

INDUSTRIAL, FLEX, & OFFICE FOR LEASE



ON
THE
DOT[®]

371-385
DORCHESTER AVE
SOUTH BOSTON, MA 02127

LOCATED ON THE RED LINE
ADJACENT TO THE ANDREW AND BROADWAY STATIONS

CORE
INVESTMENTS, INC.

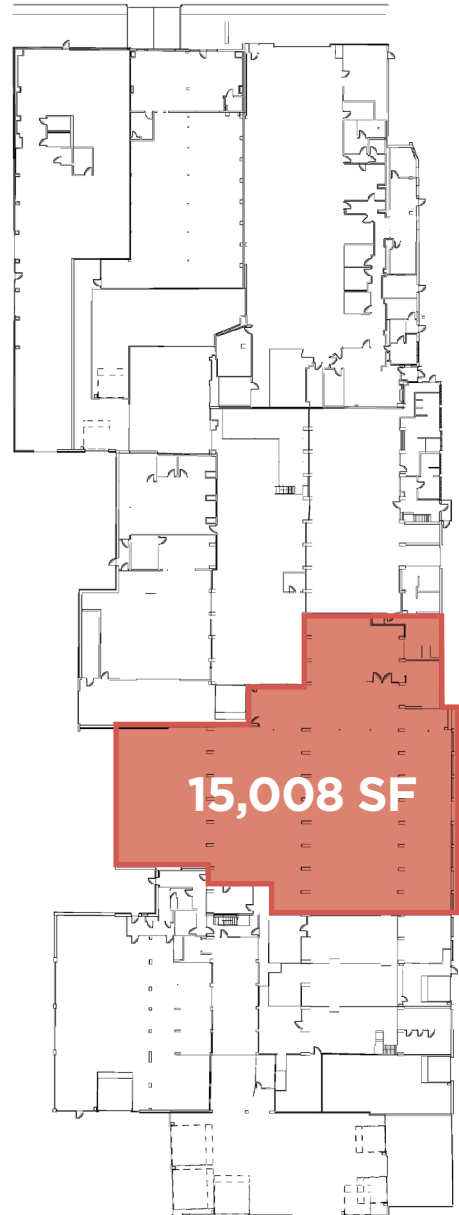


CUSHMAN &
WAKEFIELD



371 DOT AVE BUILDING SPECS

Building Type	Flex/Industrial
Building Size	144,888 SF
Lot Size	4.59 AC
Available Space	15,008 SF
Docks	Five front loading tailboard docks with a rear grade-level door
Year Built	1912 / Renovated 2009
Construction	concrete block, insulated metal panel
Sprinkler System	Dry
Utilities	Electric: Eversource Natural Gas: National Grid Domestic Water: City of Boston Sewer: City of Boston
Power Supply Volts	120-480 Phase: 3 Wire: 4
Zoning	I2 - Industrial



