

# BOSTON Downtown Crossing

**19-21 SCHOOL STREET, BOSTON, MASSACHUSETTS**  
FULL BUILDING FLAGSHIP OPPORTUNITY



---

**DOWNTOWN CROSSING** is the center of Boston. With the highest pedestrian counts in the City, it's one of the dominant neighborhoods in the metro area. The main corridor, Washington Street, is a key retail and entertainment corridor – boasting the ideal confluence of daily workers, shoppers, residents, foodies, students, theater goers, and tourists. This essential Boston destination continues to evolve with several new high-end residential and mixed-use redevelopments. The area is home to a mix of local chef-driven restaurants, fashion tenants, discount retailers, performing arts centers, jewelry stores, and other specialty retailers. Street vendors, students, and commuters from four subway stations add to the daytime hustle. Office workers frequent casual lunch spots and bars. Shoppers, residents, and tourists walking along the Freedom Trail keep the neighborhood active year round.

---

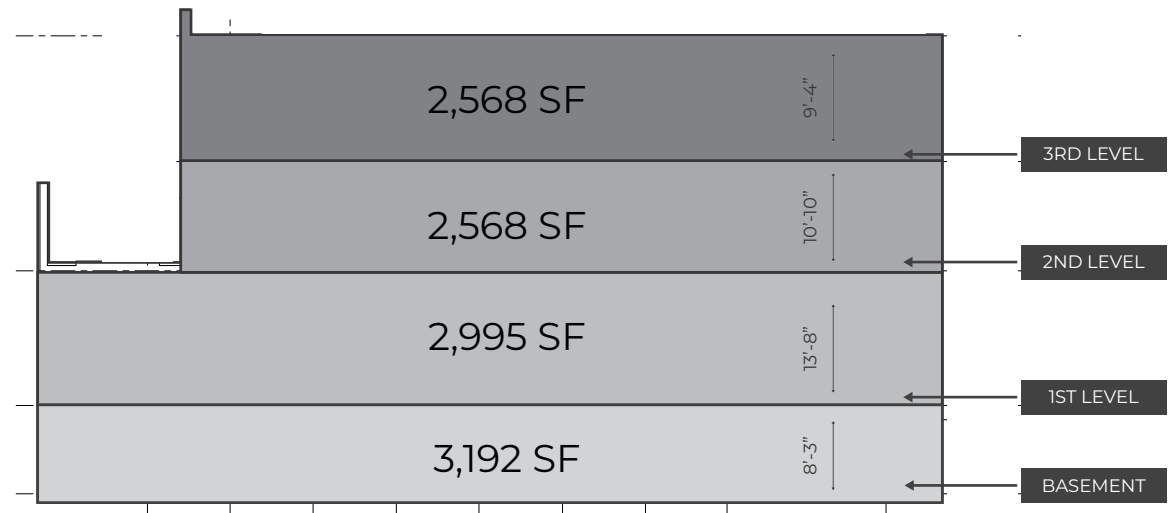


## AVAILABILITY

- 8,131 SF on 3 stories
- 3,192 SF basement

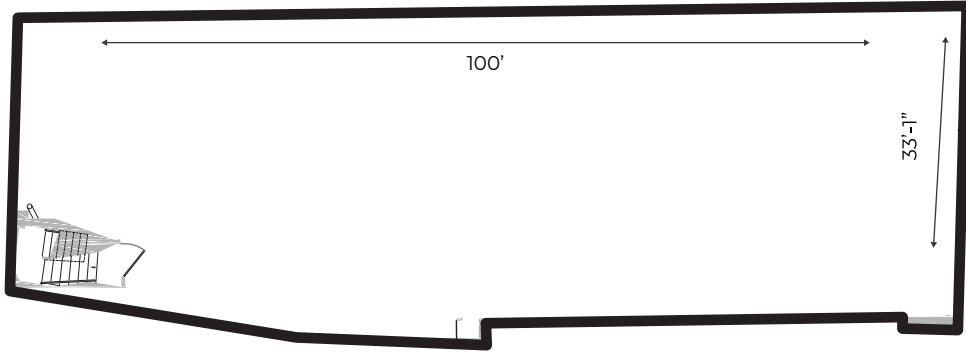
## SITE DETAILS

- Full building flagship opportunity well suited for a retail showroom and upper level office space
- Impressive new glass storefront and open floor plates planned, offering a rare branding opportunity for the modern tenant
- Located on School Street near the intersection of Washington Street in Boston's Downtown Crossing retail corridor
- 30 feet of frontage along the Freedom Trail, which sees over 4 million visitors per year, with highly visible sight lines from Washington Street
- Ample ceiling height within the space with street level heights of 13'8"
- Located a block from the MBTA's Downtown Crossing Station with the second highest ridership in Boston with over 23,400 riders per day
- Available now

