

RETAIL SPACE FOR LEASE OR SALE ——— 1,331 RSF

The PARKER

The PARKER

CENTRALIZED LOCATION

From 47-55 Lagrange Street

Park Street  0.4 miles

DTX  0.4 miles

State Street  0.6 miles

Gov't Center  0.7 miles

South Station  0.5 miles

BEACON HILL

FINANCIAL DISTRICT

BACK BAY

BISTRO *de Mide*
ANNE FONTOINE
HERMES
PARIS
ST. JOHN
LAPERIA
exhale
MIND BODY SPA

BOSTON
COFFEE CO.
BACK DECK
Salvatore's
sip
FINE BAKERY

GORDON'S
FINE WINES & LIQUORS
PAPAGAYO
victoria's jewelry
JEWELRY

Boston
CHOPS
Vanderbilt
Capital One SEC
TD Bank
Santander

GRECO
TRULY GREEK
OGAWA COFFEE

CVS
pharmacy
AT&T
SIDE
BAR
DOWNTOWN CROSSING - BOSTON
GAP
ODDHEUM
THEATRE
DSW
DESIGNER SHOE WAREHOUSE

macy's
STARBUCKS

PRIMARK
Roche Bros.

George Howell
COFFEE
THE GODFREY
HOTEL BOSTON

sweetgreen
clover
FIVE GUYS
BURGERS and FRIES

ThinkingCup

amc
THEATRES

HYATT
REGENCY

drybar

FOUR SEASONS
Hotels and Resorts
Bristol
RESTAURANT AND BAR

CVS
pharmacy
TEATRO
Avery
Bistro
EQUINOX

LOCAL SPA TOWNS
MAIL ORDER
CAFFE
NERO

Walgreens

Serafina

CVS
pharmacy

LOCAL SPA TOWNS
MAIL ORDER
OSTRA
Fleming's
MAGGIANO'S
LITTLE ITALY

W
BOSTON

WILBUR
THEATRE

THE BOSTON
PARK PLAZA
HOTEL & TOWERS
STRIP
LA GRACE
au bon pain
STARBUCKS

REVERE
HOTEL | BOSTON COMMONS

citi
PERFORMING
ARTS
CENTER



PROPERTY OVERVIEW

The Parker, located on 47-55 LaGrange Street, is a 168-unit luxury condominium building in downtown Boston overlooking the Boston Common. This heavily populated area offers a unique blend of local, national, and international food, fitness, fashion, and entertainment. The Parker is also extremely centrally located, being a stone's throw away from three major MBTA lines providing access to the Back Bay, Cambridge, and Somerville. This location constantly brings in foot traffic due to the nearby colleges, year round tourists, and many office commuters who work in the area.

DEMOGRAPHICS DATA

	0.5 Miles	1 Mile	1.5 Miles
Total Households	4,542	11,744	44,086
Total Population	8,306	20,016	72,110
Average Household Income	\$125,449	\$141,712	\$158,451
Average Age	29.1	36.5	37.6