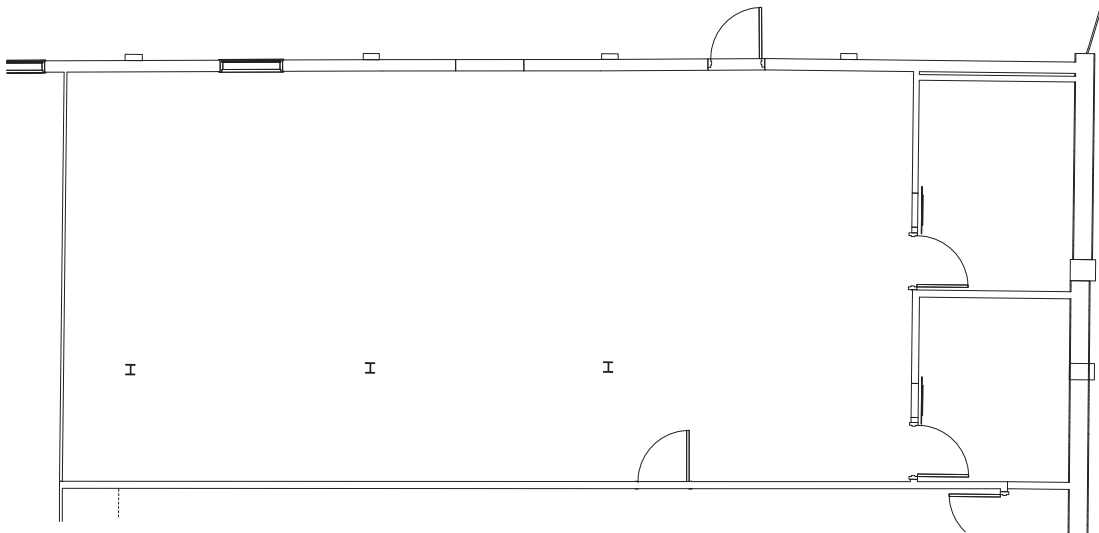


383 DOT AVE

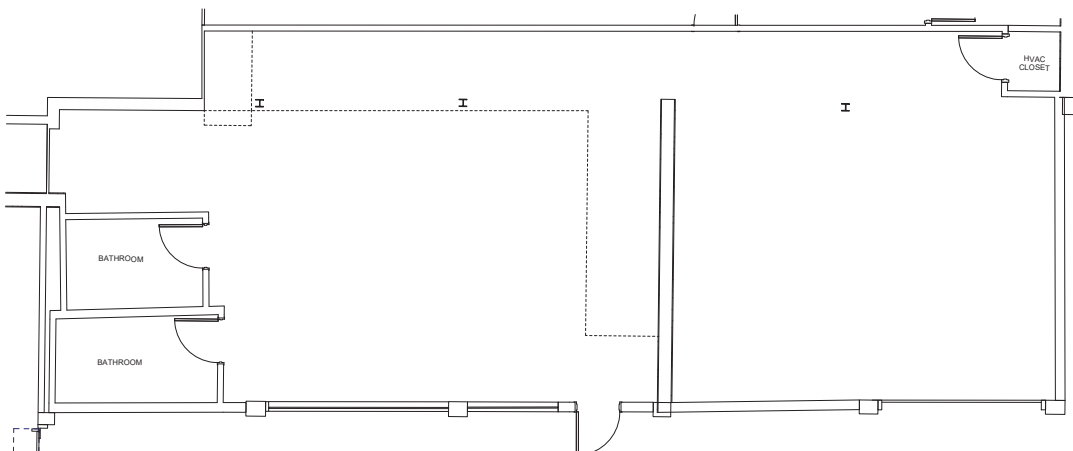
BUILDING SPECS/ 1ST FLOOR PLAN

Building Type	Flex/Industrial
Year Built	1920
Square Footage	42,000 SF
Clear Height	Suite 165 & Suite 170 - 12' 8"
Fire Protection	Wet Sprinkler System
Elevator	Elevator with Access Control
Security	Access Control Entry
Dock	Loading Dock

