

CHELSEA, MA

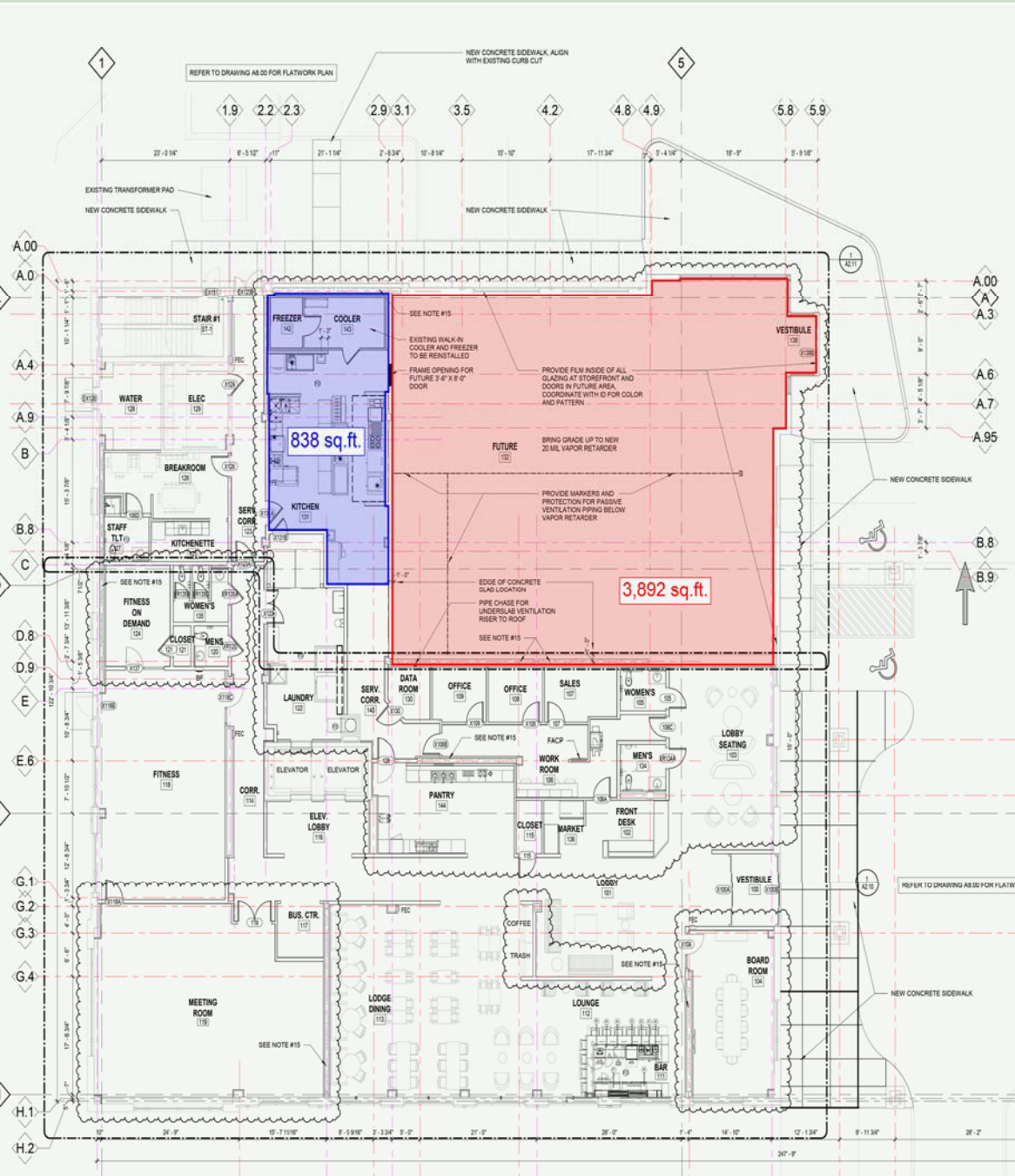
CRA Corporate
Realty
Advisors

1 4 5 B E E C H S T R E E T



CHELSEA, MA

145 BEECH STREET



SITE OVERVIEW



Space

Up to 4,500 +/- SF of ground level space at the Hilton Homewood Suites, including parking



Location

Densely populated area with 465 hotel rooms and over 1,000 new apartments within walking distance, supported by strong retail, office, hotel, and student traffic.



Traffic & Access

High traffic volume at the on-ramp to Route 1, just 7 minutes from Downtown Boston.



Commuter Rail

Conveniently located near the Chelsea Station MBTA Commuter Rail and Silver Line stations.

