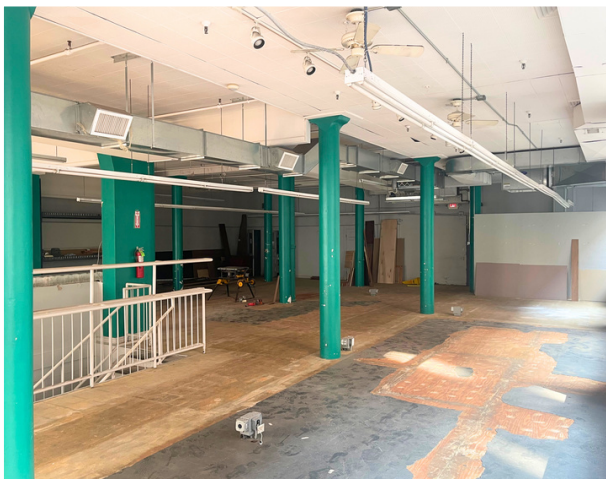




FOR LEASE

Commercial Condo

76 South Street, Unit #1
Boston, MA

CONDO SIZE ±6,497 SF

RENT Negotiable (Gross)

PROPERTY HIGHLIGHTS

- ±6,497 SF two-level commercial condo in downtown Boston
- Shared access to a common loading dock
- Steps from South Station
- All uses allowed including residential, except restaurant/food
- Convenient access to the Mass Pike and I-93
- Under new ownership offering tenant improvement allowance
- Situated within a well-maintained professional building
- Prime Leather District location bordering the Financial District, with close proximity to the Seaport, Back Bay, and numerous shops, restaurants, and local amenities

FOR MORE INFORMATION:

JASON CORT, Vice President - AIS | CRE

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e: jcort@aiscre.com

MATT QUINLAN- Managing Director, Brokerage

o: 508.820.2700
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76 South Street, Unit #1
Boston, MA

Prime Downtown Boston Corner Space - Steps from South Station

76 South Street, Unit 1 is a prime corner commercial space in Boston's Leather District. Just steps from South Station and bordering the Financial District and Chinatown, this two-level property offers unmatched visibility and access. Surrounded by top dining, retail, and entertainment, it's perfect for a modern office, boutique fitness studio, or retail concept. With the new South Station Tower bringing even more traffic, this is a rare opportunity to plant your business in one of Boston's most dynamic neighborhoods.



232,248
2024
Population



\$137,838
Average
Household Income



453,836
Daytime
Employees



\$3.6B
Total Specified
Consumer Spending

Demographic Data Within 2-Mile Radius (Source: AlphaMap)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