SUITE 165 - 1,742 SF



SUITE 170 - 2,113 SF

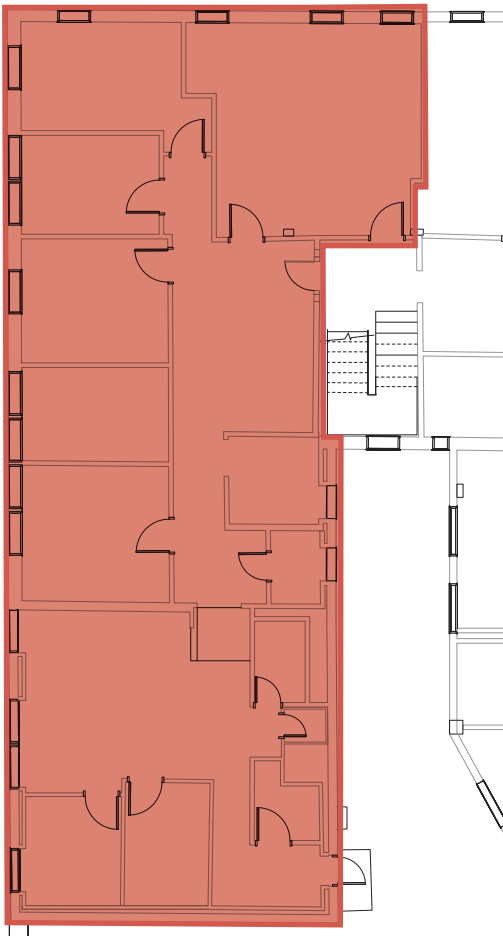




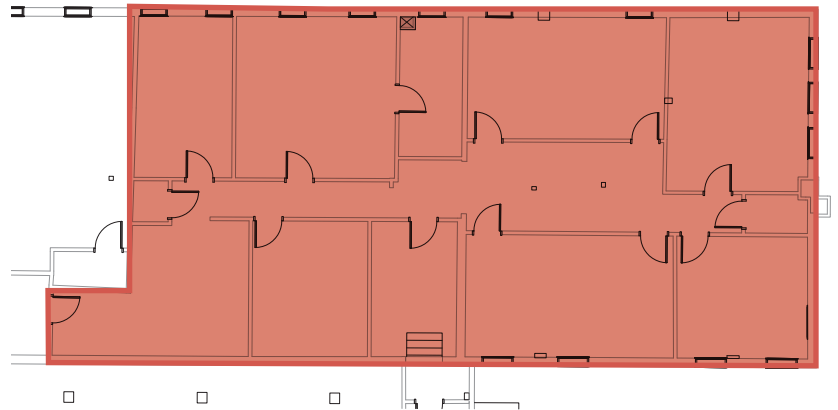
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OFFICE SPACE/ 2ND & 4TH FLOOR PLANS

