

For Lease

50 FRANKLIN STREET · BOSTON, MA

2nd Floor 2,676 RSF



“AAA” DOWNTOWN LOCATION

Downtown Crossing is one of Boston’s leading office and retail markets. The building is in close proximity to the Financial District, Boston Common, Beacon Hill, Back Bay and Government Center allowing incomparable access to some of the best restaurants, shopping, entertainment venues, and tourist attractions in Boston. This is a superb location across the street from the Millennium Tower, one of the tallest towers in Downtown Boston.

EPICENTER OF DEVELOPMENT

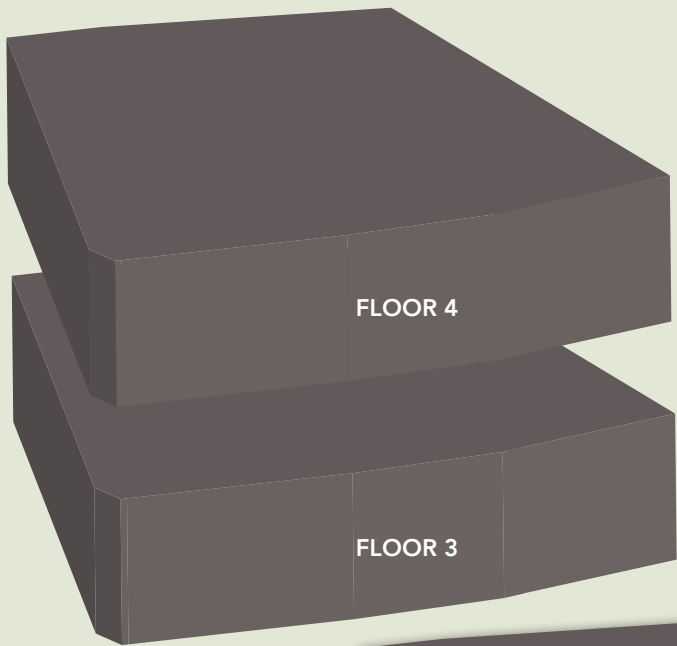
The Downtown Crossing area is full of recent and upcoming large-scale developments across all sectors: office, retail, residential, educational, institutional and cultural. Notable developments include the Millennium Tower project, the 59 Temple Place Hotel, Millennium Place and 407 Washington Street.

ACCESS, ACCESS, ACCESS

Aptly named Downtown Crossing, the building is located at the intersection of the Hub’s major transportation lines: Red Line, Green Line, Orange Line, Silver Line and multiple bus routes. In today’s live, work, play economy employers are very sensitive to how easily current and future employees can get to work. Downtown Crossing boasts the best access in the city ensuring employees are able to get to work from every part of the state.



50 Franklin Street: Ideally Located in the Heart of Downtown Crossing



2,676 RSF

FLOOR 2

FLOOR 1
Retail

FRANKLIN STREET

BASEMENT





TD
GARDEN

ONE
BEACON

ONE BOSTON
PLACE

SUFFOLK
UNIVERSITY



MILLENNIUM
TOWER (behind)

33 ARCH

FINANCIAL
DISTRICT

100
SUMMER

ONE
LINCOLN

FACE III

fifty
FRANKLIN

ONE
FEDERAL



PROPERTY DETAILS

Building Profile	Four (4) Story (plus basement) +/-51,260 SF Class B Office/Retail Building
Address	50 Franklin Street Boston, MA
Offering for Lease	2nd Floor: 2,676 RSF
Year Built/Renovated	1880/1986
Elevators	1 Passenger, 1 Freight

HIGHLIGHTS

- Elevator identity
- High ceilings
- Three sides of windows/natural light
- Premier location at DTX

50 Franklin Street is located in the heart of Boston's Downtown Crossing (DTX) neighborhood. With the ground breaking of the Filene's redevelopment project, spearheaded by Millennium Partners, Downtown Crossing is embarking on a renaissance from its pre-WWII heyday when the area served as Boston's commercial and retail heart. The "New" Filenes will echo the "Live, Work, Play" environment that has defined urban cores for the last decade. Centered by an historic renovation of the original department store for one of the worlds top advertising agencies, Arnold Worldwide, the new development will include a 608-foot-tall residential tower with roughly 450 units and over 190,000 SF of retail space anchored by Roche Brothers supermarket.

Downtown Crossing is aptly named as it is the main hub for Boston's transportation network. The area is serviced by the city's main subway lines (Orange, Green, Red and Silver) as well as multiple bus lines. The neighborhood averages over 100,000 passengers on a daily basis. In addition, the neighborhood is serviced by multiple public parking garages including the 33 Arch Street garage which offers 815 parking spaces immediately adjacent to 50 Franklin Street.

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