

# Class A Office Space Available

In The Financial District

Two Financial Center  
Boston, Massachusetts

±90,000 of Contiguous Space



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Two Financial Center | Boston, Massachusetts



# Property Overview

Two Financial Center is a Class A office building located in Boston's Financial District, offering premium office space with contemporary finishes and efficient floor plates. Positioned near South Station, it provides excellent access to public transportation and is surrounded by top-tier amenities including restaurants, hotels, and fitness centers. The building features on-site parking, a LEED Gold certification, and high-end tenant services, making it an attractive option for a wide range of financial, technology and professional services firms.

# Roof Deck

For Lease



# Lobby



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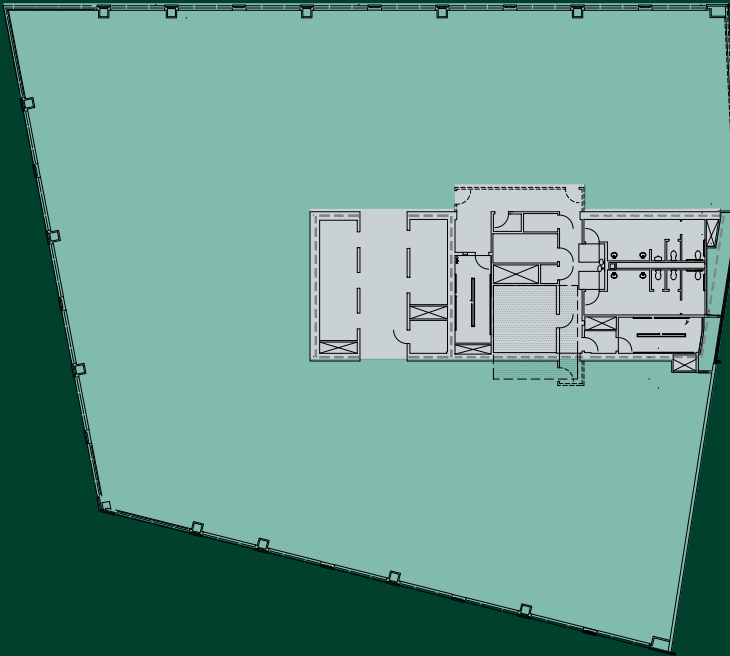
# Building Specifications

- + Building Rentable Area: 218,000 SF
- + Average Floor Size: 19,500 SF
- + Number of Floors: 12
- + Year Built/Renovated: 2009
- + Parking: 1.0 / 1,000 SF in the Two Financial Street Garage
- + Ceiling Height: 13' Slab to Slab
- + Loading Dock: 2 Loading Docks with access off Essex Street and direct access to freight elevator
- + Elevators: 5 Elevators (1 Doubles as a Freight Elevator)
- + Security: 24-hour front desk security. All elevators, garage, and common area monitored 24/7. Secure card-access to all elevators, common areas and tenant spaces

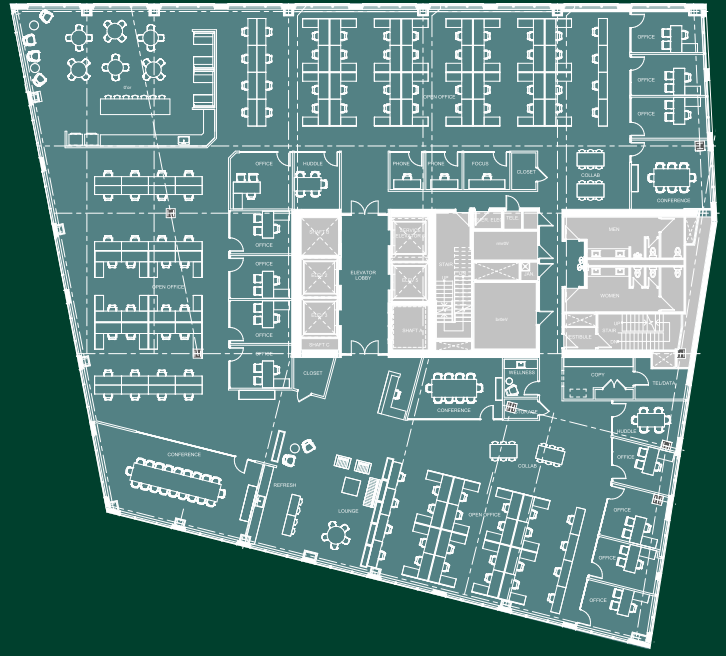
## Floor 8-10 Available Office Space

19,500 SF (per floor)

