

799 BOYLSTON STREET

14,356 SF | FULL BUILDING OPPORTUNITY





Atlantic

URBAN | RETAIL™



THE AVAILABILITY

ADDRESS: 799 Boylston Street, Boston, MA

TIMING: Available Now

SIZE: 14,356 SF

Street Level: 4,938 SF

Second Level: 4,938 SF

Lower Level: 4,480 SF

THE DEMOGRAPHICS

TOTAL POPULATION

	0.25 MILES	0.5 MILES	1 MILE
	5,462	26,086	97,115

DAYTIME POPULATION

	0.25 MILES	0.5 MILES	1 MILE
	20,088	65,348	195,402

AVERAGE HH INCOME

	0.25 MILES	0.5 MILES	1 MILE
	\$213,534	\$172,685	\$158,005

799
BOYLSTON STREET

THE DETAILS

- » Rare Boylston Street flagship retail opportunity at the corner of Boylston and Fairfield Streets in Boston's Back Bay neighborhood
- » Back Bay is Boston's most vibrant seven-day market, with more than 16 million square feet of office space, over 26,000 residents within a .5 mile radius, and 50 million visitors annually
- » Ideally positioned across from the front door of the Prudential Center, New England's highest sales PSF shopping mall (approx. \$1,200/SF)
- » Unique synergy of daily needs drivers and destination-driven retail on Boylston Street



THE NEIGHBORHOOD

As the premier urban retail destination in New England, the Back Bay provides employees, residents, and tourists alike with an unmatched roster of shopping, dining, cultural, and entertainment options. The neighborhood is home to approximately 450 retail stores and 200 restaurants that account for more than \$2.6 billion in annual retail sales, according to the Back Bay Association. This exceptional co-tenancy – and shopper affluence – secures the Back Bay's place at the top of many national, regional and local retailer's list of must-have store addresses.

Boylston Street is Back Bay's primary thoroughfare, with both strong vehicular and pedestrian traffic. It is home to some of Back Bay's most successful restaurants, flagship retailers, and historic Boston landmarks. It serves as the market's central corridor, bringing together the historic brownstone residential and retail density of Newbury Street with the density of the high rise office and large retail complexes of Prudential and Copley.

