

# 399

WASHINGTON

BOSTON, MA

**+/-76,000 SF MIXED USE ASSET**  
DOWNTOWN BOSTON

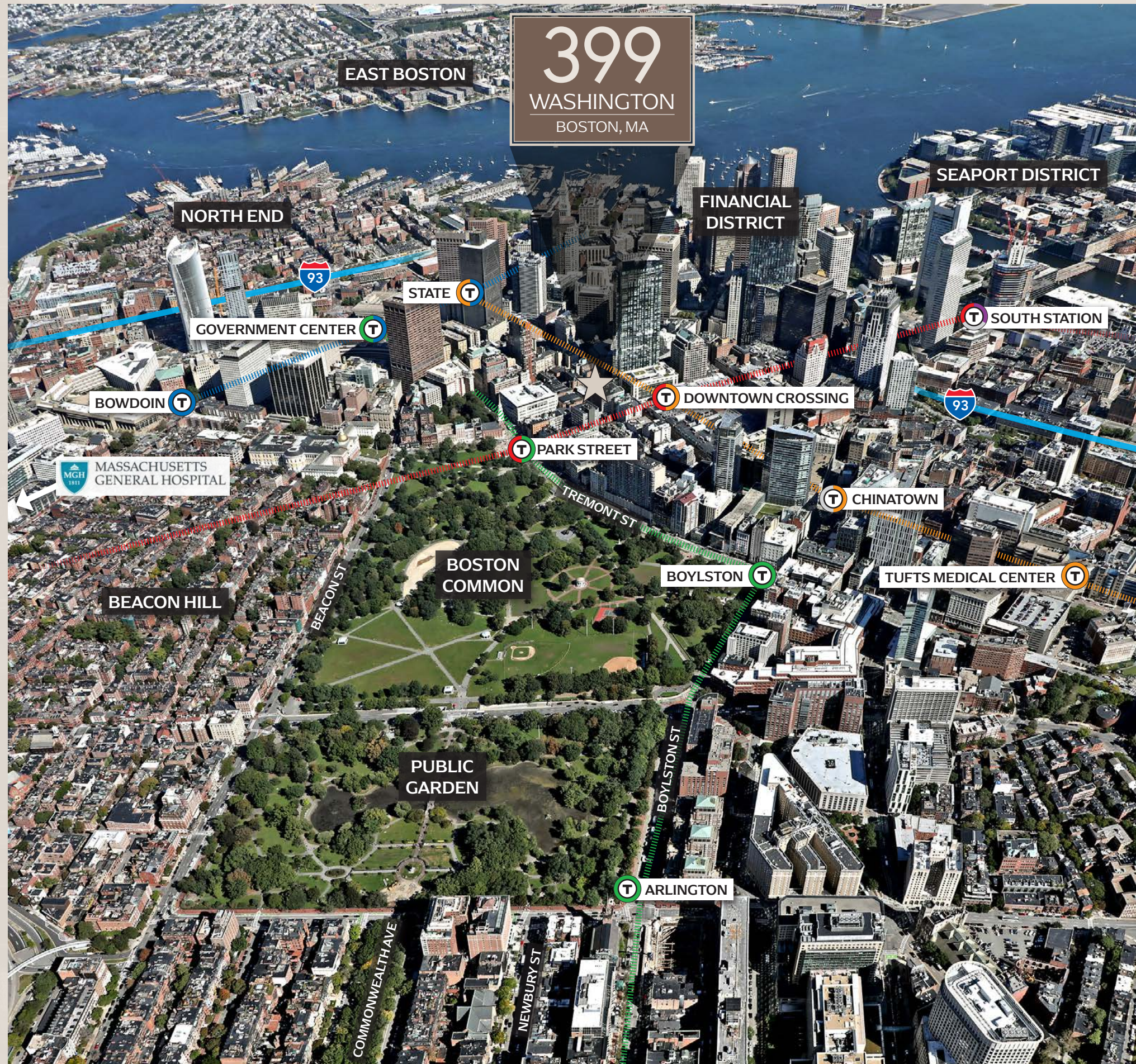


# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire 399 Washington Street, a vacant retail and office asset located in the vibrant Downtown neighborhood of Boston, Massachusetts. 399 Washington consists of five levels of premier office and retail space in one of the most active, diverse and transit-oriented neighborhoods of Boston.

