

OFFERING MEMORANDUM

17 BRADSTON STREET

Boston, Massachusetts

FOR SALE

268,852 SF APPROVED

Total Lot Size: 50,282 SF (1.15 AC)

Medical/Lab/Industrial Building



CITY REALTY

For more information, please contact:

SEAN ROSE

617.751.5122

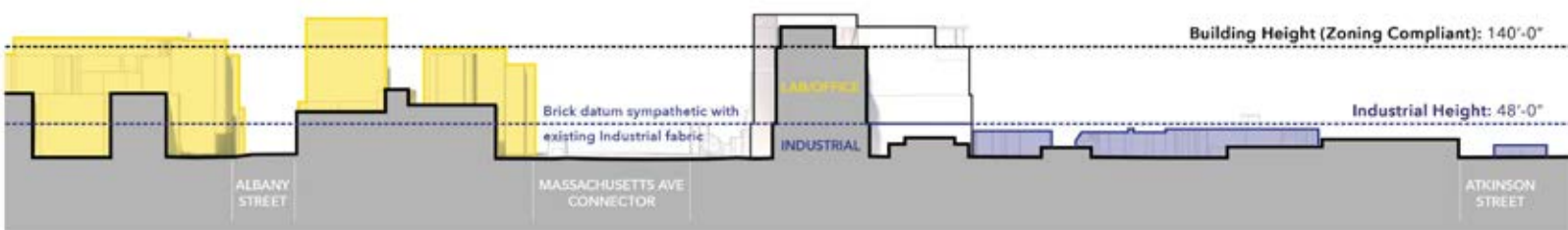
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ZONING & HEIGHT ANALYSIS

17 BRADSTON STREET Boston, Massachusetts

Zoning District:	Newmarket 21st century industrial district
Zoning Subdistrict/Overlays:	Newmarket Gateway Industrial Industrial Commercial Restricted Parking District Coastal Flood Resilience Overlay District
Total Lot Size:	50,282 SF (1.15 Acres)
Lot Coverage:	71% (35,739 SF/50,282 SF)
Height:	8-Stories(140'0") + 1-Story penthouse
Gross Floor Area(GFA):	268,852 SF
Industrial Use:	15% min. of total building area
<i>* Light Industrial space located on ground and second floors</i>	
Parking Spaces:	Up to 122 spaces (2 levels 142 Max per BTB)
Exterior Open Space:	12,113 SF open space 5,401 SF public realm improvements 2,712 SF ground floor terrace
Upper Floor Terraces:	3,375 SF total 1,175 SF 3rd floor 2,200 SF 8th floor

Level	Building SF	Building GFA
Parking L2	41,957	
Parking L1	41,957	
Parking Total	83,914	
L1 - Ground Floor	35,739	26,883
L1.5 - Mezzanine	7,711	7,172
L2 - Second Floor	36,171	35,442
L3 - Third Floor	34,245	33,739
L4 - Fourth Floor	34,245	33,745
L5 - Fifth Floor	34,245	33,745
L6 - Sixth Floor	34,245	33,745
L7 - Seventh Floor	34,245	33,745
L8 - Eight Floor	34,045	30,636
Subtotal (L1-L8)	284,891	268,852
L9 - Penthouse	11,228 (11,348 allowed)	
Totals	380,033 SF	268,852 SF FAR 5.34



FLOOR PLAN & FACADE

17 BRADSTON STREET

Boston, Massachusetts

- 17 Bradston St is located in the newly formed Gateway Industrial subdistrict of the Newmarket 21st Century Industrial District (Article 90 of the Boston zoning code).
- This subdistrict allows for the construction of up to 8 stories and 140' in height, with no limit on floor area ratio or building lot coverage.
- This zoning allows for a wide range of commercial and industrial uses, including but not limited to:
 - » Retail
 - » Restaurant/Bars
 - » Office
 - » Education / Child Care
 - » Heavy & Light Manufacturing
 - » Warehouse & Logistics
 - » Research Laboratory
 - » Creative Arts and Performance Space

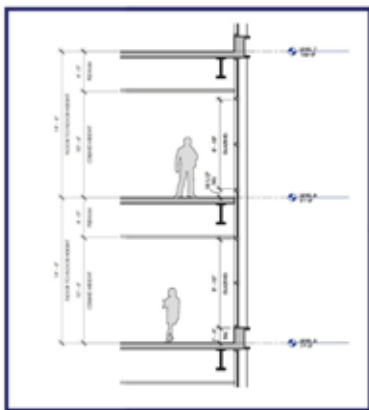
**Buyer to do own due diligence on proposed use of property.*