NEARBY RETAILERS

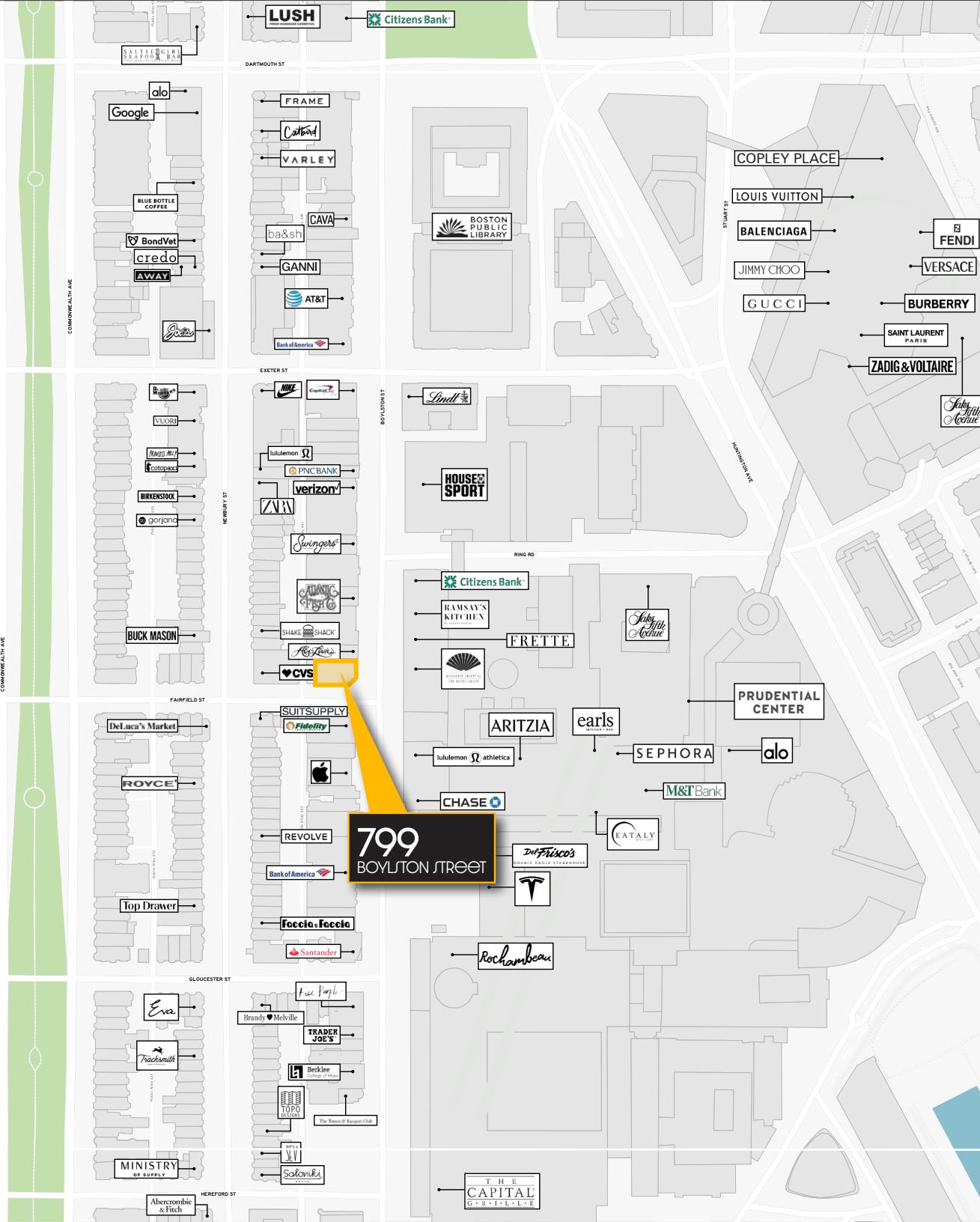


CONCEPTUAL RENDERING



799
BOYLSTON STREET





BACK BAY RETAIL & FINANCIAL INSTITUTIONS

OVER \$5B ANNUAL DEPOSITS IN BACK BAY



NEARBY RETAIL



HYNES CONVENTION CENTER



CHRISTIAN SCIENCE PLAZA

799
BOYLSTON STREET

HEREFORD ST

GLoucester St

FARFIELD ST

BEACON ST

MARLBOROUGH ST

COMMONWEALTH AVE



EXETER ST

Catbird
Levain

NEWBURY ST

BOYLSTON ST

COPLEY

COPLEY SQUARE

BOSTON
PUBLIC LIBRARY

COPLEY PLACE

SAINt LAURENT

Yard House

NEIMAN MARCUS

DARTMOUTH ST

CLARENDON ST

TIFFANY & CO.

VALENTINO

ANTHROPOLOGIE

NORDSTROM

rack

WebsterBank

HUBLOT

BREITLING

M&T Bank

Tatte

Citizens Bank

Eastern Bank

CVS

URBAN GRAPE

BACK BAY STATION

18,000 RIDERS/DAY (ORANGE LINE)

T

TIFFANY & CO.

VALENTINO

ANTHROPOLOGIE

NORDSTROM

rack

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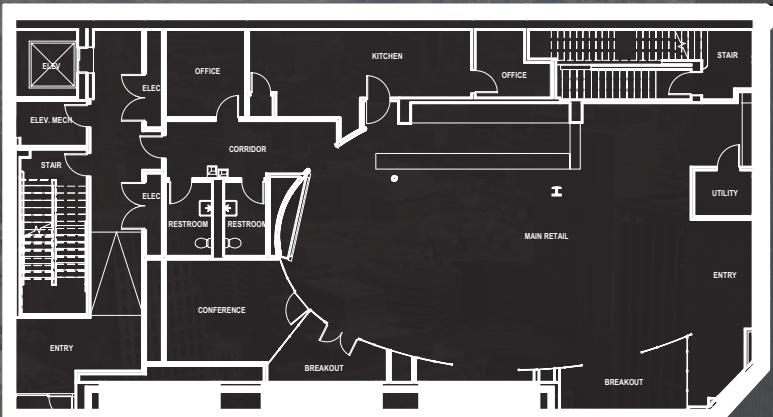
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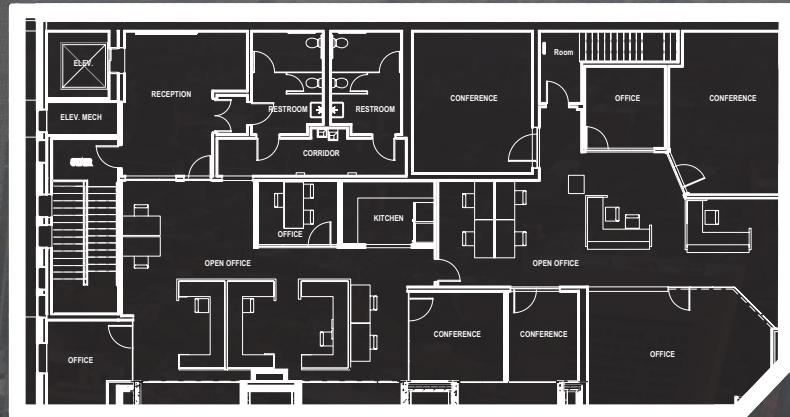
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FLOOR PLANS

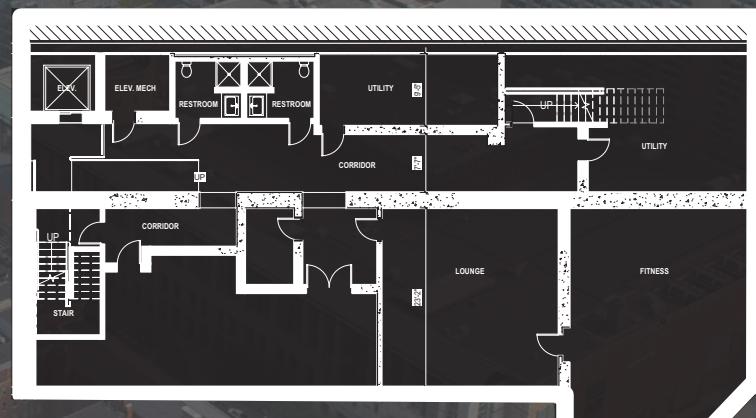
STREET LEVEL: 4,938 SF



SECOND LEVEL: 4,938 SF



LOWER LEVEL: 4,480 SF



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