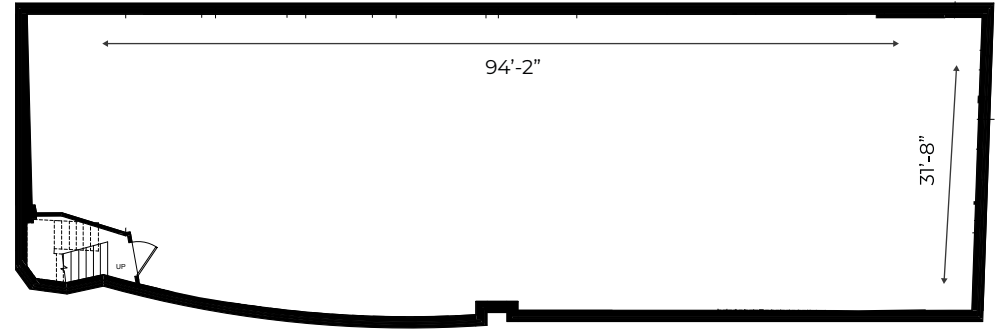


# FLOOR PLANS

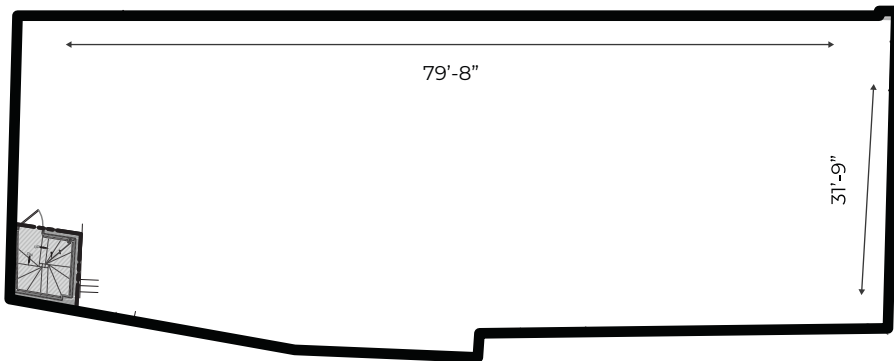
**BASEMENT LEVEL - 3,192 SF**



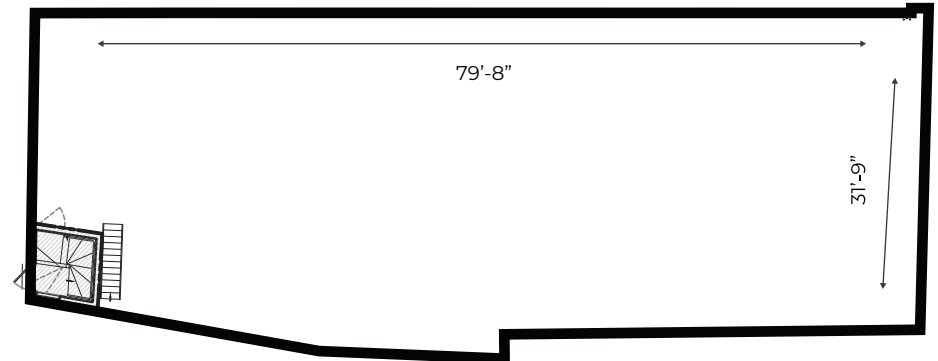
**STREET LEVEL - 2,995 SF**



**SECOND LEVEL - 2,568 SF**



**THIRD LEVEL - 2,568 SF**





## AREA DATA

- Over 190,000 people work within 1/2 mile
- 43 million SF of office space in the Downtown Crossing/Financial District area
- Location for several retailers first Boston store like Primark and Mountain Warehouse
- Located within two blocks of three MBTA stations  
 Park Street (T) Downtown Crossing (T) State Street (T)  
 (19,653 daily riders) (23,478 daily riders) (13,258 daily riders)
- Approximately 20,000 students of higher education in the immediate vicinity with Emerson College, Suffolk University, and Endicott College



## AREA RETAILERS

PRIMARK | HOMEGOODS | TJ MAXX | MARSHALLS  
 SHAKE SHACK | SWEETGREEN | DIG INN | VERIZON  
 MOUNTAIN WAREHOUSE | GRECO | OLD NAVY

## DEMOGRAPHICS

	.25 Mile	.50 Mile	.75 Mile	1 Mile
POPULATION	2,839	21,850	47,609	57,770
DAYTIME POPULATION	88,276	190,555	238,519	303,811
AVG. HH INCOME	\$96,673	\$127,852	\$127,691	\$128,198



# DOWNTOWN BOSTON



GOVERNMENT CENTER  
10,828 DAILY RIDERS

GOVERNMENT CENTER/CITY HALL

FANEUIL HALL  
18M VISITORS PER YEAR

MASSACHUSETTS STATE HOUSE

OMNI HOTELS & RESORTS  
551 ROOMS

NINE ZERO  
A SHANTON HOTEL  
