

# 109-115 BROAD

BRICK & BEAM  
OFFICE SPACE FOR LEASE



**NEW RENT: \$43-\$47**



2ND FLOOR: 3,354 SF

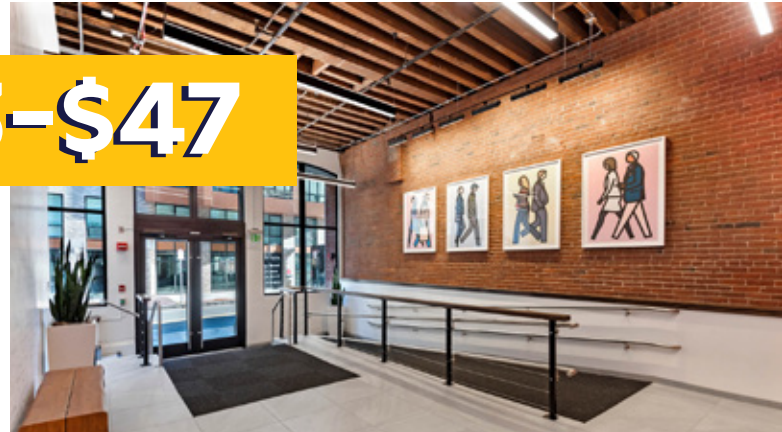
3RD FLOOR: 3,354 SF

4TH FLOOR: 3,354 SF

5TH FLOOR: 3,354 SF

5TH FLOOR: 4,200 SF

6TH FLOOR: 6,700 SF



# DESCRIPTION

BOSTON REALTY ADVISORS IS EXCITED TO PRESENT **109-115 BROAD STREET** FOR LEASE. THIS 7 STORY, 56,025 RSF BRICK AND BEAM BUILDING OFFERS TRUE BRICK AND BEAM FULL FLOOR OFFICE SUITES WITH THE UNIQUE AND CREATIVE FEATURES AND ATTRIBUTES THAT TENANTS DEMAND IN BOSTON.

# HIGHLIGHTS

- EXTENSIVE LOBBY UPGRADES COMPLETE
- BRICK & BEAM OFFICE SPACE
- FULL FLOOR SUITES
- FLEXIBLE TERM ON SELECT AVAILABILITIES

# AVAILABILITY

## 6<sup>TH</sup> FLOOR & PENTHOUSE

6,700 RSF

## 5<sup>TH</sup> FLOOR

4,200 RSF & 3,354 RSF

## 4<sup>TH</sup> FLOOR

3,354 RSF

## 3<sup>RD</sup> FLOOR

3,354 RSF

## 2<sup>ND</sup> FLOOR

3,354 RSF





# AMENITY HOTSPOT

BE ANYWHERE IN UNDER 5 MINUTES



**30+**

RESTAURANTS



**20+**

BARS



**15+**

COFFEE SHOPS



**8+**

HOTELS



**7+**

FITNESS  
CENTERS





# LOCATION

NESTLED IN THE HEART OF AN AMENITY RICH AREA OF THE FINANCIAL DISTRICT, TENANTS WILL BENEFIT FROM THE ABUNDANCE OF NOTABLE CAFÉS TO ICONIC PUBS/BARS TO THE LONG LIST OF FAST CASUAL AND SIT DOWN RESTAURANTS. ACCESSIBILITY IS KEY AND **109-115 BROAD STREET** CONNECTS TENANTS TO AMPLE PARKING GARAGES, DIRECT ACCESS TO I-90 & I-93 AND A SHORT WALK TO ALL OF BOSTON'S CONNECTED T-LINES.



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