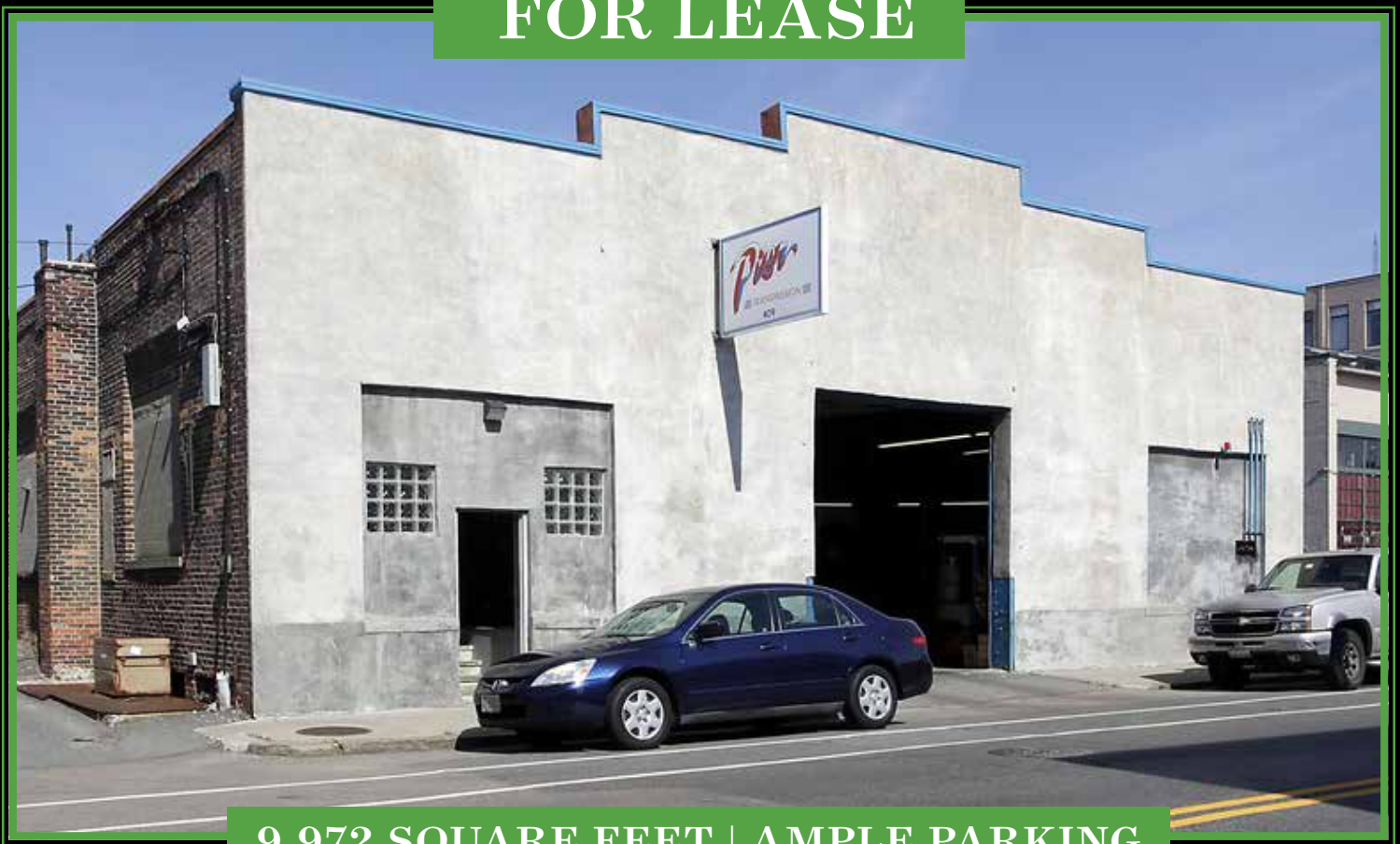


409 DORCHESTER AVENUE

FOR LEASE

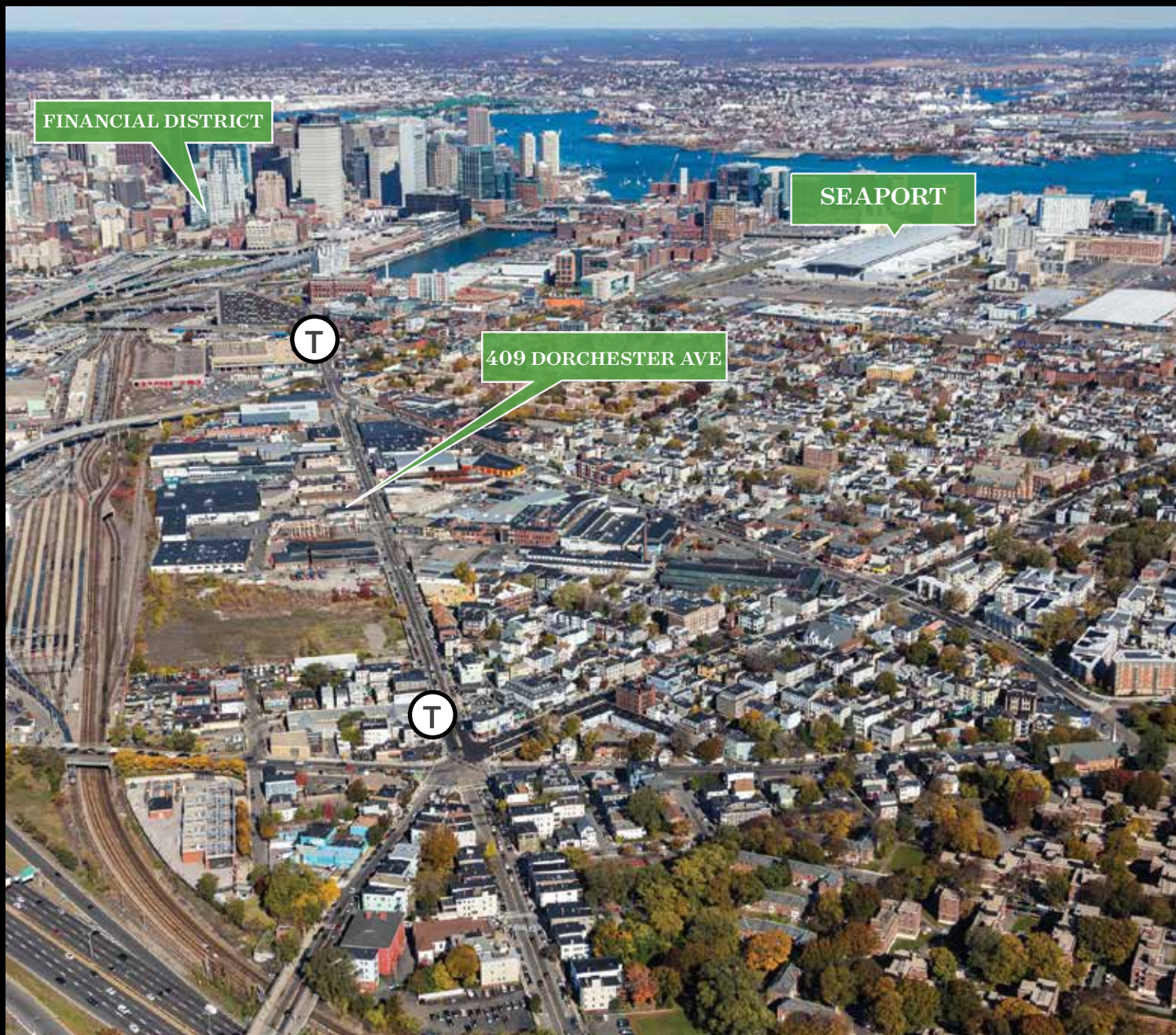


9,972 SQUARE FEET | AMPLE PARKING



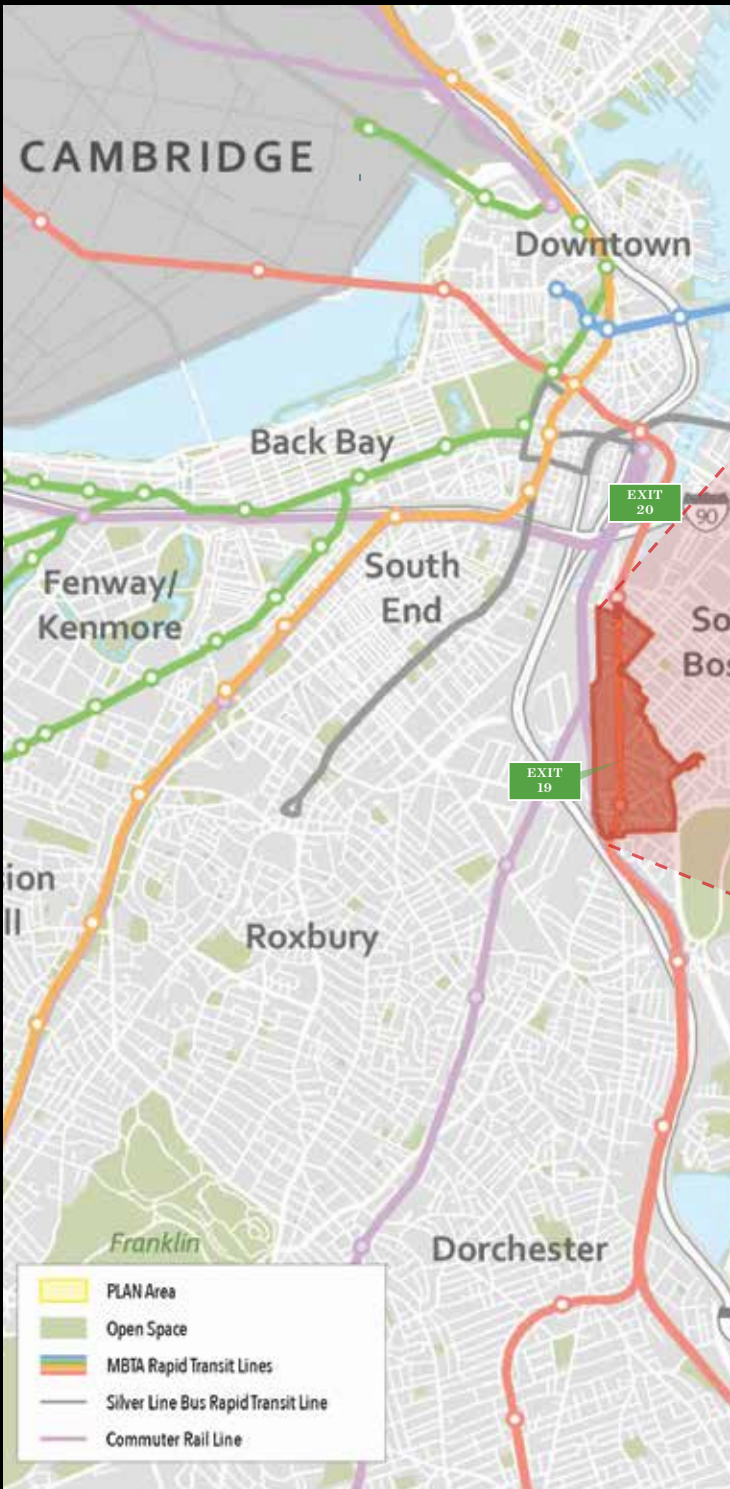
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SOUTH BOSTON



NEIGHBORHOOD

South Boston, “southie” is arguably Boston’s most identifiable neighborhood. Steeped in history and culture southie houses a significant number of Boston’s workforce. With a vast amount of amenities – restaurants, bars, and local stores – for its residents, the area has undergone a significant renaissance over the past 5 years. Having both Broadway and Andrews Red Line T stops within walking distance has allowed for local businesses to thrive and grow. Looking into the future, the area specifically along Dorchester Ave is poised for a monumental real estate shift. Up-zoning by Mayor Walsh puts this area as “One of the most interesting” in Boston.



LOCATION, LOCATION, LOCATION

409 Dorchester Avenue sits equidistantly between Andrews and Broadway Red Line stops. The blood line of Boston, the Red Line serves over 150,000 commuters a day. Easily accessible for people living in Cambridge or Quincy this location is highly desirable for walkers.

COMMUTING

A five minute walk to Andrews Red Line or a ten minute walk to Broadway, the building is as accessible as it gets for an industrial building in South Boston.