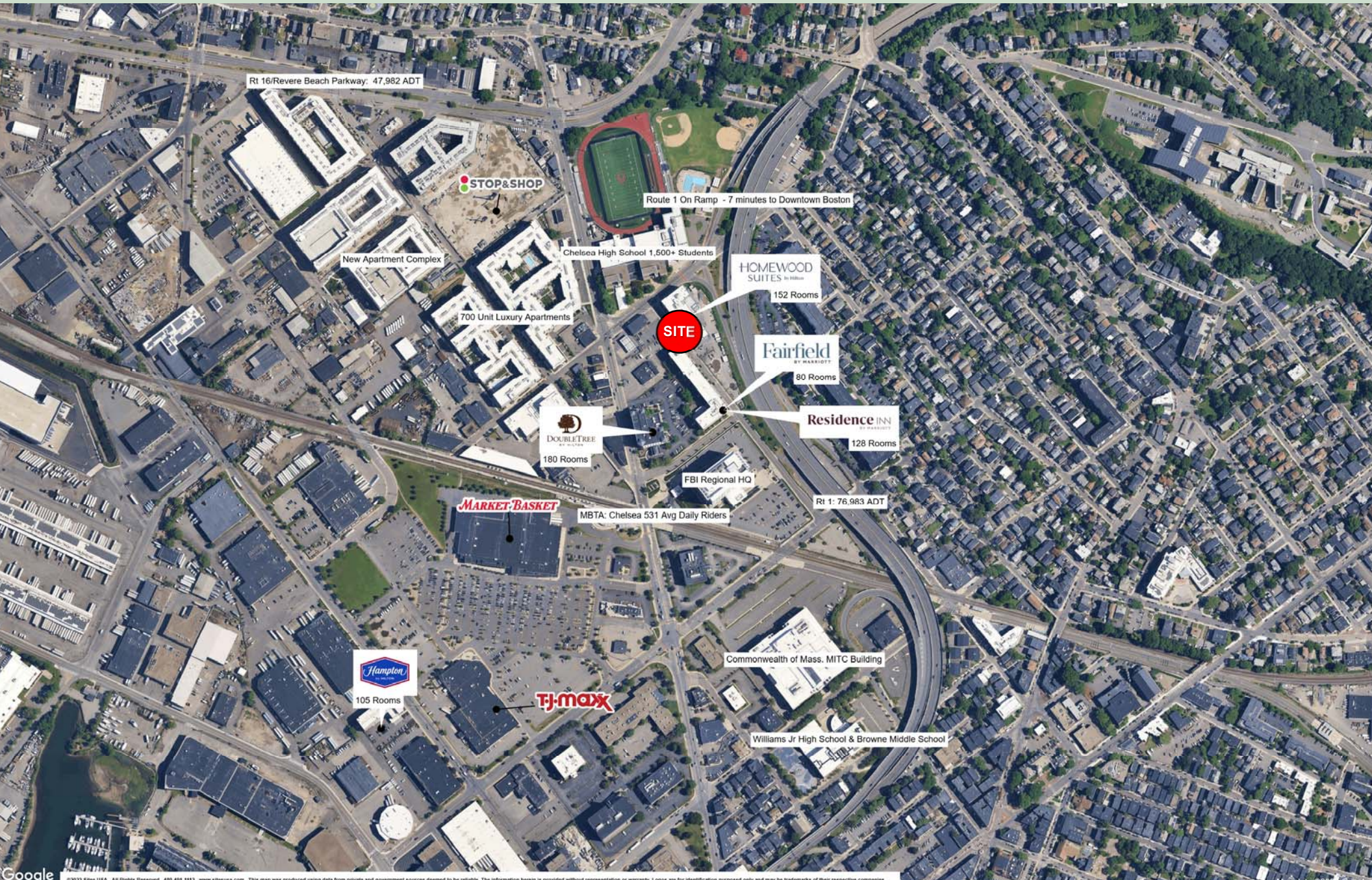
DEMOGRAPHICS

	0.5-MILE	1-MILE	2-MILE	3-MILE
POPULATION	13,400	55,631	170,255	343,062
AVG HH INCOME	\$97,968	\$99,515	\$121,311	\$137,158
EMPLOYEES	5,971	20,886	55,691	202,810



CHELSEA, MA

1 4 5 B E E C H S T R E E T





Corporate Realty Advisors, Inc.

60 State Street

Suite 1400

Boston, Massachusetts 02109

www.cra-boston.com

John Dennis

781-396-5400

jd@cra-boston.com