

10 CITY SQUARE

MIXED-USE BRICK & BEAM ASSET • CHARLESTOWN, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to sell **10 City Square**, a rare opportunity to acquire an iconic mixed-use property located in Charlestown, Massachusetts. This historic brick-and-beam building includes five floors of office above the ground floor retail space occupied by Legal Sea Foods. Currently 100% leased to eight tenants, **10 City Square** offers investors the ability to grow net operating income through lease-up in a rapidly improving submarket.

10 City Square is a short walk along the Freedom Trail across the Charles River from North Station. The building overlooks the historic City Square Park with expansive views of the Boston skyline and its iconic Zakim Bridge. Situated in a city within the city, Charlestown has abundant access via MBTA and Commuter Rail at North Station, two bus lines (92 & 93) and a Hubway bike station steps from its lobby. In addition to multiple low cost garage parking options that surround the asset, **10 City Square** currently leases 21 parking spaces at a nearby garage for the use of current and future tenants. Charlestown also offers numerous food options from neighborhood coffee shops to grab n' go and sit down options, all offering quintessential Charlestown charm. Additional amenities include boutique fitness options like Asana yoga studio and Charlestown Cycling Club, both located within the City Square area.

10 City Square is poised to benefit from the ongoing rejuvenation of North Station with over 1.8 million square feet of new office, hotel, residential and retail development in the pipeline. Increased pricing pressure on North Station office and retail rents make **10 City Square** an ideal value option for tenants seeking boutique and efficient office space. With the rejuvenation of North Station combined with the neighborhood amenities of Charlestown, the submarket is attracting both entrepreneurs and established multinational and institutional companies like RSM and Partners Healthcare. **10 City Square** is offered on an unpriced basis and tours will be conducted over the next several weeks with a call for offers to follow.



NORTH STATION DEVELOPMENT SNAPSHOT



Residential
560,000 SF / 497 Units



Hotel
200,000 SF / 306 Key



Office
668,000 SF



Flex Office
142,000 SF



Retail
235,000 SF



TD Garden Expansion
40,000 SF

www.10CitySquare.com




BACK BAY

BEACON HILL




North Station Development

 North Station

 13-minute walk
from North Station

10
CITY
SQUARE



 Community College

INVESTMENT HIGHLIGHTS



Dynamic Submarkets

The neighborhood will directly benefit from over 1.8 million square foot mixed-use development in North Station which is located just a short walk to **10 City Square**. Additionally, due to its proximity to Downtown, the submarket continues to attract small and medium size business as well as multinational and institutional companies.



Building Efficiency

10 City Square features full floor tenancy on all floors except for the ground floor retail and fourth floor. Full floor tenancy allows for extremely efficient rentable square footage.



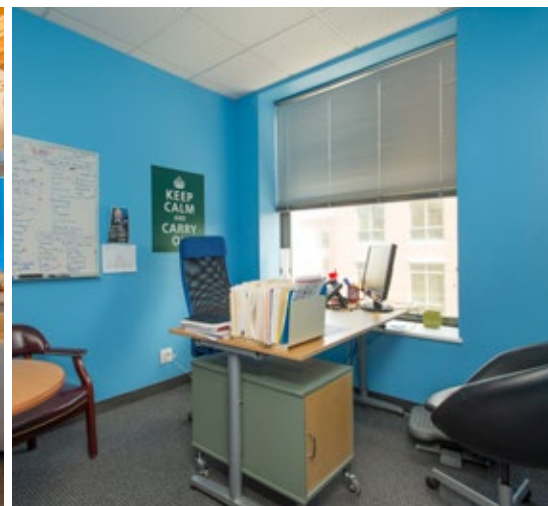
Stable Income & Upside Potential

Strong in place income from longer term tenancy offers investors stable cash flow with the ability to grow net operating income with lease roll over the next two years.



Transit Oriented

Unmistakable at the entry of Charlestown, **10 City Square** is seamlessly connected to major highway systems such as I-93 and in close proximity to MBTA T and Commuter Rail stops along with multiple bus lines and Hubway stations.



CAPITAL MARKETS

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