Driving to the property from south of the city takes less than 5 minutes off Rte, 93 North the Mass Pike or 93 South.

VISION BUILDING POTENTIAL.

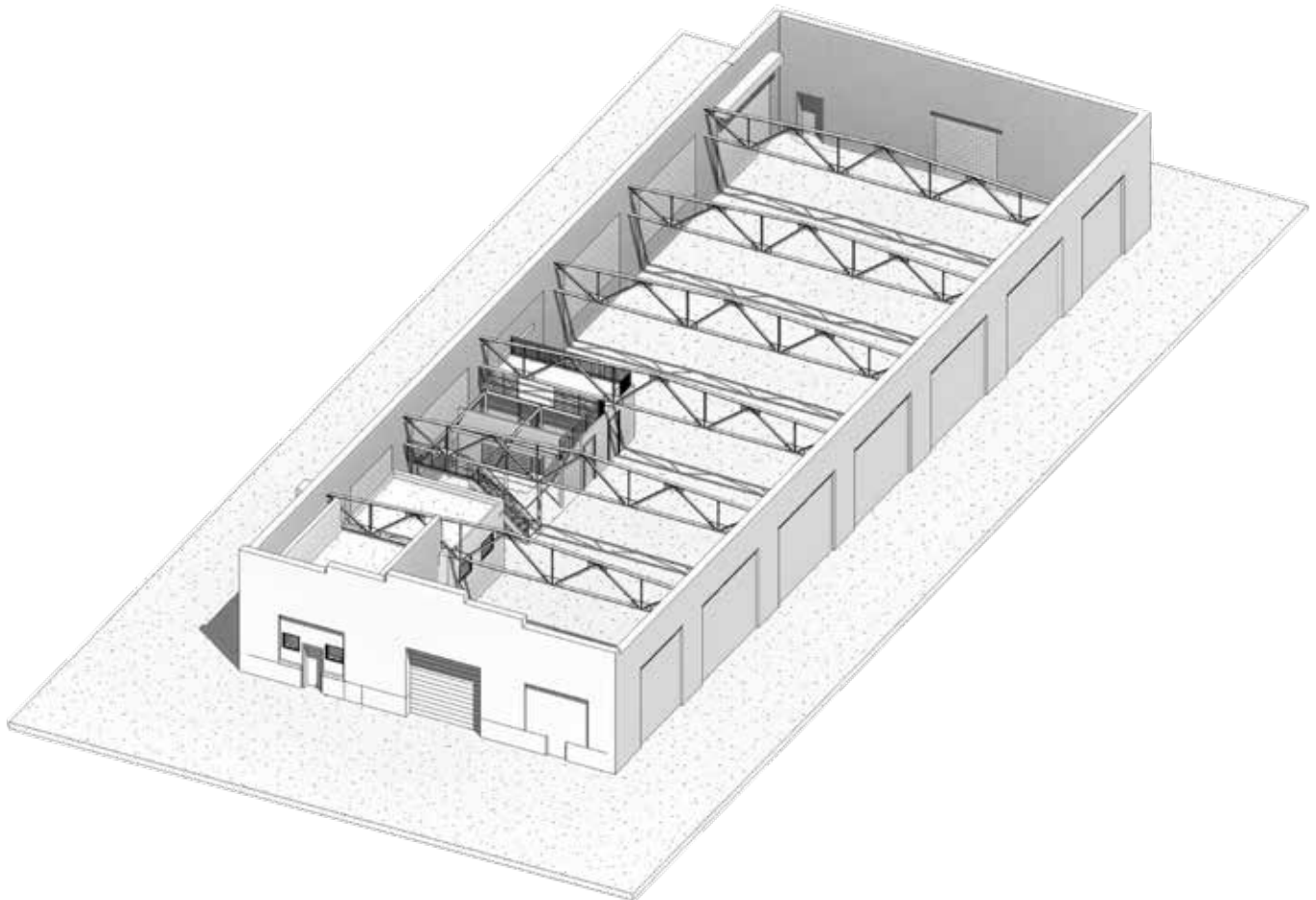
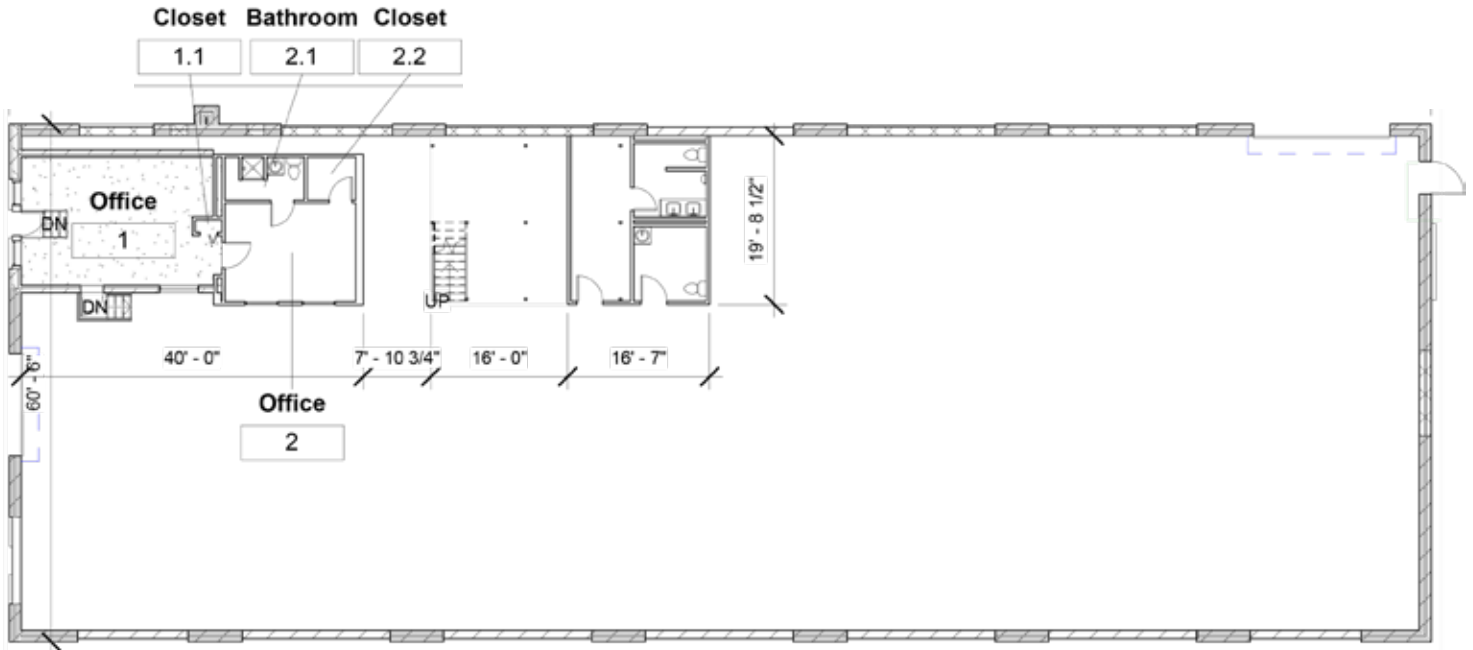
The property is a classic industrial vintage from the late 1950s with 15' ceiling height and steel beams. The property is perfect for a restaurant, bar or tech company looking for creative open space with branding opportunity

VISION

Built in 1917, 409 Dorchester Avenue boasts a unique industrial stock product highly desired and sought after today. With maximum ceiling height of 22' and 15' to the underside of the steel cross beams throughout the building, the opportunity is perfect for any restaurant, bar and creative user looking for a great brand. The building rests on grade providing structurally sound weight distribution for any tenant with specific load requirements.



FLOOR PLAN





LOOKING FORWARD

The corridor along Dorchester Avenue has been identified as an area of opportunity and future growth in the city of Boston. Mayor Walsh has put forth significant effort in re-zoning the area which would allow added density to any future development in the area. Currently dominated by industrial buildings throughout the immediate area, 'Dot Ave' will become an expanse of high rises, residential developments and retail opportunities for people looking to make a splash in South Boston and Boston proper.



(SOURCE: CITY OF BOSTON)



(SOURCE: CITY OF BOSTON)

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