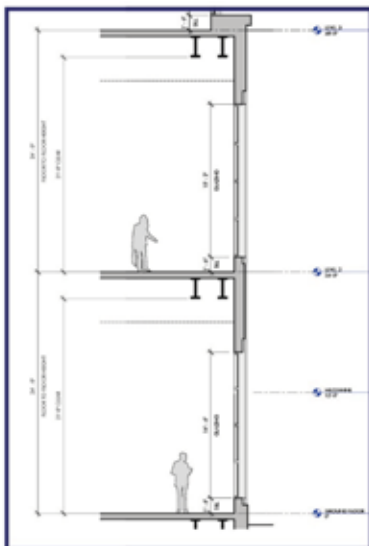
APPROVED STACKING PLAN

17 BRADSTON STREET

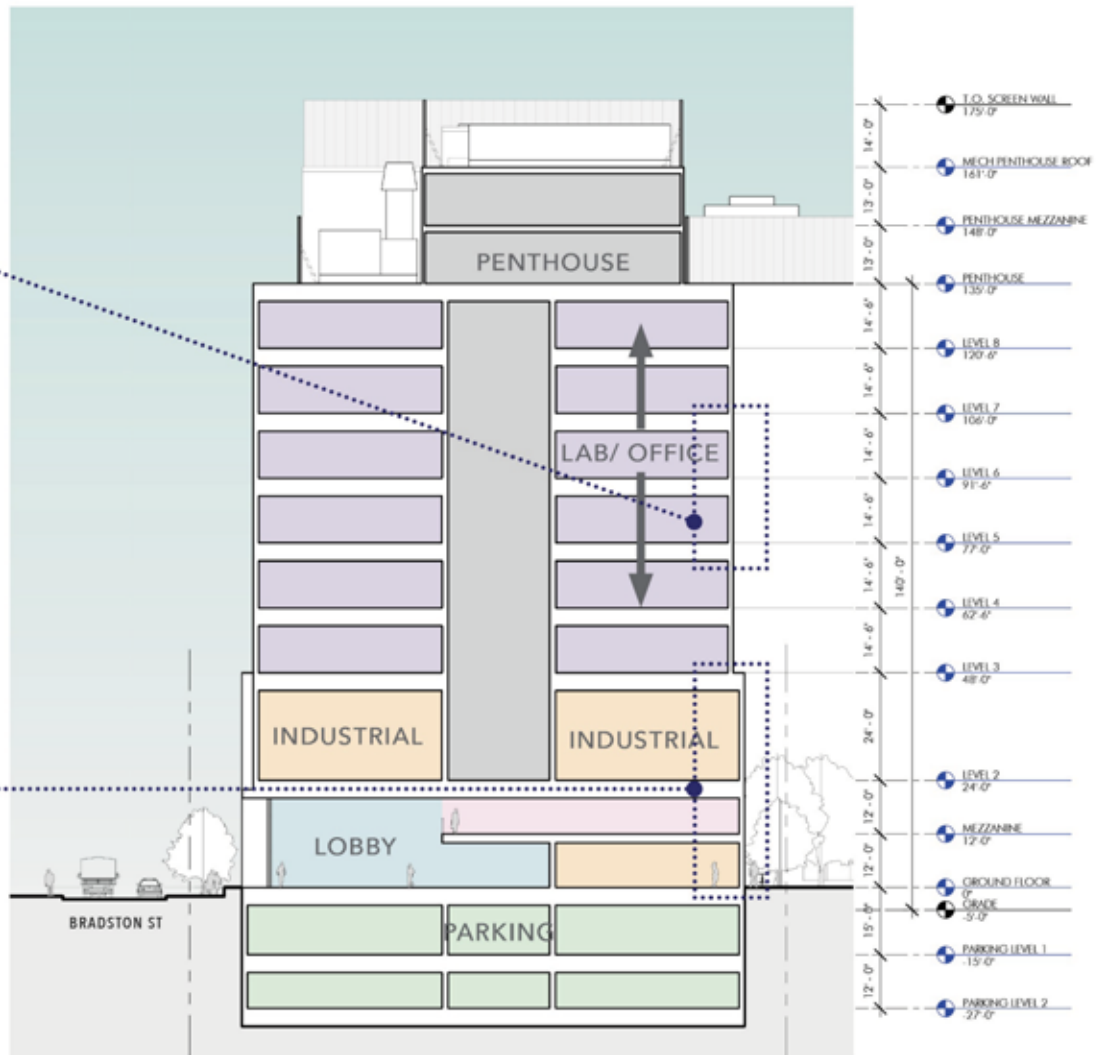
Boston, Massachusetts



LAB FLOOR(S)



