

The background of the entire advertisement is a photograph of a large, multi-story office building at 31 St. James Avenue in Boston. The building is a light-colored, classical-style structure with many windows. It is situated on a city street with other buildings, trees, and cars visible in the foreground and background.

**NEW SPEC SUITES**  
DELIVERING Q2 2024

# 31 St. James Avenue

Boston, Massachusetts

Back Bay Office Opportunity  
Up to 135,000 SF For Lease



# A Boston Landmark.

Elevate your office experience at **31 St. James Avenue** in Boston's historic Back Bay neighborhood.



Surrounded by the city's most beautiful parks



Boston's premier shopping neighborhood



Surrounded by countless dining options



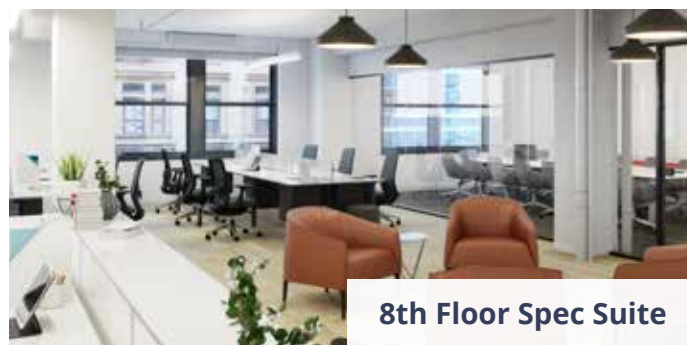
LEED Gold Certified



8th Floor Spec Suite



8th Floor Spec Suite



8th Floor Spec Suite





# 31 St. James Avenue Boston, MA

## 3 New Spec Suites Delivering Q2 2024

7th Floor: 2,377 SF

8th Floor: 8,852 SF

9th Floor: 5,354 SF

**Building Size:** 507,716 SF

**Sustainability:** LEED Gold Certified

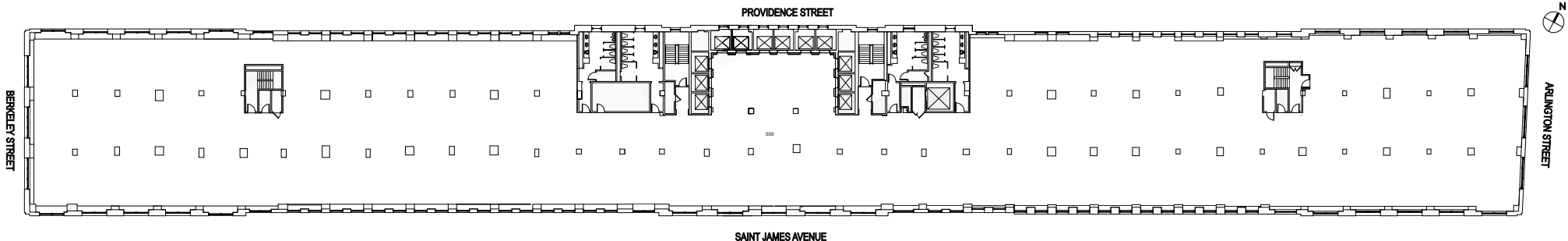
**Reception:** Lobby concierge/security services

**Amenities:** ±30,000 SF retail amenities on-site



## COMMON AREA UPGRADES UNDERWAY

**Typical Floor Plate: 45,000 SF**



## Amenity-Rich.

corepower YOGA TATTE BAKERY & CAFE DIG PARISH CAFE & BAR

SOULCYCLE Panera K-I-N-G-S CVS

Lolita THE CAPITAL GROUP Starbucks thinking

REVIVAL BSC orangetheory

Beacon Hill



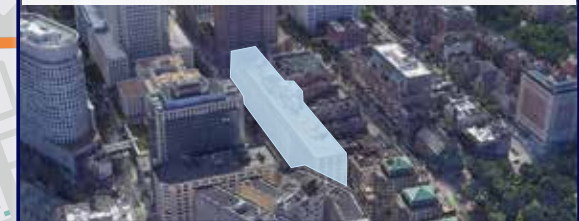
Boston Common

Downtown Crossing

2 minute walk to MBTA Arlington Station

1 minute walk to nearest MBTA Bus Stop

31 St. James Avenue



Storrow Drive  
Beacon Street

Commonwealth Ave  
Newbury Street

Prudential Center

Copley Place

10 minute walk to MBTA Bay Back Station

Berklee College of Music

FENWAY PARK  
100 YEARS

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**CAPITAL**  
PROPERTIES



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