The +/-76,000 square foot property consists of five stories plus a highly functional lower-level. The building recently underwent a meticulous renovation of the LEED certified base buildings systems and boasts bright and open floor plates. Designed by Bostonian Nathaniel J. Bradlee, the modernized, two-story facade and restored stone-fronted architecture exemplifies this historic stretch of Boston. It is now uniquely positioned to welcome tenants or owner-users.

399 Washington offers investors an opportunity to acquire a unique value-add opportunity with optionality in the business plan. 399 Washington Street is offered for sale on an unpriced basis. Boston Realty Advisors will be conducting tours of the property in the coming weeks with a “call-for-offers” to follow.

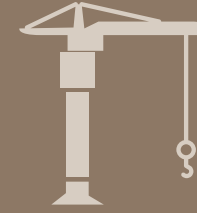


# INVESTMENT HIGHLIGHTS



## RENOVATED AND REDEVELOPED

Over the past several years, 399 Washington Street has received significant improvements to the base building systems and what was once a blighted property now holds LEED certification. 399 Washington Street offers two entrances including an upgraded lobby for office users, which is separate and distinct from the retail entrance. The building offers open, loft-style floors, which allow for versatile office space, prominent street-level retail, and a dramatically restored lower-level.



## COMMUTER ACCESS | TRANSIT ORIENTED

Situated on the main throughfare of Downtown Crossing, 399 Washington is positioned in immediate proximity to the Park Street and Downtown Crossing MBTA stations which offer Green, Orange and Red Line access.



## IMMEDIATE VALUE-ADD THROUGH LEASING STRATEGY

399 Washington is positioned to allow investors to meet the market and execute a lease-up strategy or provide an owner-occupant with immediate occupancy.



## PREMIER RETAIL LOCATION

Downtown Crossing has long been a hub of diverse retail tenants with strong demand due to the heavy foot traffic of commuters, visitors, students and residents. 399 Washington Street offers future retail tenants the ability to immediately control 10,000-36,000 square feet of single-level or multi-level space. Available retail space includes the basement level (10,798 SF), the ground floor (12,808 SF), and the second floor (12,752 SF).



## SUPERIOR AREA AMENITIES

399 Washington is located in the heart of Boston, adjacent to the 30 million square foot Financial District. The asset provides tenants immediate access to a variety of area amenities such as historic Boston Common, the Theatre District, numerous dining options, and local and national retailers.