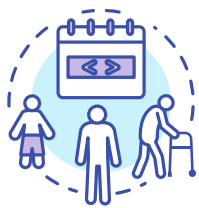
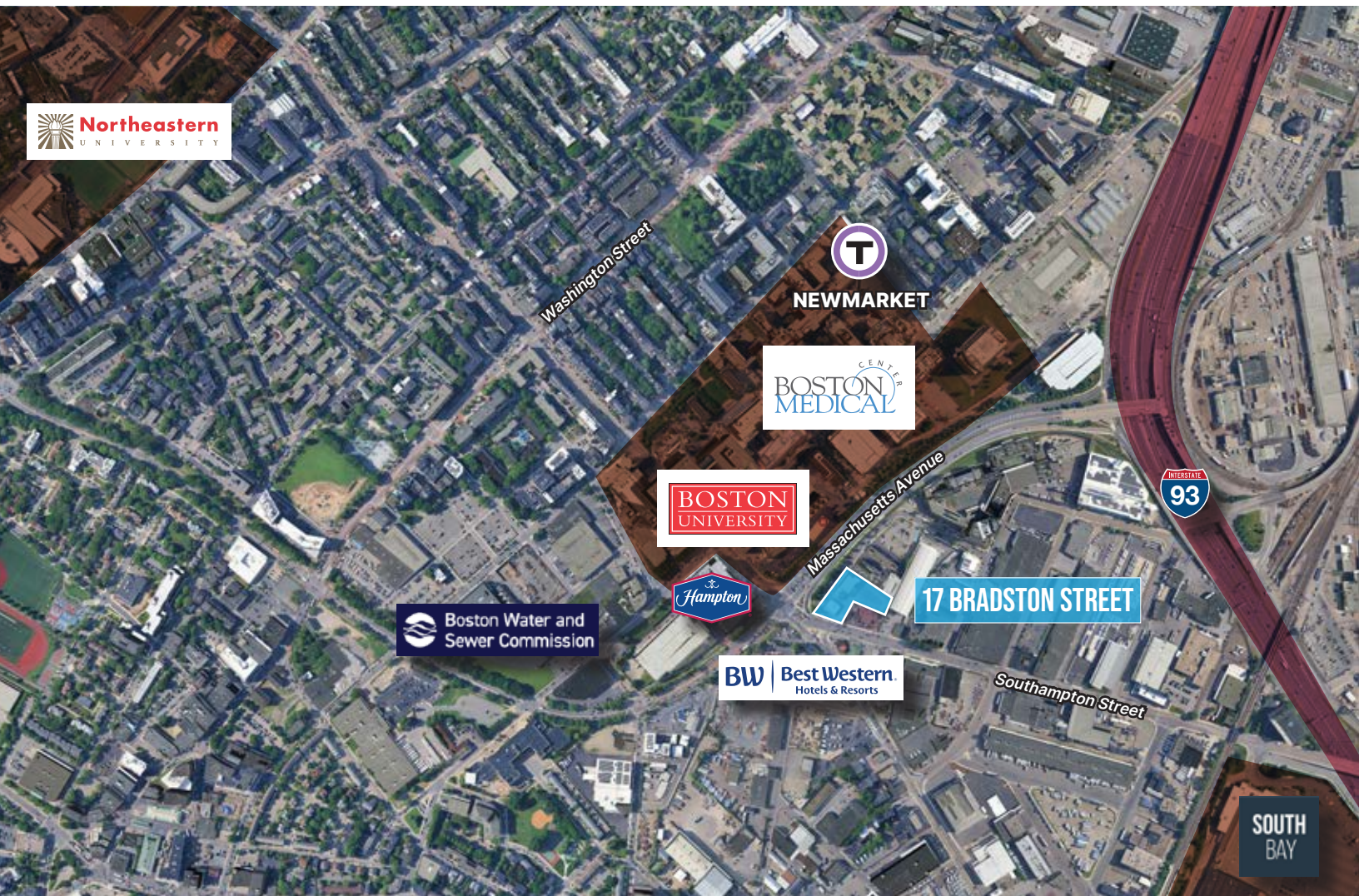
INDUSTRIAL FLOOR(S)



AREA SNAPSHOT

17 BRADSTON STREET

Boston, Massachusetts



TOTAL POPULATION
25,586

TOTAL HOUSEHOLDS
12,407



AVERAGE H.H. INCOME
\$166,982

MEDIAN H.H. INCOME
\$90,142



TRANSIT: CAR
3,313

TRANSIT: BUS/MBTA
1,198



NEVER MARRIED
12,653

MARRIED
7,817