Representative Floor Plan



Test Fit Plan



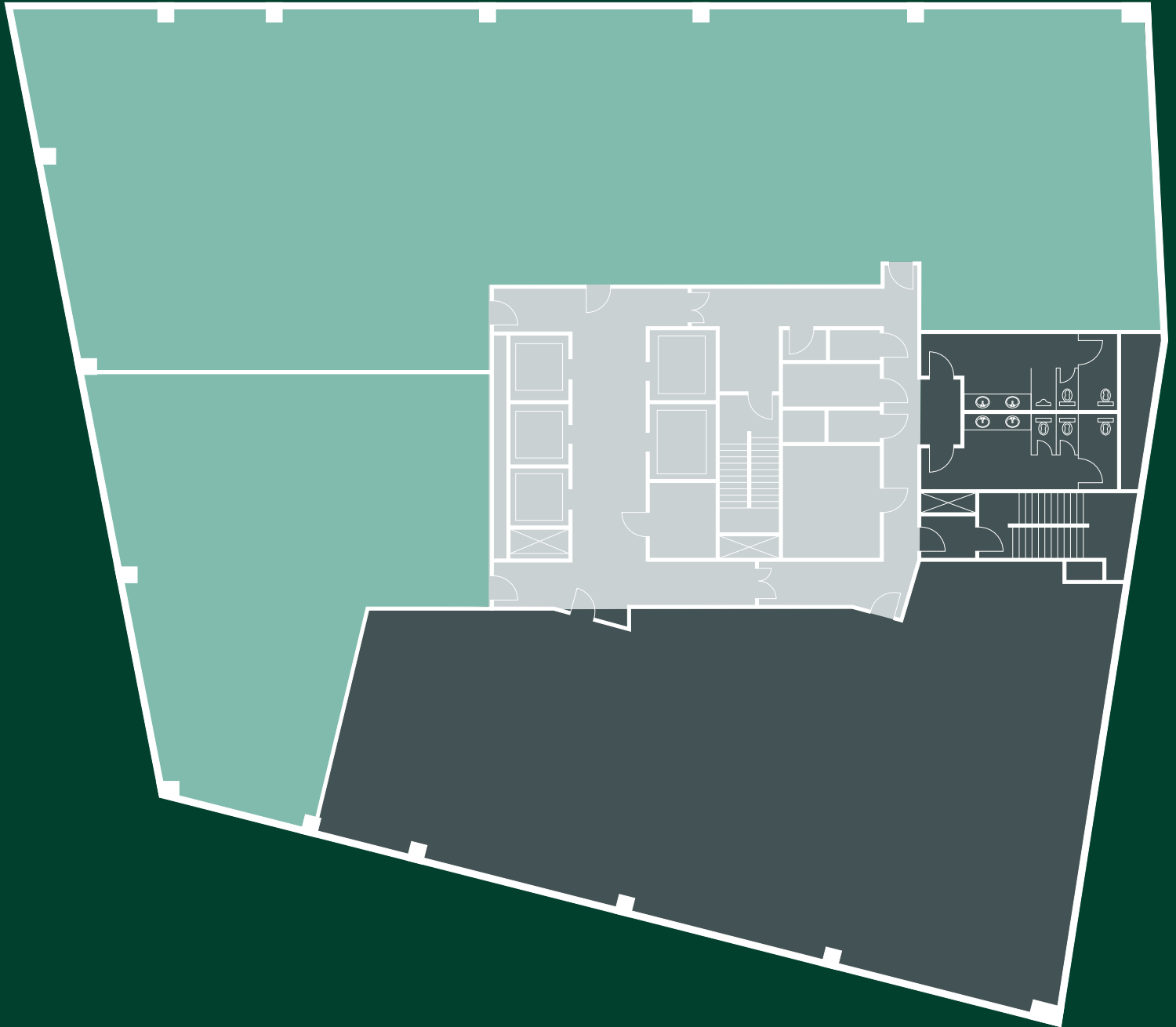
### OFFICE DETAILS

- + 1 Large Conference Room
- + 2 Medium Conference Room
- + 2 Huddle Rooms
- + 3 Phone Rooms
- + 12 Private Offices
- + 100 Workstations
- + 1 Wellness Room
- + Large Kitchen

