

11
BEACON
STREET



Historic Charm Meets **Modern Luxury**

11 BEACON STREET

11 Beacon Street, a historic 14-story gem originally built in 1922 that offers 152,223 square feet of office and retail space with an unbeatable location atop the infamous **Beacon Hill** and just steps from the **Massachusetts State House, Boston Common and Government Center**. Recently revamped, the building boasts a modernized lobby, refreshed common areas, and a sleek new **tenant amenity center with a fitness studio** and shared conference facilities. **Energy Star certified**, it blends classic charm with cutting-edge upgrades for an exciting, sustainable work environment!

Building Information

Total Building Size

152,223 RSF

Average Floor Size

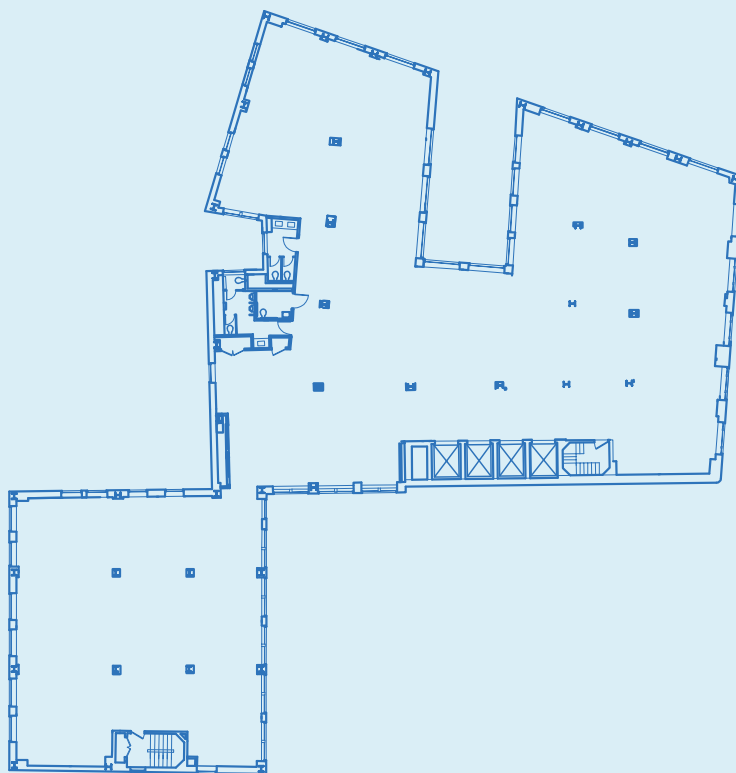
12,000 RSF

Number of Floors

14

Available Space

1,000 - 4,662 RSF





LOBBY



Features & Amenities

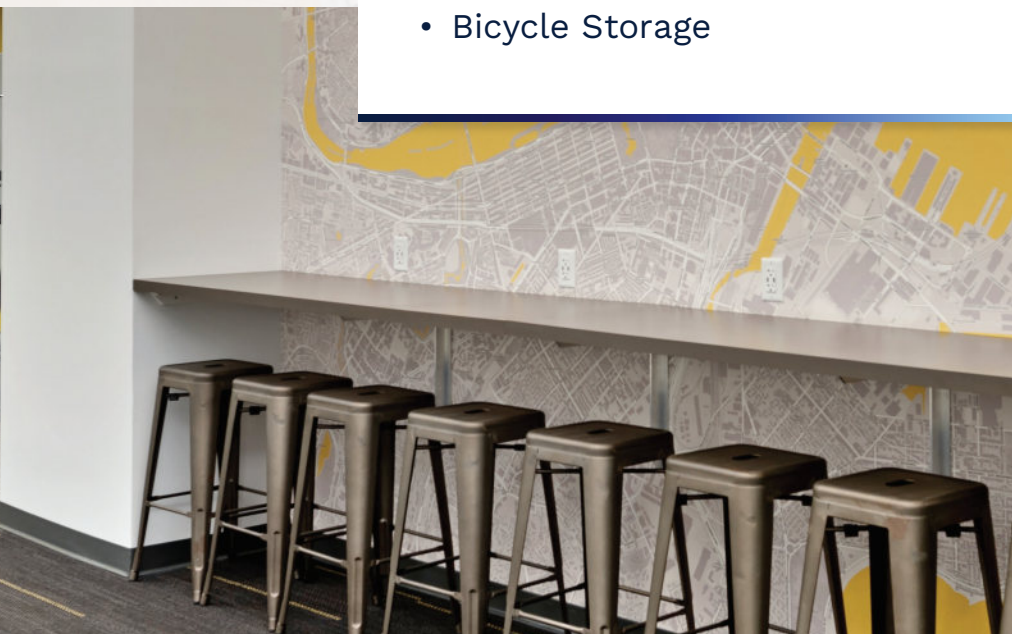
- Local Ownership & Management
- Adjacent to MA State House
- Windows on All Sides
- Classic-style Lobby
- On-site Building Security
- New Tenant Lounge
- New Conference Center
- New Fitness Facility with Showers
- Bicycle Storage



CONFERENCE CENTER



FITNESS CENTER



Map

Restaurants

1. Starbucks
2. Tatte Bakery
3. Bostonia
Public House
4. Mariel
5. Sweetgreen
6. GRECO
7. Chipotle
8. DIG
9. B.GOOD
10. Yvonne's
11. Avana Sushi
12. Caffé Nero

Lifestyle & Entertainment

13. New England
Aquarium
14. Barry's Bootcamp
15. Equinox
16. Planet Fitness

Hotels

17. Hyatt Regency
18. The Ritz-Carlton
19. The Langham



ABOUT SYNERGY

Synergy is one of the **largest and most active** commercial landlords in Massachusetts and the largest private owner of downtown Boston office buildings. Both **well-capitalized**, and with a **strong reputation** for execution and **flexibility**, over 600 of the most prominent companies and organizations in Boston choose to locate in Synergy buildings.

We look forward to having you join us!

Contact

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