BY THE NUMBERS

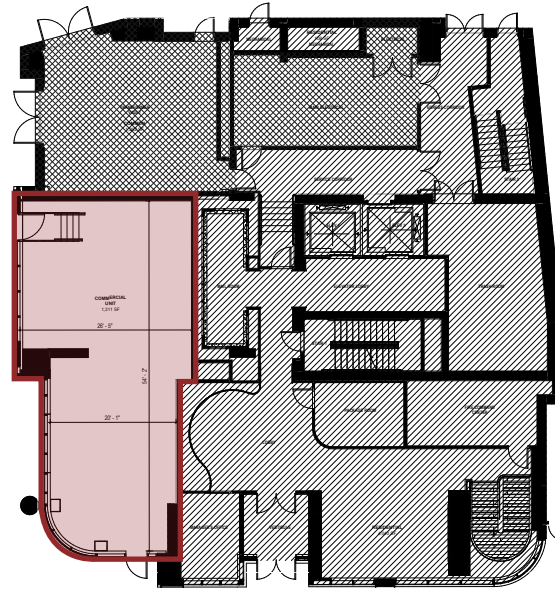
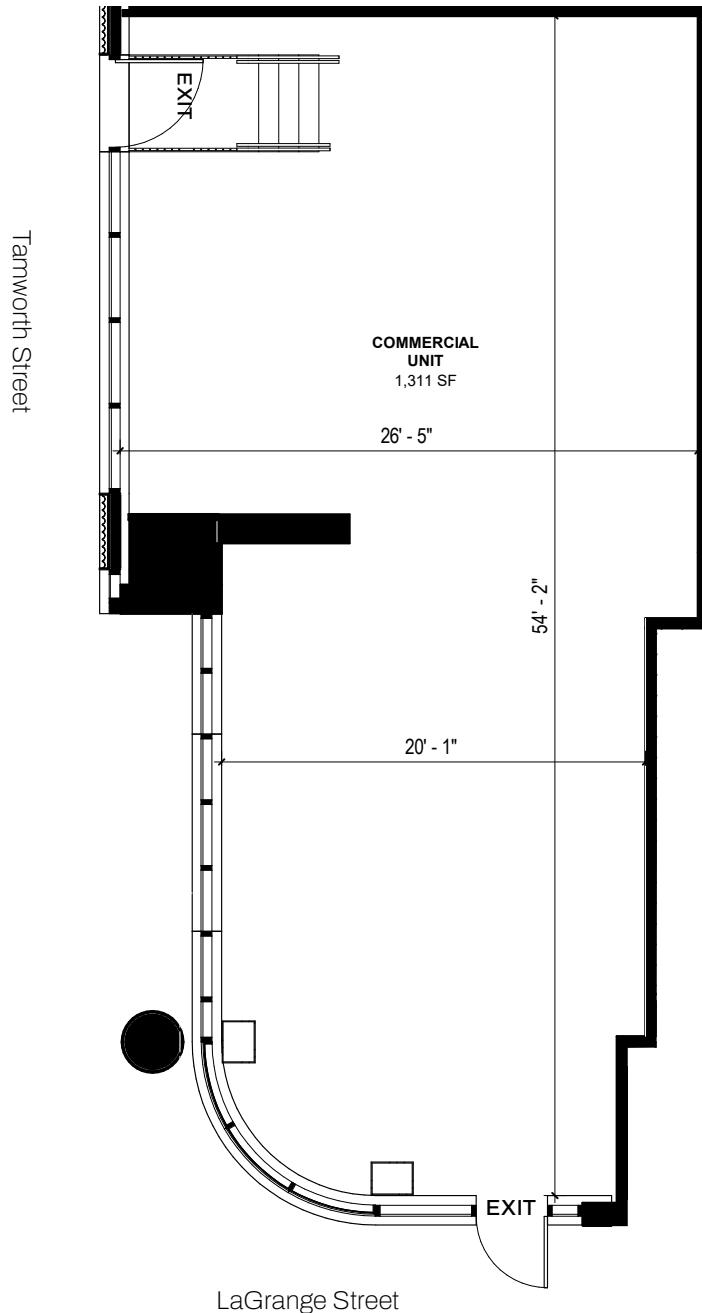
- » Downtown Boston is on-track to welcome as many as 45 million visitors in 2023, a 50% increase from 2022!
- » In 2022, weekly foot traffic in Downtown Boston was higher than in other commercial hubs such as Back Bay, Fenway/Longwood, and Seaport.
- » In 2023, Downtown Boston's spending recovery is anticipated to fully return to pre-pandemic levels.

Source: The Downtown Boston Business Improvement District



FLOOR PLAN

FIRST FLOOR
1,331 SF



BUILDING OVERVIEW

- 22 Stories
- 168 Condominium Units
- Built in 2022

RETAIL SPACE OVERVIEW

- 16'-4" Ceiling Height
- RSF = 1,311 SF
- Two Points of Street Access

RETAIL FACILITY UTILITIES

- 400a Electric Service
- 2" Cold Water (Domestic)
- 3" Vent Capped For Future Use
- 2" Chilled Water Capped (Supply/Return)

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