

# 132 BROOKLINE AVE



Boston Realty Advisors has been exclusively retained to lease 3,190 SF of boutique Fenway office space. 132 Brookline Avenue offers small businesses the opportunity to be in a prime transit-oriented location convenient to a wealth of amenities including retail, restaurants, hotels and health clubs.



## BUILDING

- Full boutique Fenway building renovation underway with 2Q16 delivery
- All new common areas including lobbies and restrooms
- Improvements to include new mechanical, electrical and plumbing systems

## SPACE

- Rare 3,190 SF space to be delivered in shell condition with exposed brick, mushroom columns and open ceiling
- Abundance of natural light in flexible open layout
- Direct access to private rooftop

## BUILDING RETAIL

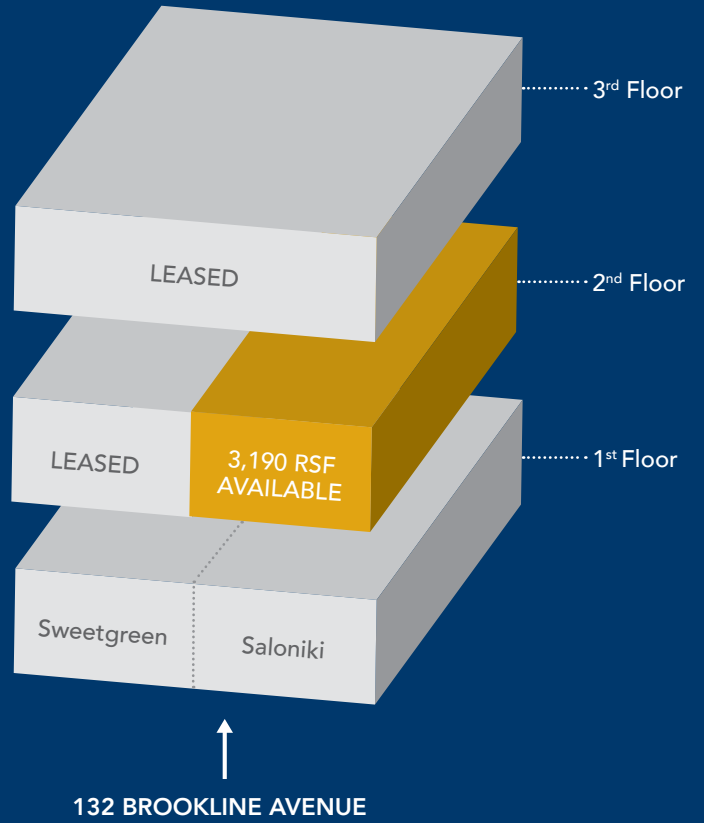
- Ground floor retail to include Saloniki, new Greek restaurant from James Beard awarding winning Chef Jody Adams
- New Sweetgreen location to open on ground floor retail in April 2016

## LOCATION

- In the heart of the amenity rich neighborhood of Fenway
- Walking distance to the T's Green Line (D) and Commuter Line Fenway Station (Worcester/Framingham)
- Adjacent to Longwood Medical Area submarket (LMA)
- A Big Papi home run from iconic Fenway Park

-  OCCUPIED
-  AVAILABLE SPACE

SPECIFICATIONS	
Building Size	20,000 SF
Available Space	3,190 SF on 2nd Floor Available 5/1/16
Lease Term	3-5 years
Lease Rate	Negotiable