For Lease

# Floor 11 Available Office Space

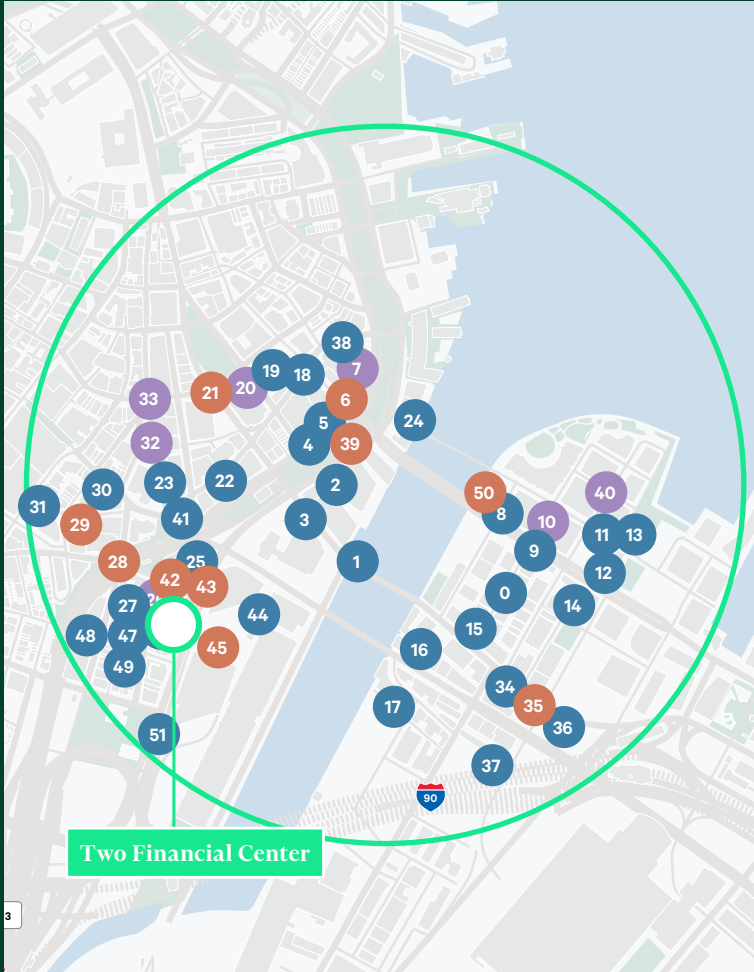
12,460 SF





# Seaport & Downtown Amenities

● Food ● Fitness ● Coffee



0	Trillium	26	UFC Gym Boston
1	Smith & Wollensky	27	Al's Café
2	Nebo	28	Starbucks, Tatte Bakery & Cafe
3	Trade	29	Dunkin', Chipotle, Noon Mediterranean, Sweetgreen, Georgie's Wine Bar (and Shop)
4	Clover	30	Taco Bell
5	High Street Place Food Hall	31	Everybody Fights
6	Kane's Donuts, Starbucks	32	B/Spoke
7	Republic Fitness	33	Barry's Bootcamp
8	Barking Crab, Lookout Rooftop & Bar	34	Pastoral
9	Scorpion Bar	35	Café Nero
10	Equinox	36	City Tap House
11	Sweetgreen	37	Citrus and Salt
12	King's Dining & Entertainment, Tuscan Kitchen, Flight Club	38	Joia Restaurant & Lounge
13	Committee	39	Tatte
14	Shake Shack	40	Corepower
15	Flour Bakery	41	Cava
16	Bon Me	42	Gracenote Coffee
17	Lolita Cocina & Tequila Bar	43	Starbucks
18	The Palm	44	Dunkin, Tavern in the Square, Starbucks, McDonalds, Regina Pizzeria
19	Sweetgreen	45	Dunkin
20	Equinox	46	O Ya
21	Sip Café	47	Zhi Wei
22	Society on High	48	Figaro's
23	Cosi	49	Troquet on South
24	James Hook & Co	50	Little Wolf
25	Dewy Square Food Trucks & Farmers Market	51	South Street Diner

## Local Amenities

Mooo....



AMBER ROAD  
BAR & GRILLE

EQUINOX

Tatte  
BAKERY & CAFÉ








marieL

High Street  
Place

# Location & Access



-  Immediate highway access to Interstates 90 and 93
-  Two-minute walk to South Station (Red Line/Commuter Rail/Buses)
-  Six-minute walk to Downtown Crossing (Orange/Red Line)
-  Thirteen-minute walk to Rows Wharf Commuter Ferry Terminal
-  Three BlueBike Stations within five-minute walk

## Contact Us

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