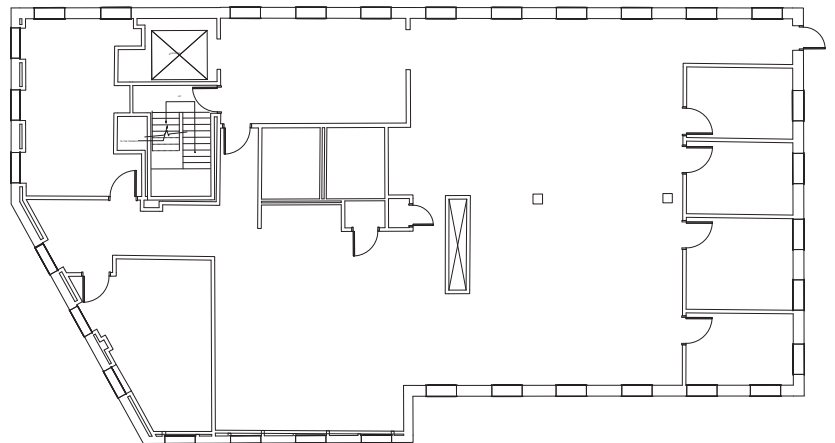
SUITE 200 - 2,710 SF



SUITE 220 - 3,327 SF



SUITE 400 - 4,310 SF

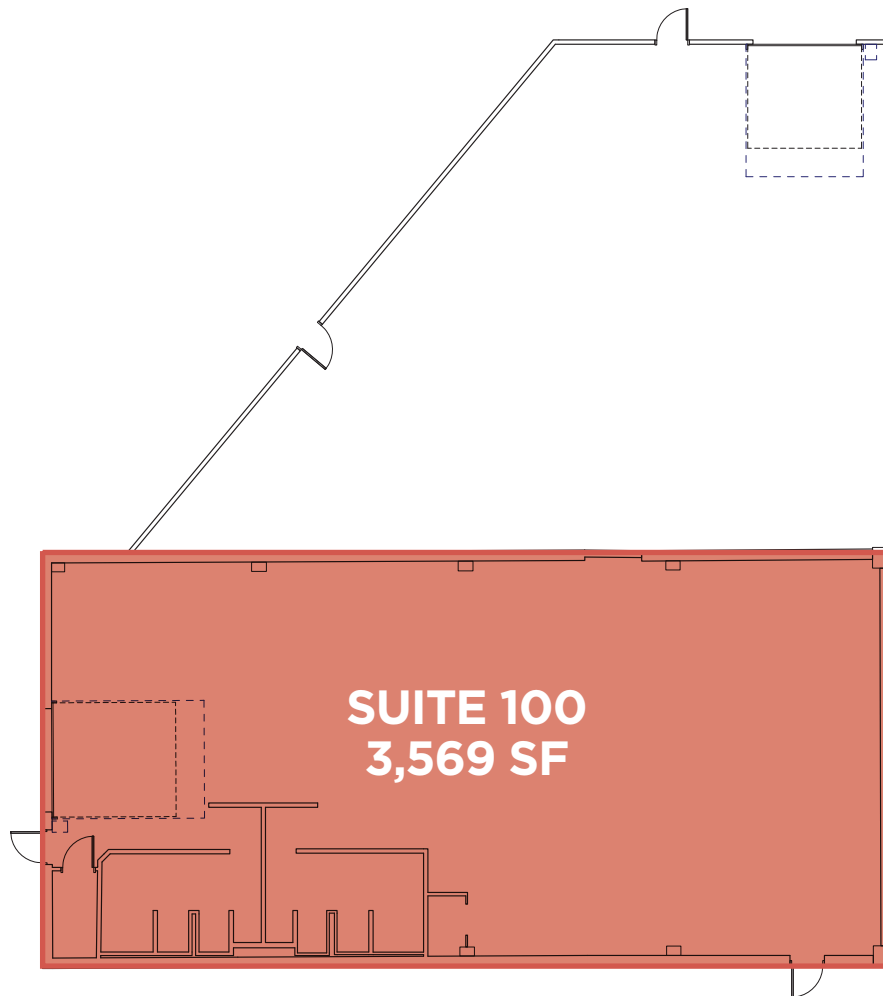




385 DOT AVE

BUILDING SPECS/ 1ST FLOOR PLAN

Building Type	Flex/Industrial
Square Footage	5,985 SF
Clear Height	18' 6"