# FENWAY

LIVE • WORK • PLAY

LESS THAN 0.5 MILE RADIUS



42 RESTAURANTS,  
COFFEE SHOPS, & BARS



15 RETAILERS



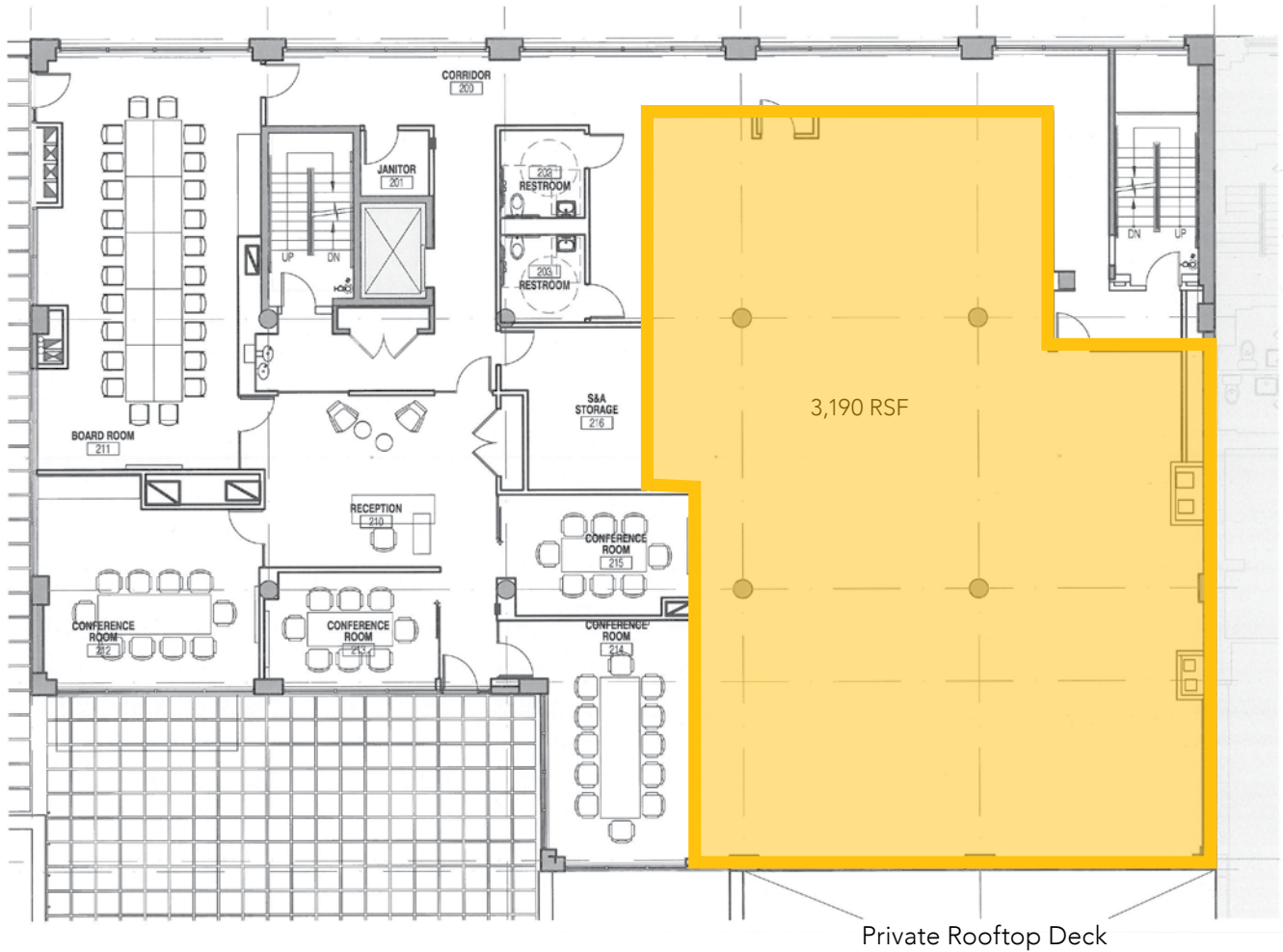
6 HEALTHCLUB/  
YOGA/SPIN STUDIOS



8 PARKING GARAGES

# FLOORPLAN

## 2<sup>ND</sup> FLOOR



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