
















44 Winter Street • Boston, MA • **Downtown Crossing**

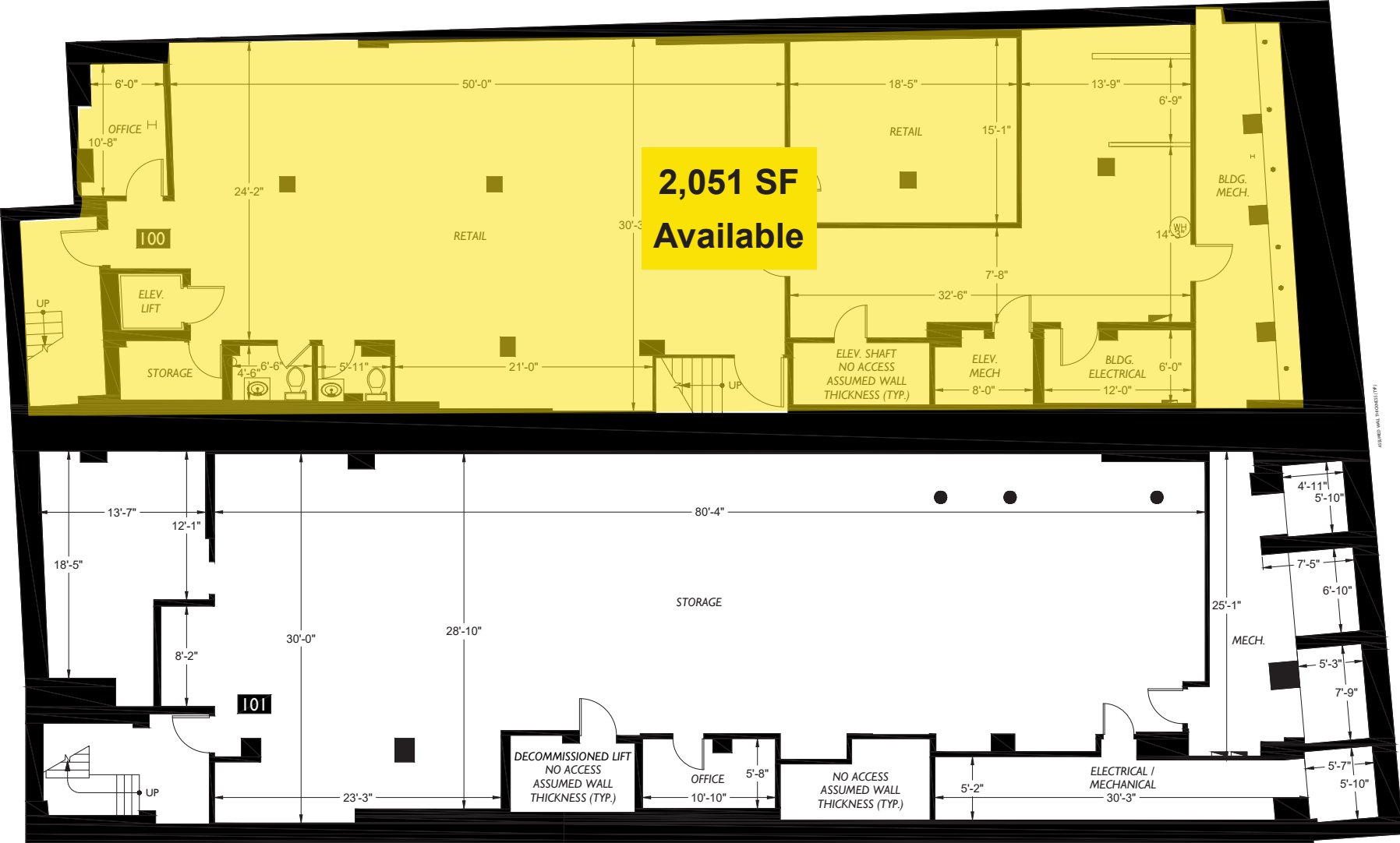


2,449 square feet plus lower level • Retail Space

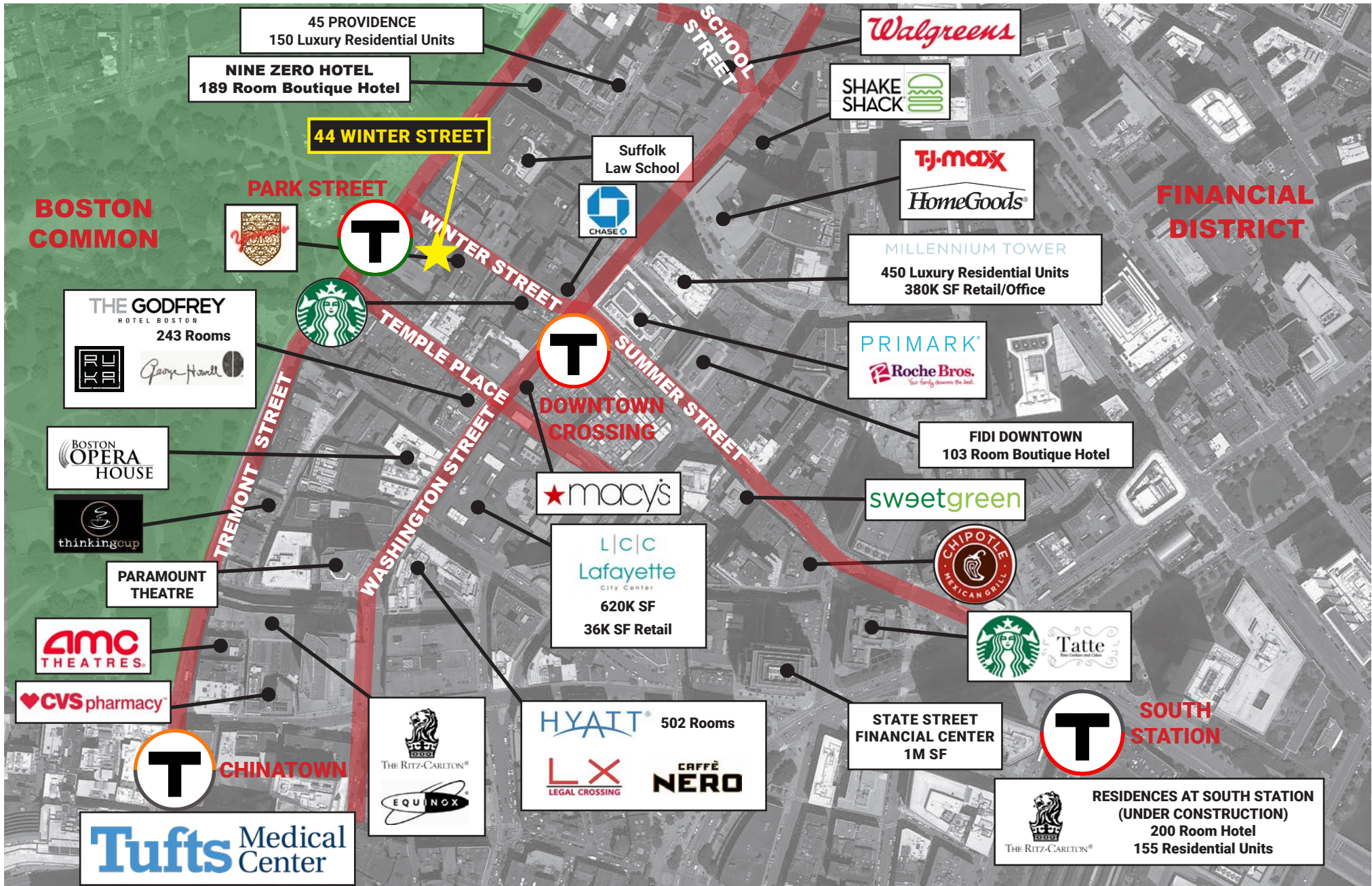


 <p>2,449 SF Street Level Plus 2,051 SF Lower Level</p>	 <p>Available Immediately</p>	 <p>CAM & Taxes: \$17.25 PSF Estimated</p>	<p>Area Tenants</p>        
 <p>41 Million Annual Visitors to the Downtown Crossing area in 2023 and trending upwards</p>	 <p>1 Mile Population 70,340</p>	 <p>1 Mile Daytime Population 301,704</p>	 <p>1 Mile Medium HH Income \$145,946</p>

FLOOR PLAN - LOWER LEVEL



AERIAL



DOWNTOWN CROSSING • 44 WINTER STREET • BOSTON, MA

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