190 ROOMS

**SITE**  
19 SCHOOL STREET

JOHNSTON & MURPHY  
LUKE'S  
THE CHICKEN & RICE GUYS

BOSTON COMMON

CIRCLE K

PARK STREET  
19,653 DAILY RIDERS

CHASE  
MOUNTAIN WAREHOUSE

DSW  
DISCOUNT SHOES

SHAKE SHACK  
GRE.CO

OGAWA COFFEE

FINANCIAL DISTRICT

THE GODFREY HOTEL CHICAGO  
242 ROOMS  
GEORGE HOWELL COFFEE  
RESTOBAR, NIKKEI.

STODDARD'S FINE FOOD & ALE  
49 SOCIAL  
FOOD & DRINK

Yvonne's

DOWNTOWN CROSSING  
23,478 DAILY RIDERS

MILLENNIUM TOWER

Marshalls  
TJ-maxx  
HomeGoods  
BSC

POST OFFICE SQUARE

sweetgreen  
EQUINOX

SONOS  
375 EMPLOYEES  
CARBONITE  
350 EMPLOYEES

AT&T Wireless

macy's

BARRY'S BOOTCAMP

OLD SOUTH MEETING HOUSE

PRET  
HALE and HEARTY

BOSTON COMMON COFFEE CO.

Salvatore's

DELAFFAYETTE AVENUE

CAFFÈ NERO

BLUE BOTTLE COFFEE  
accattoria  
Bailey Sage

THE RITZ-CARLTON  
AMC THEATRES

sip  
WINE BAR • KITCHEN

MILLENNIUM PLACE  
256 CONDO UNITS  
COMPLETED IN 2013

HYATT REGENCY  
502 ROOMS

PRIMARK  
Roche Bros.  
OLD NAVY

PRET  
Starbucks COFFEE  
oath  
DUNKIN' DONUTS

BOYLSTON STREET

EQUINOX

LEGAL CROSSING  
CAFFÈ NERO

sweetgreen  
drybar  
GRN-MKR

SOUTH STATION  
112,800 DAILY RIDERS

BOYLSTON STREET  
6,826 DAILY RIDERS

CHINATOWN  
6,498 DAILY RIDERS

Atlantic  
URBAN RETAIL

# BOSTON

## Downtown Crossing

19-21 SCHOOL STREET, BOSTON, MASSACHUSETTS

Lindsey Sandell  
617.369.5936  
lsandell@atlanticretail.com