

109-115 BROAD

BRICK & BEAM
OFFICE SPACE FOR LEASE



NEW RENT: \$43-\$47



2ND FLOOR: 3,354 SF

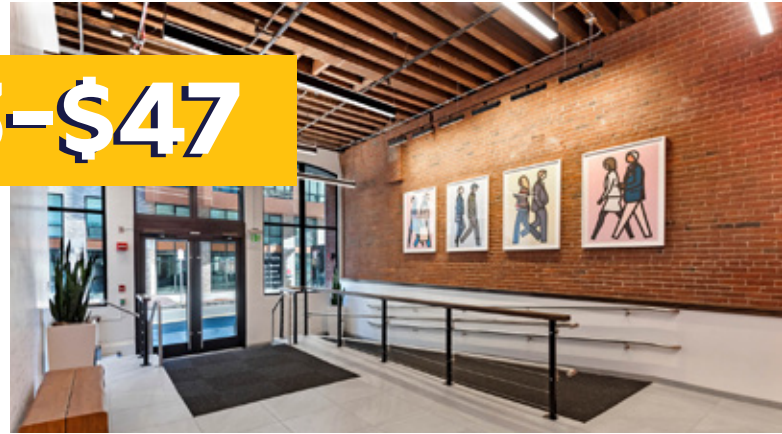
3RD FLOOR: 3,354 SF

4TH FLOOR: 3,354 SF

5TH FLOOR: 3,354 SF

5TH FLOOR: 4,200 SF

6TH FLOOR: 6,700 SF



DESCRIPTION

BOSTON REALTY ADVISORS IS EXCITED TO PRESENT **109-115 BROAD STREET** FOR LEASE. THIS 7 STORY, 56,025 RSF BRICK AND BEAM BUILDING OFFERS TRUE BRICK AND BEAM FULL FLOOR OFFICE SUITES WITH THE UNIQUE AND CREATIVE FEATURES AND ATTRIBUTES THAT TENANTS DEMAND IN BOSTON.

HIGHLIGHTS

- EXTENSIVE LOBBY UPGRADES COMPLETE
- BRICK & BEAM OFFICE SPACE
- FULL FLOOR SUITES
- FLEXIBLE TERM ON SELECT AVAILABILITIES

AVAILABILITY

6TH FLOOR & PENTHOUSE

6,700 RSF

5TH FLOOR

4,200 RSF & 3,354 RSF

4TH FLOOR

3,354 RSF

3RD FLOOR

3,354 RSF

2ND FLOOR

3,354 RSF



AMENITY HOTSPOT

BE ANYWHERE IN UNDER 5 MINUTES



30+

RESTAURANTS



20+

BARS



15+

COFFEE SHOPS



8+

HOTELS



7+

FITNESS
CENTERS



LOCATION

NESTLED IN THE HEART OF AN AMENITY RICH AREA OF THE FINANCIAL DISTRICT, TENANTS WILL BENEFIT FROM THE ABUNDANCE OF NOTABLE CAFÉS TO ICONIC PUBS/BARS TO THE LONG LIST OF FAST CASUAL AND SIT DOWN RESTAURANTS. ACCESSIBILITY IS KEY AND **109-115 BROAD STREET** CONNECTS TENANTS TO AMPLE PARKING GARAGES, DIRECT ACCESS TO I-90 & I-93 AND A SHORT WALK TO ALL OF BOSTON'S CONNECTED T-LINES.



WILLIAM H. CATLIN, JR.
Managing Director & Sr Partner
617.850.9606
wcatlin@bradvisors.com

BONNY DOORAKIAN
Managing Director & Partner
617.850.9655
bdoorakian@bradvisors.com

BRIAN APPELMAN
Associate
617.850.9635
bappelman@bradvisors.com



136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.