



10th Floor



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# FOR LEASE

NEWLY RENOVATED LOBBY  
45 Bromfield St, Boston, MA  
2,081 & 2,265 SF AVAILABLE

Boston Realty Advisors is pleased to present 2,081 SF and 2,265 SF for lease at 45 Bromfield Street. This building is strategically located in the heart of Boston's Downtown Crossing neighborhood and offers immediate proximity to all major public transportation channels and public parking.

#### BUILDING SIZE

11 Floors: 20,454 SF

#### MARKET TI ALLOWANCE

PRICING: \$39 - \$42/SF

TERM: 3 - 5+ yrs

#### AVAILABLE SPACE

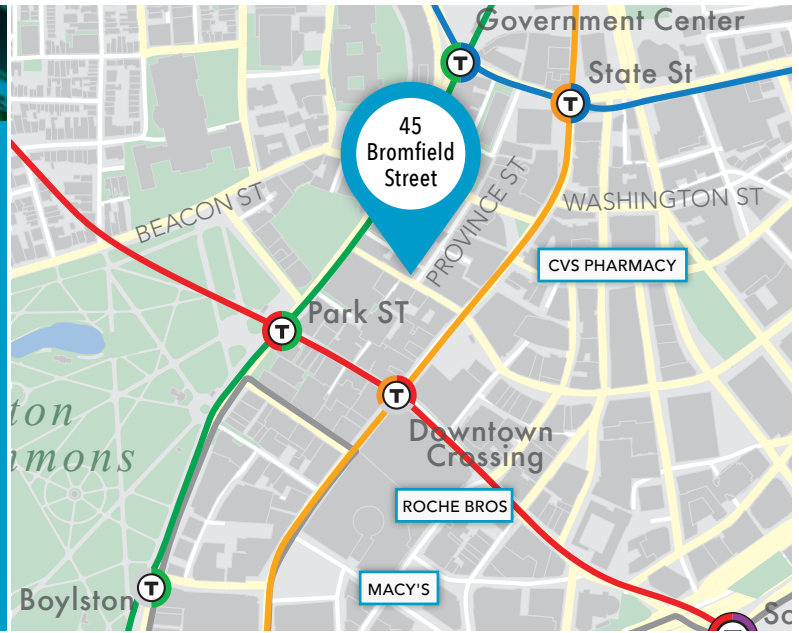
6th Floor: 2,265 SF - Avail. 3/1/18

7th Floor: 2,265 SF - Avail. 2/1/18

9th Floor: 2,081 SF - Roof Deck

# FEATURES

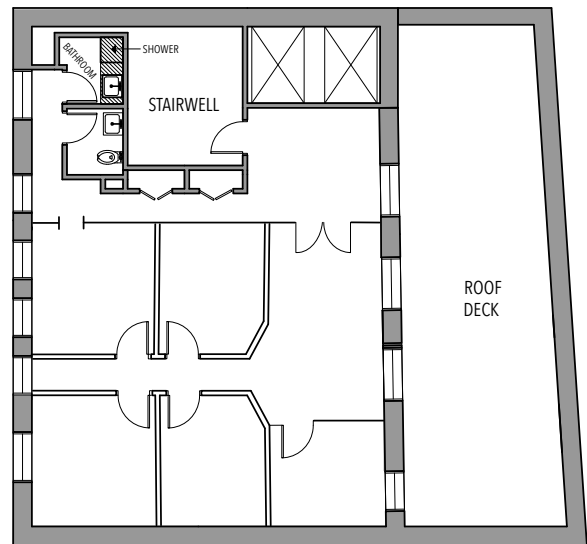
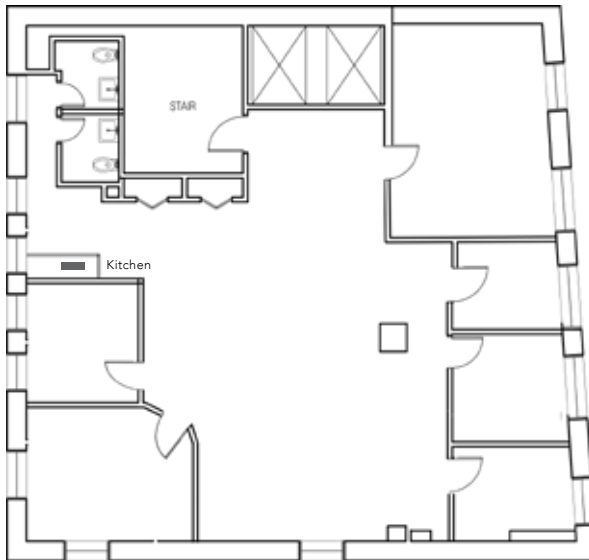
- Full floor opportunities for small office users surrounded by large windows
- Abundant natural light
- Walking distance to MBTA Commuter Rail & Orange, Green, Red, Blue and Silver T Lines
- Close to several restaurants, hotels and shops including CVS, Macy's, Omni-Parker Hotel, Ruth's Chris Steakhouse, Roche Bros, and Primark.



THE PROPERTY IS OWNED AND MANAGED BY MIDWOOD INVESTMENT AND DEVELOPMENT.

6<sup>th</sup> FLOOR • 2,265 RSF

9<sup>th</sup> FLOOR • 2,081 RSF



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