACHUSETTS
GENERAL HOSPITAL

BOSTON
693,251 RESIDENTS

bostonlogan

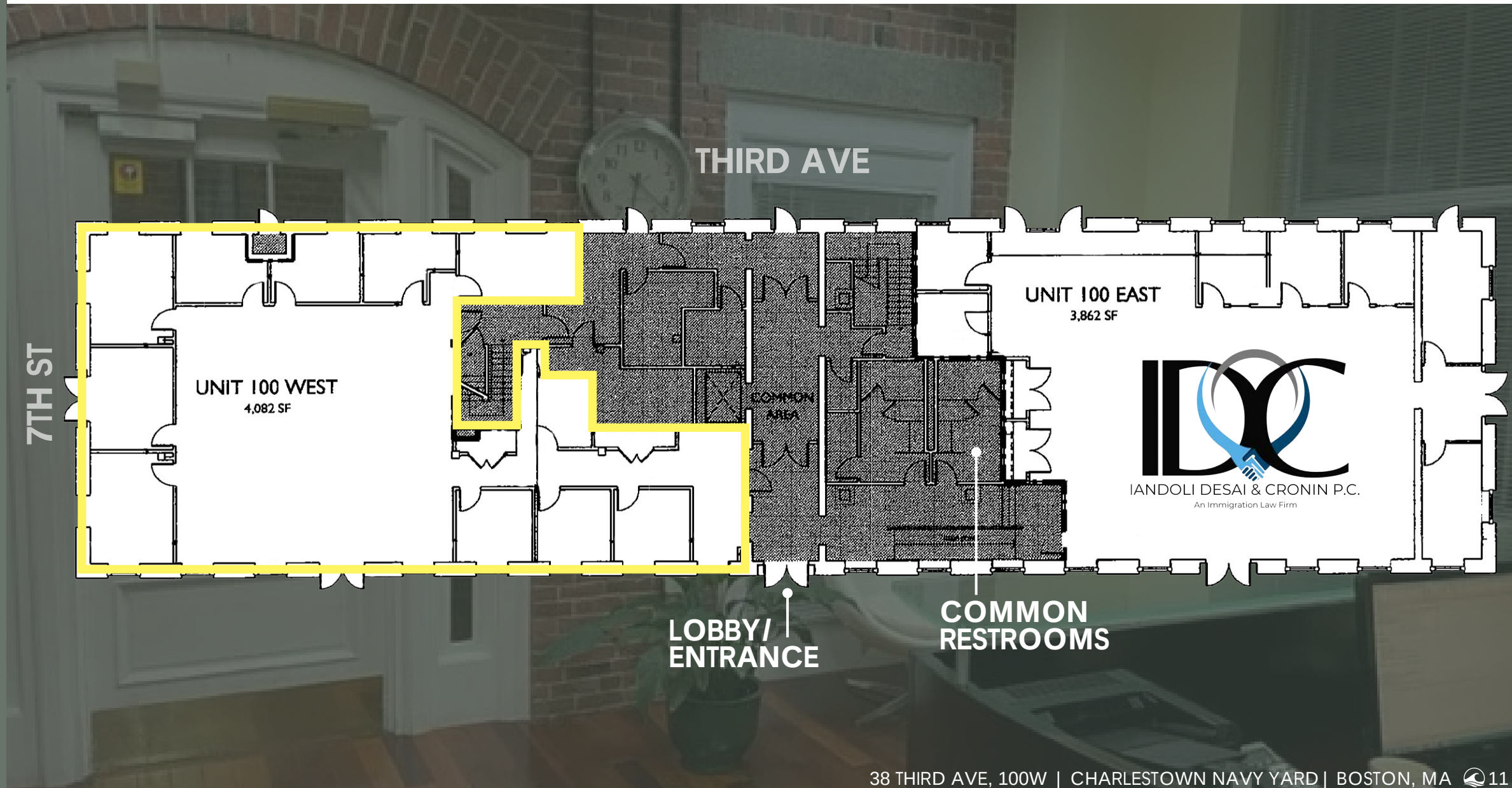
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THE SPACE

01
FULLY BUILT-OUT OFFICE
SUITE WITH PRIVATE OFFICES
& KITCHENETTE

02
CORNER UNIT

03
SHARED RESTROOMS IN
COMMON LOBBY



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CHARLESTOWN NAVY YARD

4,082 SF AVAILABLE FOR SALE OR LEASE

TD
GARDEN

EAST
CAMBRIDGE

SALE PRICE: \$1,250,000



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