

# 116 NORTH BEACON

FULL MEDICAL OFFICE BUILDING AVAILABLE | ALLSTON, MA



# PROPERTY HIGHLIGHTS

## TRANSIT ORIENTED LOCATION

116 N. Beacon Street is well situated near the transformative Boston Landing submarket in Allston/Brighton. The site is located a 5 minute walk from the new Boston Landing Commuter Rail Station serviced by the Framingham/Worcester line and a 10 minute walk to the B Train on the Green Line. The site can also be easily accessed off of the Mass Pike (Route 90) via exit 18 allowing for multiple means of ingress in a submarket that is undergoing explosive growth.

## SUBMARKET SYNERGY

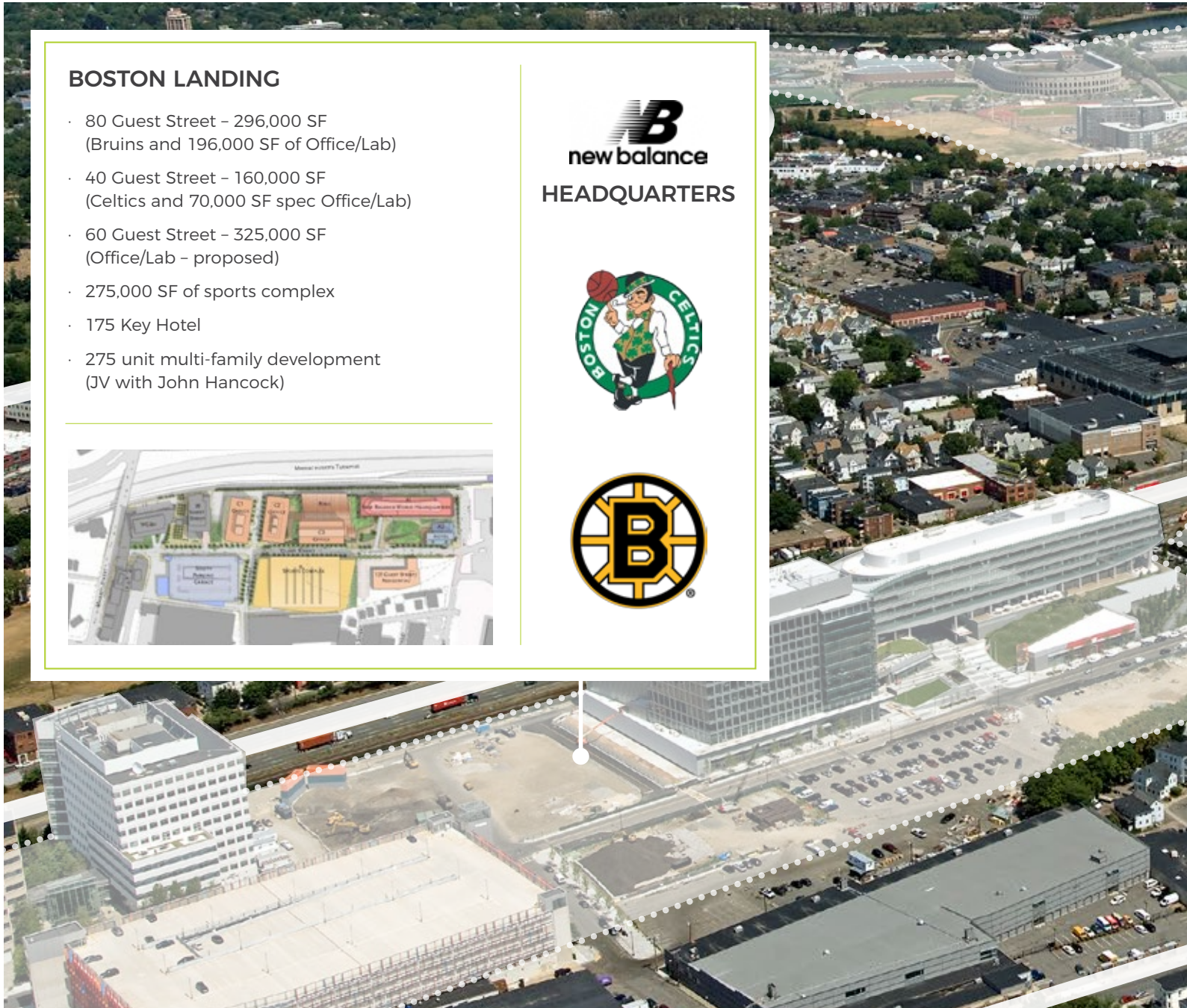
As the 1.5M SF Boston Landing development takes shape as a sport, health and lifestyle destination, the medical space at 116 N. Beacon offers potential users the opportunity to add to the fabric of the submarket. With the Boston Bruins on board, the Boston Celtics facility under construction and home to the New Balance Corporate Headquarters, high profile brands bring certain visibility to the area. Additionally, the site is located within 2 miles of Longwood Medical Area (LMA) which is arguably the most critical medical cluster in the country.