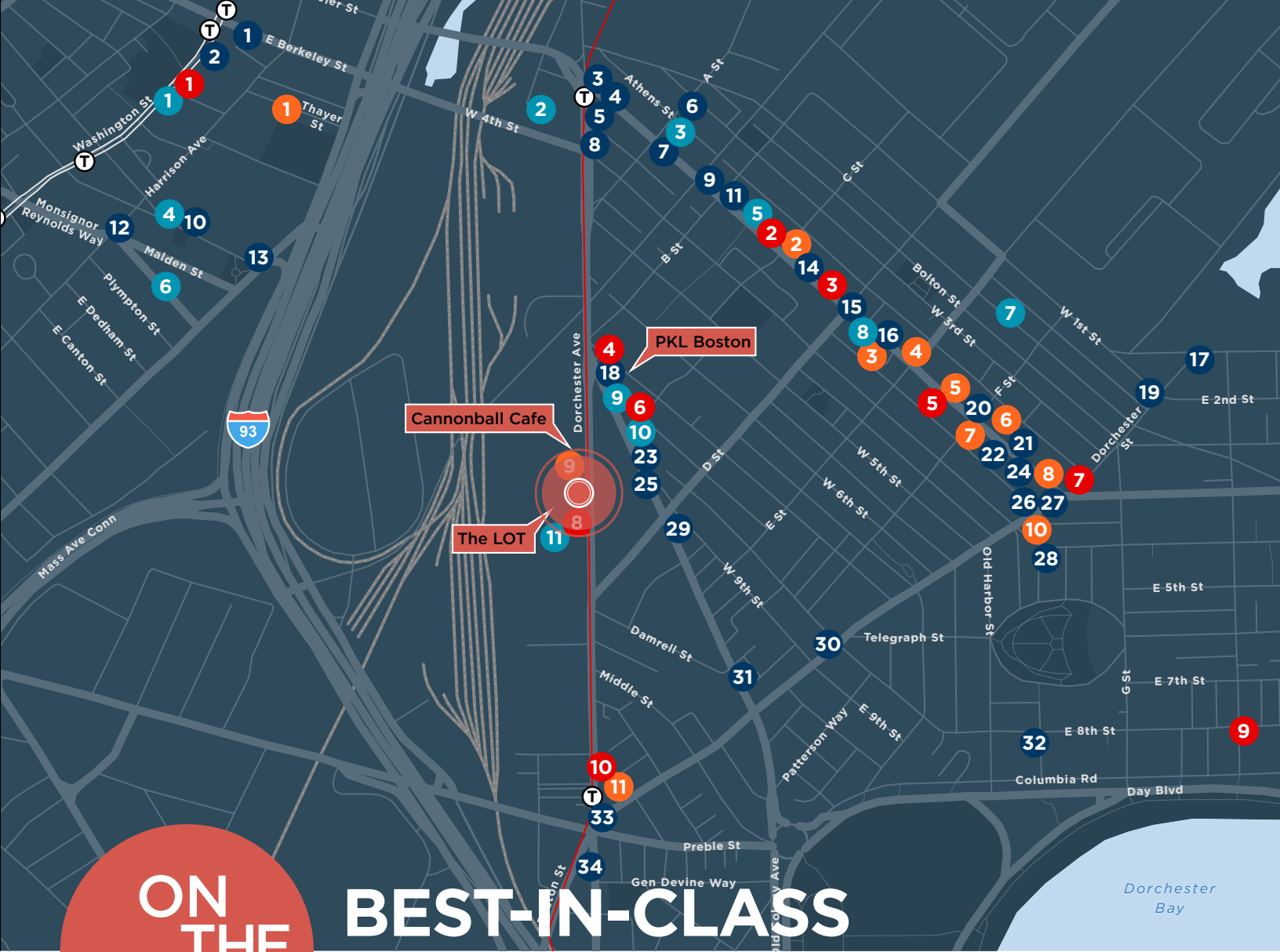




UNPARALLELED CONNECTIONS

9 MINUTES BY HIGHWAY TO LOGAN AIRPORT
3 MINUTES ON RED LINE TO SOUTH STATION
CITY-WIDE TRANSPORT LINKS ON YOUR DOORSTEP





BEST-IN-CLASS NEIGHBORHOOD

100+ RESTAURANTS WITHIN 20 MIN WALK
 8,000+ NEW HOUSING UNITS IN THE PIPELINE
 COMMUNITY & EVENT SPACE AT ON THE LOT

BARS	
1	Cathedral Station
2	Shea's Tavern
3	Croke Park
4	Castle Island
5	Fromage Wine Bar
6	PKL Boston
7	Stats Bar & Grille
8	GrandTen Bar
9	Shamrock Pub
10	Sports Connection Bar & Grill
GYM	
1	Elite Training Group
2	SHED Personal Training
3	True Fitness
4	SoWa Health + Wellness
5	Rebal Athletic Club
6	Ethos Fitness + Performance

7	You vs You Training
8	Regan's Motivated Fitness
9	Rock Spot Climbing
10	B/SPOKE
11	CrossFit Southie
RESTAURANTS	
1	Ali Baba Restaurant
2	Oishii Boston
3	Worden Hall
4	Fox & The Knife
5	Purple Shell
6	Lenox Sophia
7	Amrheins
8	Moonshine 152
9	Rondo's Sandwiches
10	Marseille Boston
11	Bar Volpe
12	Atlantico

13	South End Pita
14	LULU GREEN
15	Burger King
16	Layla's American Tavern
17	My Diner
18	Shy Bird
19	Publico Street Bistro
20	Loco Taqueria
21	Cook House
22	Lincoln Tavern & Restaurant
23	Mei Mei Dumplings
24	Capo Restaurant
25	Tatte Bakery
26	Taco Bell
27	Dumpling Daughter
28	Fat Baby
29	The Dirty Italian
30	Alfredo's Italian Kitchen

31	Fresh Boston
32	Seaport
33	Red Line Pizza
34	Cafe Polonia
SHOPPING	
1	Wyllo
2	Foodie's Market
3	Edible Arrangements
4	AT&T
5	Bohdii Boutique
6	Verizon
7	CVS
8	The Goodwill
9	Benjamin Moore
10	True Value Hardware
11	7-Eleven



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