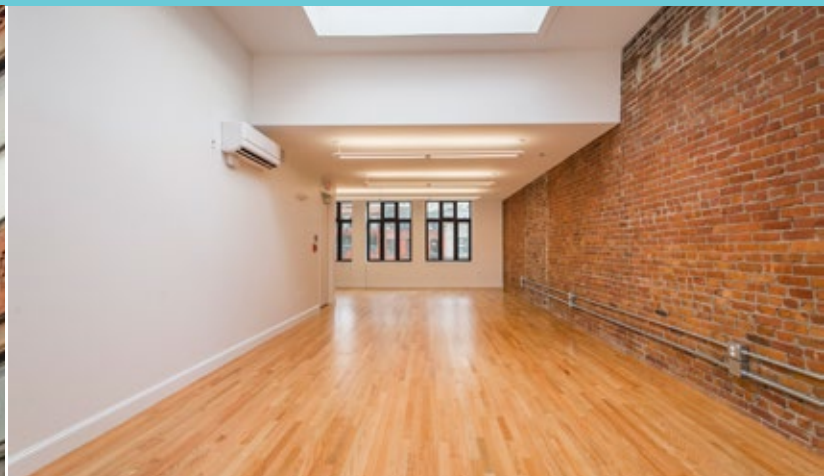




NEWLY RENOVATED BACK BAY OFFICE SPACE

+/- 2,810 SF AVAILABLE



Boston Realty Advisors is pleased to present 2,810 SF for lease at 171 Newbury Street. This 8,529 SF building is conveniently located between Dartmouth and Exeter Streets. 171 Newbury offers users an unprecedented opportunity to occupy between +/- 1,221–2,810 square feet over 3 levels with full floor open layouts and rare elevator access. Convenient access to plentiful retail, restaurants and specialty stores along with an abundance of parking options within walking distance make this a unique chance to occupy prime office space on Boston's most prestigious street.

HIGHLIGHTS

- ◆ Steps from MBTA's Copley "T" Station and parking
- ◆ Direct access to I-90 (Mass Pike)
- ◆ Great window views of Newbury Street
- ◆ Roof deck potential



SPECIFICATIONS

Building size	8,529 SF
Available Space	Total: +/- 2,810 SF 4 th & 5 th Floors: +/- 1,589 SF 3 rd Floor: +/- 1,221 SF
Lease Term	5+ years
Lease Rate	Negotiable

AVAILABLE SPACE




← NEWBURY STREET →




**LOGAN INTERNATIONAL
AIRPORT**

**SEAPORT
DISTRICT**

**BOSTON
COMMON**



TARLINGTON



An aerial photograph of a city street, likely in Boston, showing a grid of buildings and streets. A white diagonal banner with the text "BOYLSTON STREET" in black capital letters is overlaid on the image. The banner is positioned from the bottom left towards the top right. The street below the banner is visible, showing a mix of older and newer buildings, some with red roofs and others with more modern architecture. The surrounding area includes more streets and greenery, though the focus is on the street labeled.

COMMONWEALTH AVENUE





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01/12/17