### BOSTON LANDING

- 80 Guest Street – 296,000 SF (Bruins and 196,000 SF of Office/Lab)
- 40 Guest Street – 160,000 SF (Celtics and 70,000 SF spec Office/Lab)
- 60 Guest Street – 325,000 SF (Office/Lab – proposed)
- 275,000 SF of sports complex
- 175 Key Hotel
- 275 unit multi-family development (JV with John Hancock)



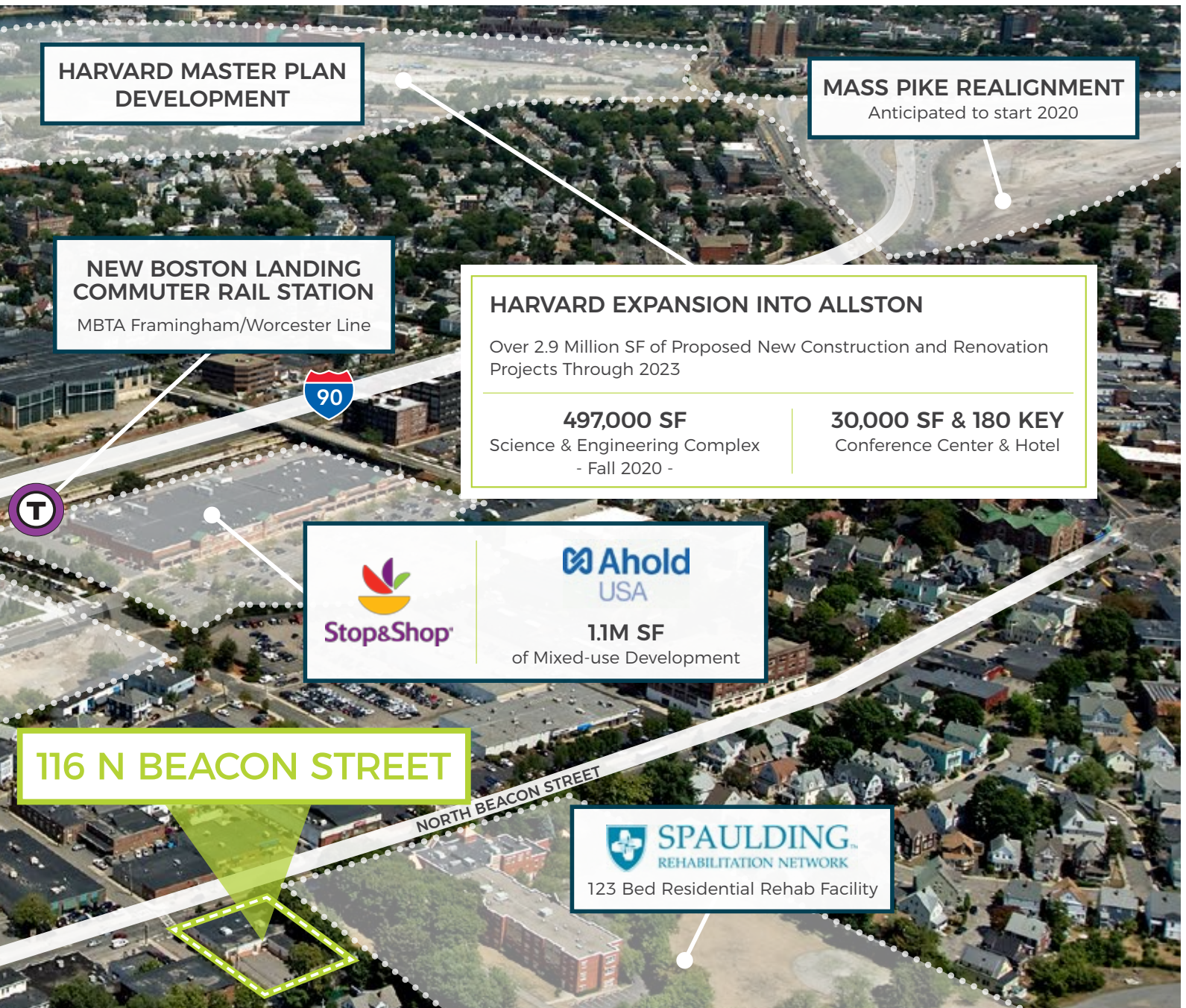
  
new balance  
HEADQUARTERS



## TRANSFORMATIVE NEIGHBORHOOD

As the Allston/Brighton market undergoes transformative development, 116 N. Beacon sits in the middle of that rebirth. While Boston Landing is in the middle of its 1.5M SF build-out, other developers are adding significant housing units, commercial space and retail stock in very close proximity to the subject site.

- Over 1,500 housing units in construction/development pipeline
- Over 1M SF of commercial space in construction/development pipeline
- Over 100,000 SF of retail space in construction/development pipeline



**HARVARD MASTER PLAN DEVELOPMENT**

**MASS PIKE REALIGNMENT**  
Anticipated to start 2020


**NEW BOSTON LANDING COMMUTER RAIL STATION**  
MBTA Framingham/Worcester Line

**HARVARD EXPANSION INTO ALLSTON**  
Over 2.9 Million SF of Proposed New Construction and Renovation Projects Through 2023

<b>497,000 SF</b> Science & Engineering Complex - Fall 2020 -	<b>30,000 SF &amp; 180 KEY</b> Conference Center & Hotel
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 <b>Stop &amp; Shop</b>	 <b>Ahold USA</b> <b>1.1M SF</b> of Mixed-use Development
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**116 N BEACON STREET**

 **SPAULDING**  
REHABILITATION NETWORK  
123 Bed Residential Rehab Facility

# PROPERTY SPECIFICATIONS

116 N. Beacon offers 7,500 SF of well-appointed medical space in a stand-alone building. With two surgical suites and the potential for a third, the build out is ideal for a health care institution with ability to transfer surgical licenses or a practice that performs non invasive outpatient procedures.

**HVAC** Two rooftop units deliver a total of 7,675 CFM of cooling (3,875 CFM for surgical suites) Supplemental HVAC unit delivers 110 CFM of cooling

**Electric** 600 Amps of service Back up diesel generator providing 60K watts with automatic transfer switch Clipper Power System provides clean power

**Parking** 17 surface spaces

**Plumbing** 74 Gallon hotwater heater Eyewasher Double Station Sink Scrub Water Softner Sump pump (RO/IO water)

**Medical** In place medical gas lines 2 Skytron Stellar medical booms Lead shielding walls to support x-ray

## FLOOR PLAN



### URBAN BROKERAGE

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