

12

ARLINGTON

BOSTON, MASSACHUSETTS



OPPORTUNITY

17 Arlington, one of Boston's most visible addresses opposite the Boston Public Garden and along one of the city's most prestigious and busiest corridors, offers an exceptional boutique retail or premium office leasing opportunity.

Within walking distance to the upscale Taj and Four Seasons Hotel properties, steps to Newbury Street's luxury retail, including Burberry, Chanel, Tiffany & Co. and many others, and the Back Bay's densely-populated residential neighborhood, 17 Arlington is a premier location for a retailer seeking an exclusive address.



BACK BAY OVERVIEW



\$ 123,728
AVERAGE HOUSEHOLD INCOME



\$ 18billion
ANNUAL RETAILS SALES



96,026
BACK BAY DAYTIME POPULATION



21
BACK BAY HOTELS & ACCOMODATIONS



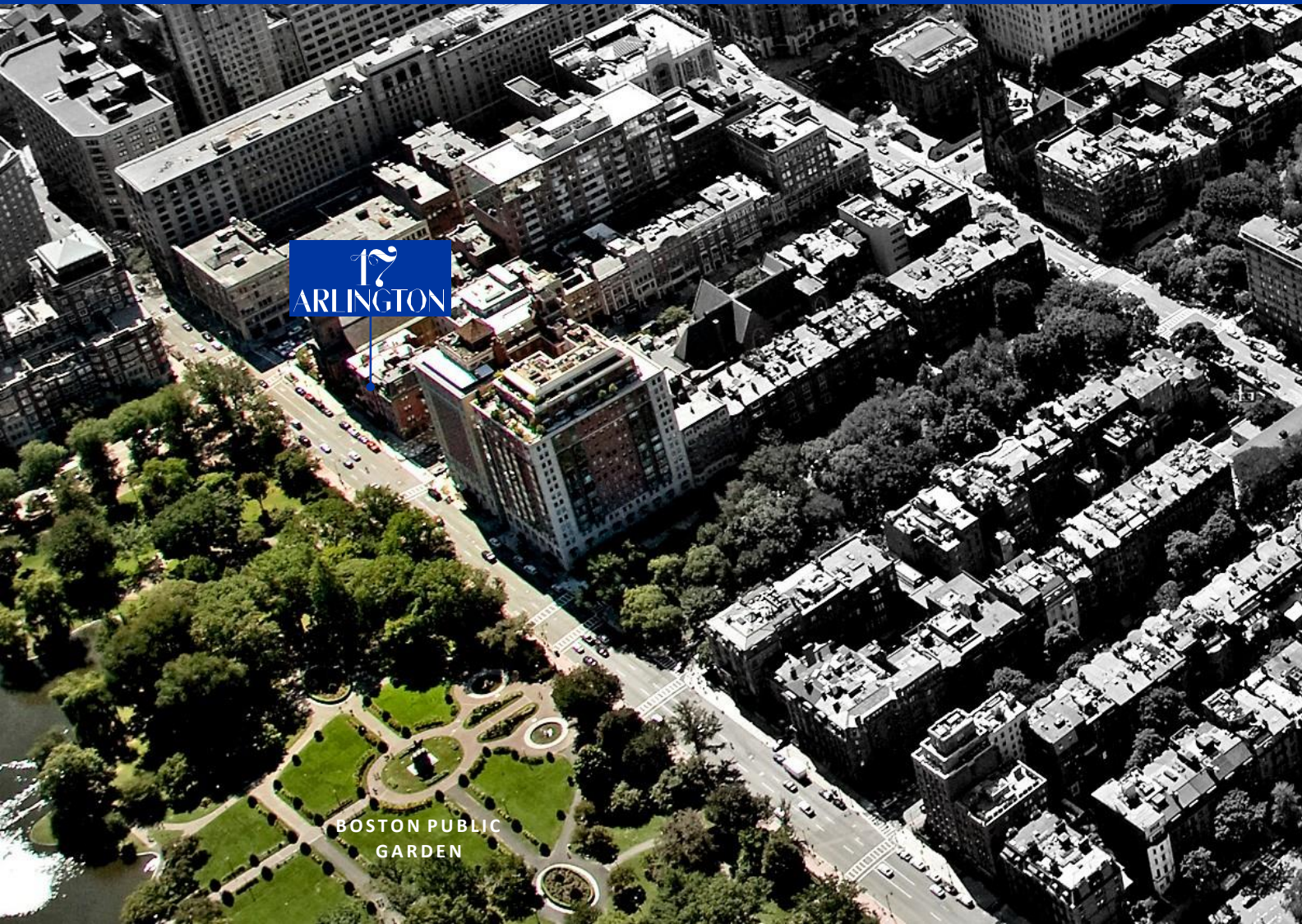
44
ART VENDORS & GALLERIES



16,000,000
SQUARE FEET OF OFFICE SPACE



3,500
BACK BAY BUSINESSES





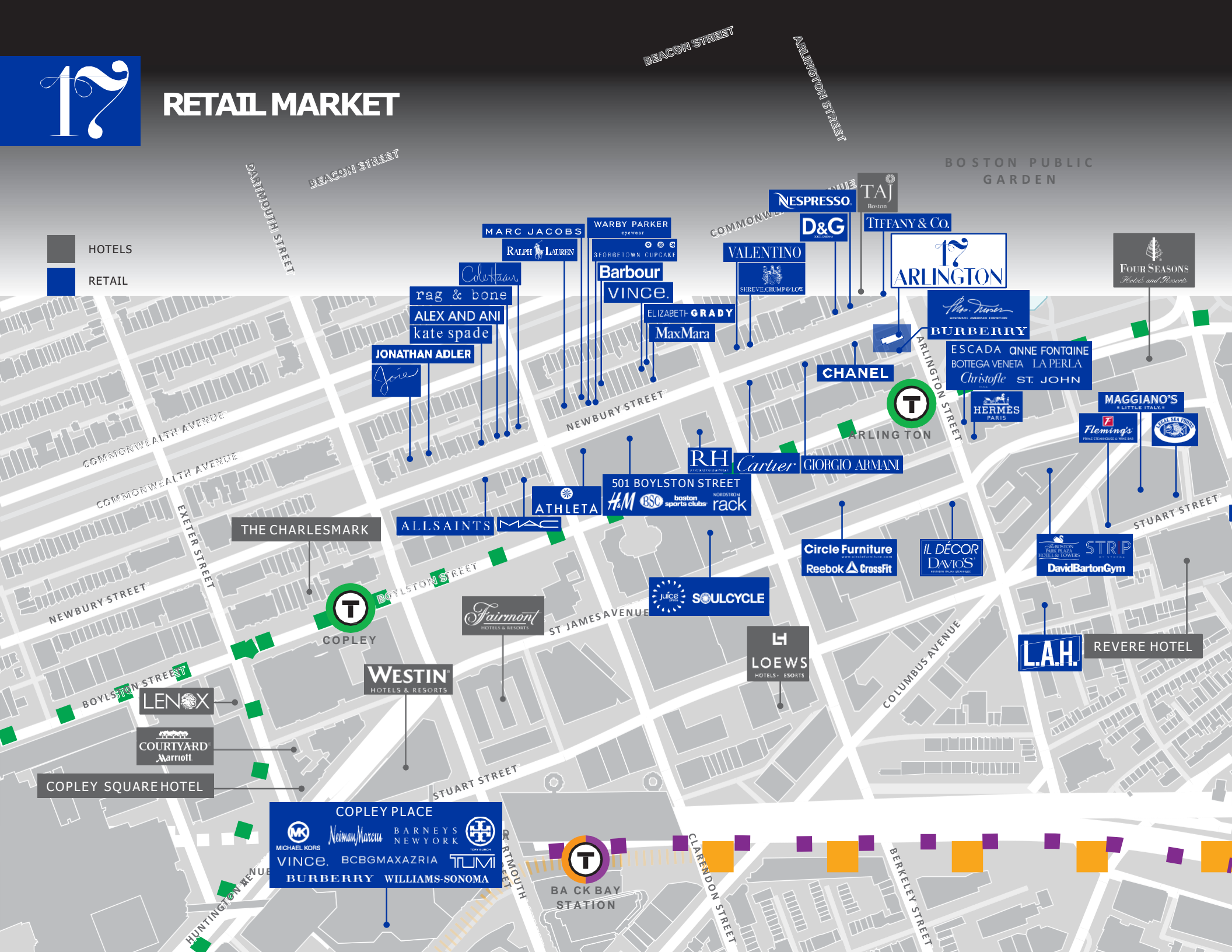
Boston's oldest and most elite neighborhood known for its expansive brownstone mansions, haute couture retail, international and domestic tourists and a dynamic office population, the Back Bay is a highly sought after destination.