# PROPERTY DETAILS

**ADDRESS:** 399 WASHINGTON STREET,  
BOSTON, MA

**LOT SIZE:** 14,298 SF

**FRONTAGE:** 70 FT

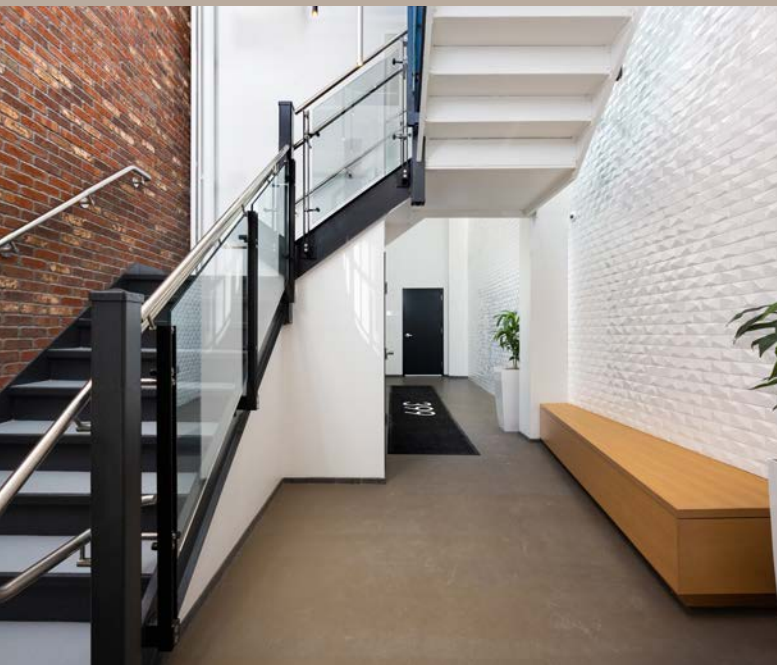
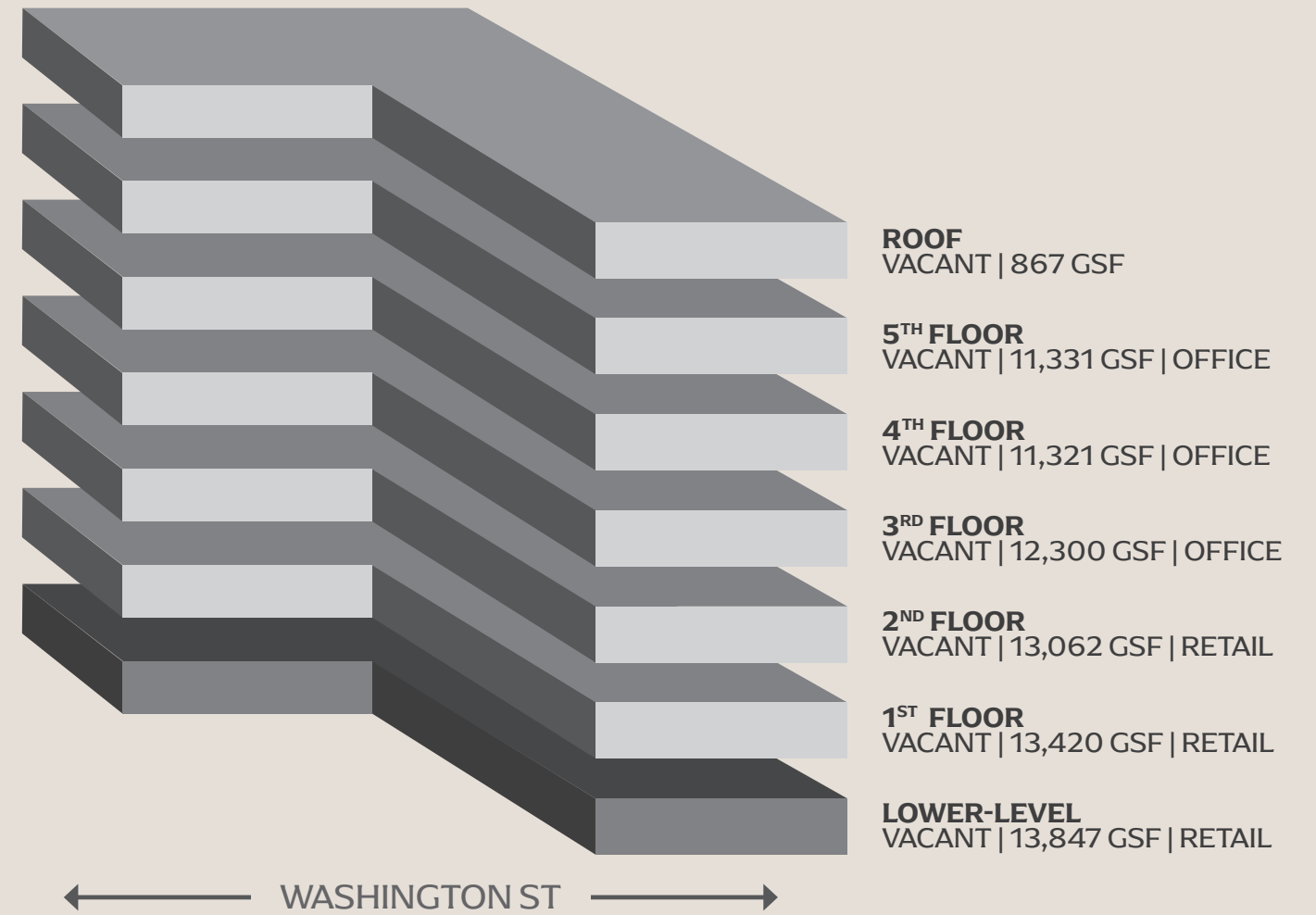
**GROSS BUILDING SIZE:** +/- 76,138 SF

**FLOORS:** 5 PLUS LOWER-LEVEL

**YEAR RENOVATED:** 2021

**OCCUPANCY:** FULLY VACANT

# STACKING PLAN



# 399

## WASHINGTON

### BOSTON, MA

#### RETAIL

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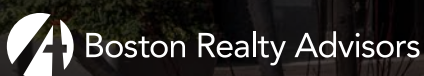
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