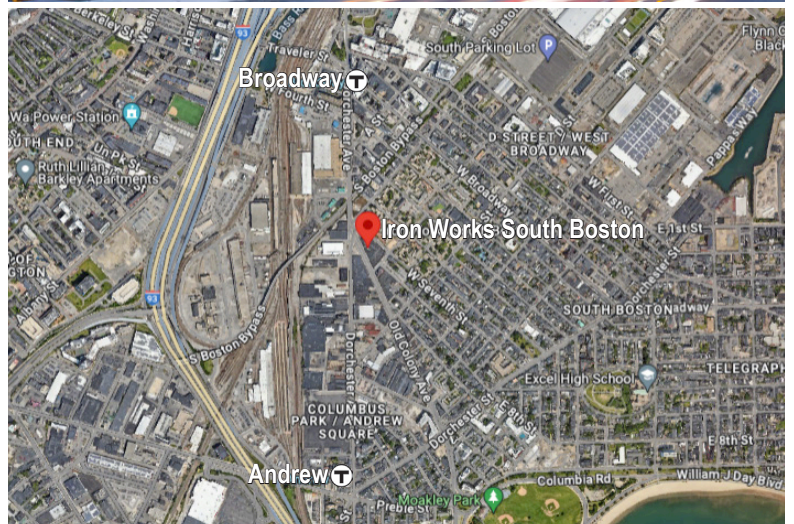


**20 OLD COLONY AVE., 2ND FLOOR**  
IRON WORKS, SOUTH BOSTON, MA 02127



**PROPERTY/SPACE OVERVIEW**

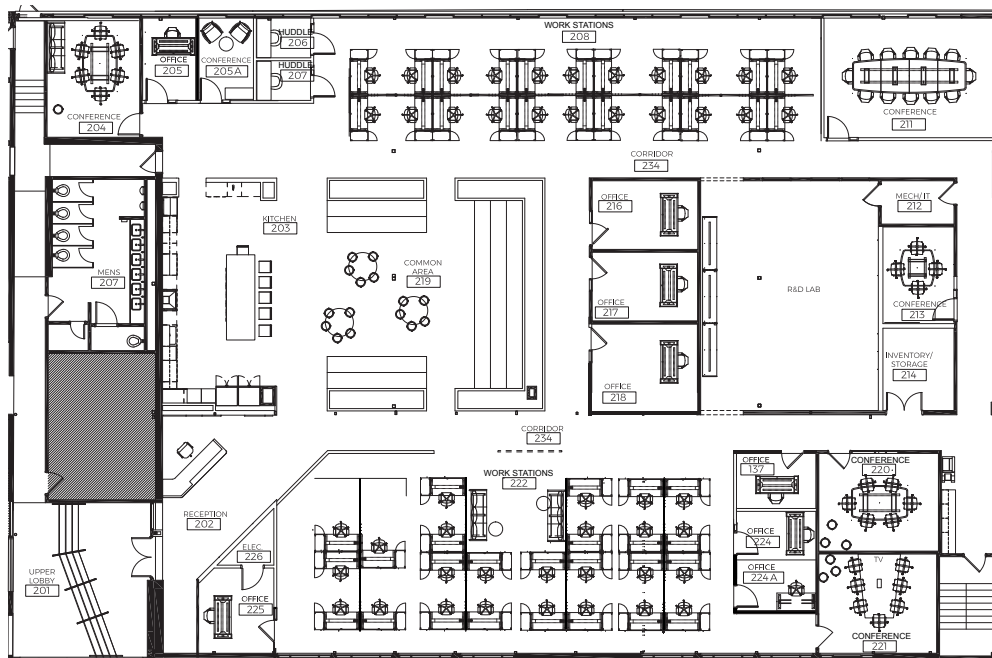
<b>AVAILABLE SPACE</b>	±13,312 SF of plug & play office space
<b>RECENT RENOVATIONS</b>	2021 custom build-out featuring a creative office layout with new windows, flooring, lighting, HVAC, exposed ductwork, high ceilings and an expansive kitchen/café with tiered seating.
<b>ONSITE AMENITIES</b>	Onsite amenities at Iron Works include Castle Island Brewing, Shybird, Mei Mei, Tatte, Rock Spot Climbing, B/Spoke and PKL.
<b>LOCATION</b>	Iron Works is located in South Boston and is minutes to Downtown Boston, the Seaport, South Station and the South End. The Broadway & Andrew MBTA Red Line Stations are ±10 minute walk and the MBTA Bus Route No. 11 is just a few steps away.
<b>SUBLEASE TERM</b>	Through December 2029



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## OFFICE CONFIGURATION

51 Workstations

6 Conference Rooms

8 Offices

2 Huddle Rooms

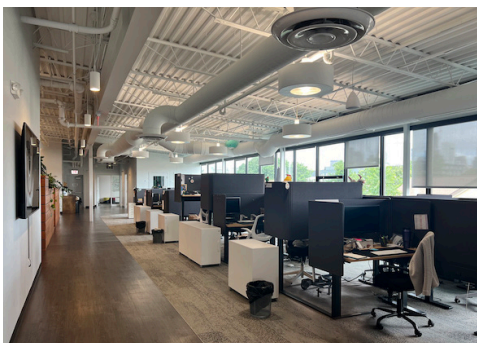
1 Reception

1 Kitchen

1 Mech/IT Closet

1 Electrical Closet

1 Storage Room



### SCOTT RICHMOND

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### SCOTT PANNETON

Director  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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