As one of the most affluent and exclusive neighborhoods in the country, there is currently an extremely active pipeline of luxury residential, hospitality and retail development, and redevelopment in the area. The Back Bay retail market is anchored by two upscale mall properties, high-end boutiques and international retailers including Chanel, Burberry, Hermes, Ralph Lauren, Restoration Hardware and many others.



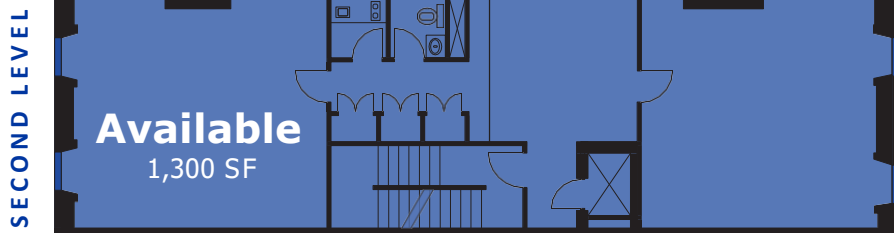
RETAIL MARKET

-  HOTELS
-  RETAIL





Floor plans





2015 DEMOGRAPHICS	0.25 miles	0.5 miles	0.75 miles	1 mile
Estimated Population	2,982	23,680	49,447	77,014
Estimated Households	1,658	12,220	26,130	41,054
Estimated Average Household Income	\$144,103	\$128,993	\$123,922	\$115,038
Employees	42,917	97,305	204,811	346,177



17Arlington



36,236

17 ARLINGTON DAYTIME POPULATION



22,700

17 ARLINGTON CARS PER DAY



61,700

AVERAGE DAILY SUBWAY RIDERS (BACK BAY MBTA STATIONS)



250,000

BOSTON AREA STUDENTS



Boston Common

ATTRACTS HUNDREDS OF THOUSANDS OF PEOPLE EVERY YEAR, BOTH RESIDENTIAL AND VISITORS



BOSTON PUBLIC GARDEN