5 Commonwealth Road Suite 1A
Natick, MA 01760



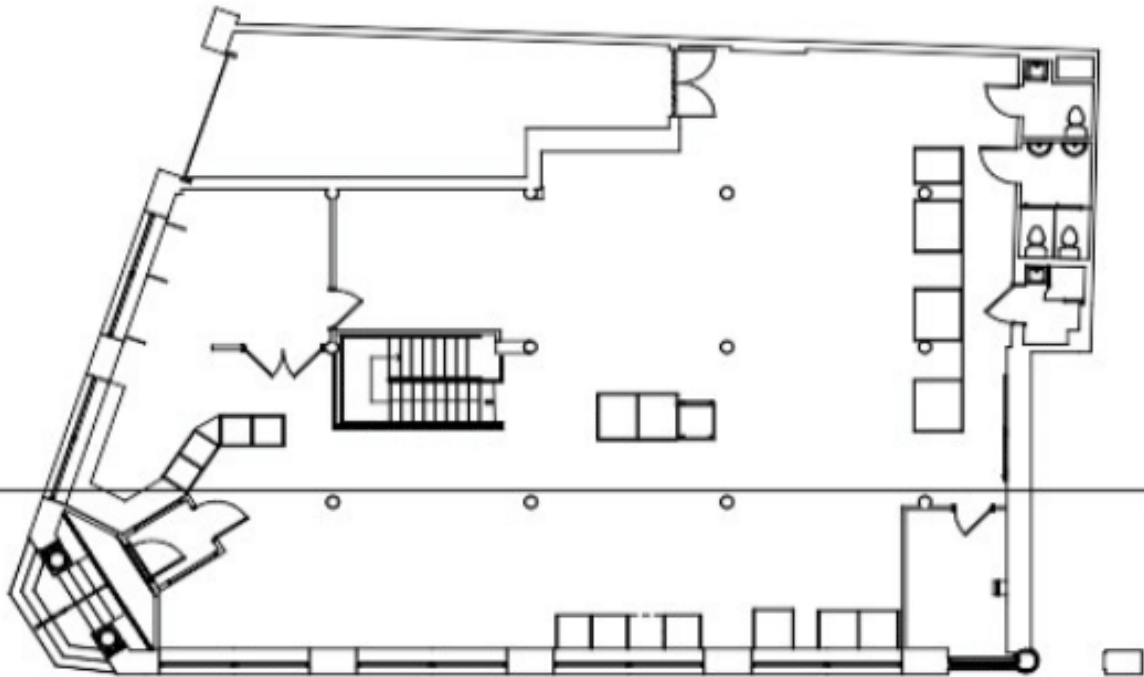
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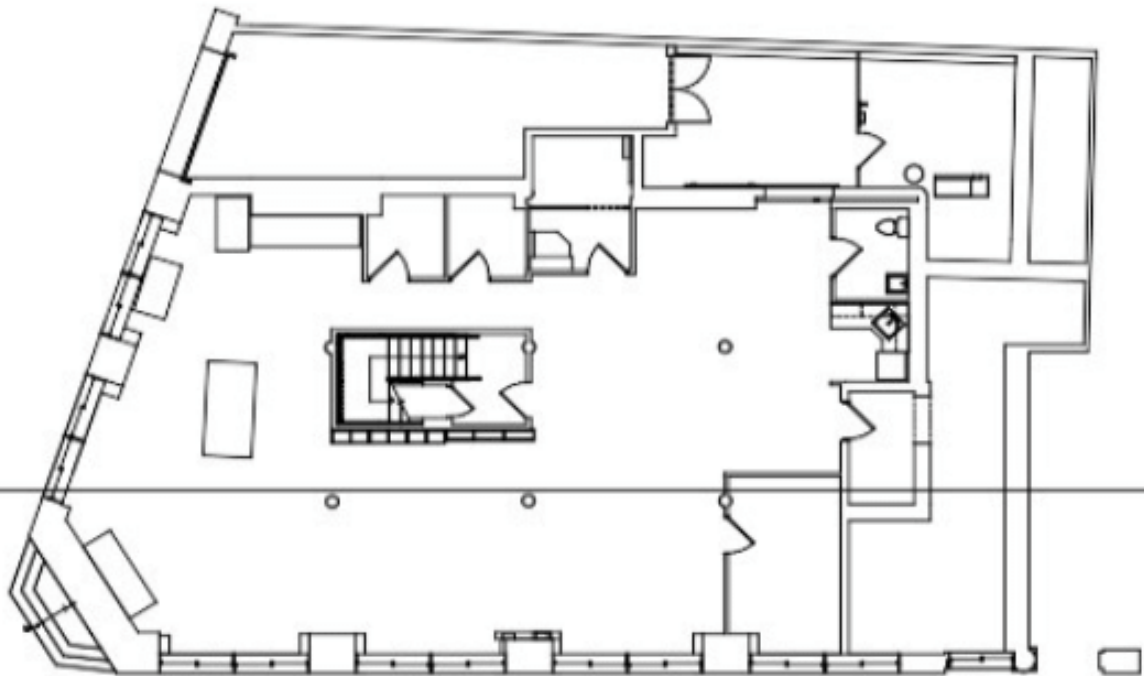
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NAI Parsons Commercial
Group Boston



FIRST FLOOR PLANS



GROUND FLOOR PLANS

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