

FOR SALE • FULLY LEASED OFFICE BUILDING

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# 33 BRADSTON STREET

SOUTH END • BOSTON, MA

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**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.





## INVESTMENT HIGHLIGHTS

### STABLE CASH FLOW

Strong in-place income from a credit tenant who has occupied the space for over 15 years. The tenant is under lease through September 2020 with a base rent increase in October 2018.

### STRATEGIC PARTNERSHIP

The current tenant, the Trial Court of the Commonwealth, utilizes their office space in connection with the abutting Suffolk County House of Corrections. This synergistic relationship gives the new ownership the potential to create a long term relationship due to their close proximity.



## EXECUTIVE SUMMARY

### SEAPORT INNOVATION DISTRICT



Boston Realty Advisors has been exclusively retained to sell **33 Bradston Street** in Boston. This 14,400 +/- square foot building is 100% leased to the Commonwealth of Massachusetts on behalf of the Trial Court of the Commonwealth. The property is ideally located on the border of the South End in the Newmarket Business District. The building's strategic location offers an abundance of transportation access points from all angles. Additionally, the site is located less than one mile from Newmarket Commuter Rail Stop as well as the South Bay Shopping Center, one of the most successful shopping centers in the Northeast.

The success of South Bay Shopping Center has led to continued expansion plans by South Carolina based developer, Edens, who has proposed a 9.9 acre mixed-use development spread across five separate buildings. The project will include 475 apartments, a 130-room boutique hotel, a 12-screen cinema, 113,000 square feet of retail space and an enhanced parking scheme. Once construction begins, this area will reap the benefits, and this thriving submarket will continue to make its way to being one of the top commercial areas of the city. The Newmarket Commuter Rail stop, located less than a mile from the site, is part of the Fairmount and Franklin MBTA Line and was established in 2013 to offer an expanded transportation option to the Newmarket area. Since the expansion, MassDOT has additional plans to increase access to these underserved areas in Dorchester with the arrival of diesel multiple unit service (DMU's) which are subway-like cars that can operate at higher speeds and more frequently.

**33 Bradston Street** offers the rare opportunity to acquire a fully leased, stable cash flow investment on an unpriced basis in one of Boston's most talked about neighborhoods. We will be conducting tours over the next several weeks with a call for offers to follow.

### TRANSFORMING AND DYNAMIC SUBMARKET

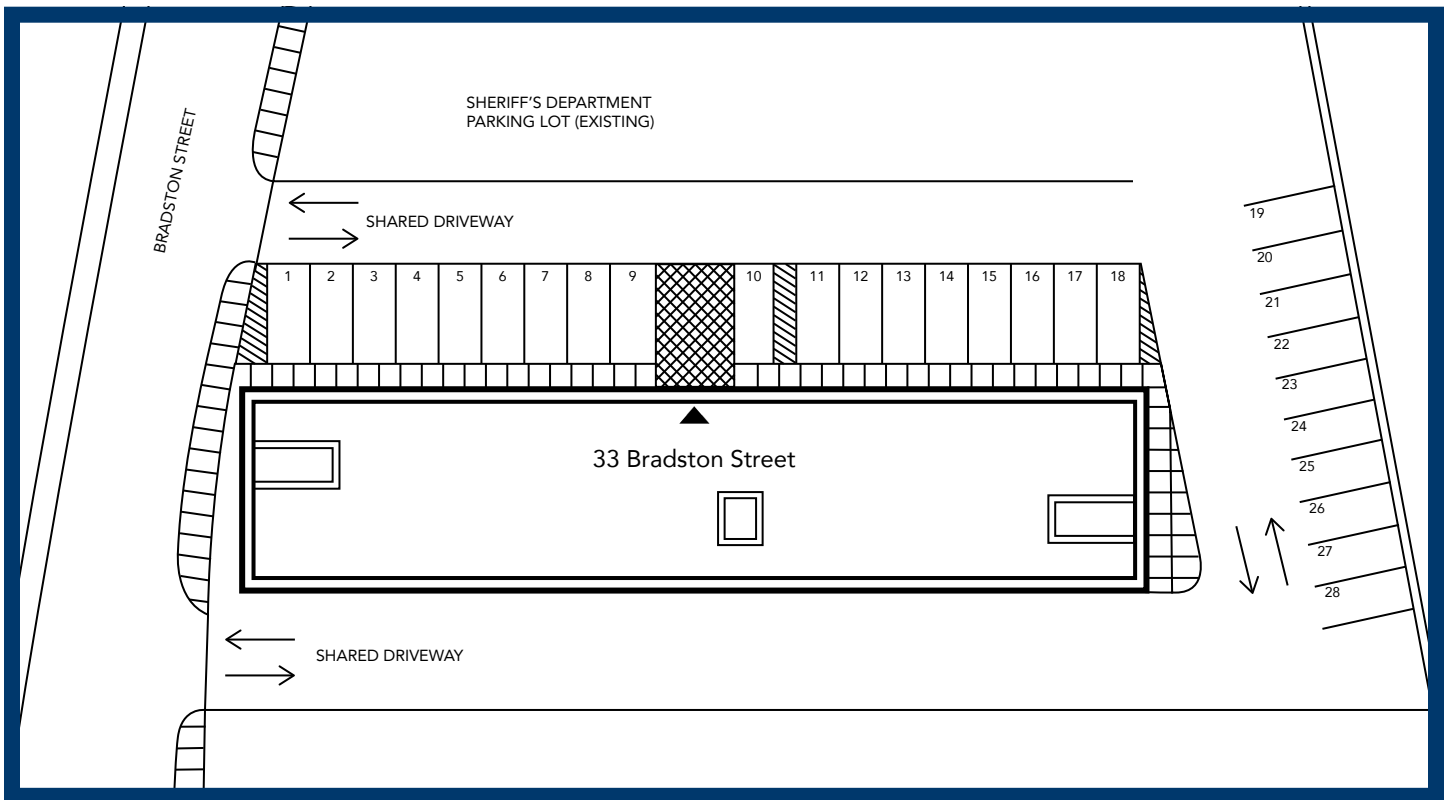
The neighborhood is continuing to positively develop with proposed plans by Edens for a 9.9 acre mixed-use development at the South Bay Shopping Center only ½ mile away. Additionally, the abutting South End life sciences area continues to expand with institutions such as Boston University's Medical Campus, Boston Medical Center, Perkin Elmer, and the state-of-the-art biomedical research campus, Bio Square.

### TRANSPORTATION

Located on the South End line and in close proximity to Route 93, Massachusetts Avenue, and Melnea Cass Boulevard, 33 Bradston Street is strategically located to a multitude of access points. The Newmarket MBTA Commuter Rail Station, which provides service to the Fairmount and Franklin Lines, is less than one mile from the site.

# SITE INFORMATION

<b>ADDRESS</b>	33 Bradston Street, Boston, MA
<b>LOT SIZE</b>	16,649 ± SF
<b>UTILITIES</b>	Site is served by municipal water and sewer, gas, and electricity
<b>FRONTAGE</b>	70 feet of frontage on Bradston Street
<b>ZONING</b>	General Industrial (I-2) zoning district
<b>PARKING</b>	On-site parking for 28 cars



## CAPITAL MARKETS

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