

142

BEACON STREET

BACK BAY • BOSTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

Kelherrealestate

EXECUTIVE SUMMARY

Boston Realty Advisors and Keliher Real Estate are pleased to present the exquisite offering that is **142 BEACON STREET**. Located in prestigious Back Bay on the second block of Beacon Street, 142 Beacon Street is an extremely rare "river-side" offering consisting of +/- 10,000 square feet amongst 7 stunning floors and 5 parking spaces in the rear. Showcasing elegant window lines allowing for breathtaking views of the Charles River and Longfellow Bridge to the west and the Back Bay skyline to the east, 142 Beacon Street is truly a trophy property by every measurable standard.

One of the most affluent communities in the world, Back Bay offers residents convenient access to the best of Boston including the Boston Common and Public Garden, The Charles River Esplanade, luxury shops and fine dining and the surplus of amenities that make up the area. Just a short picturesque walk through the tree-lined streets of Beacon Hill to Massachusetts General Hospital or a quick commute to the Financial District, 142 Beacon Street is in close proximity to the deep employer base that drives the continued growth of this ever expanding city.

142 Beacon Street represents a unique opportunity to purchase a one-of-a-kind legacy asset located in an ultra-luxury, high barrier to entry market. 142 Beacon Street is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit www.142Beacon.com



INVESTMENT HIGHLIGHTS



RARE OFFERING

142 Beacon Street offers developers, investors and home owners an exceptional redevelopment opportunity. One of the few remaining Beacon Street multi-family buildings on the Charles River side of the street, this offering is as exclusive and distinguished as they come. Offering over 10,000 square feet, 7 stories and 5 parking spaces, 142 Beacon Street is a trophy property in every essence of the term.



SUPERIOR AREA AMENITIES

Located a stone's throw away from the wealth of shopping and restaurant options along Newbury Street, Boylston Street, Charles Street, Copley Place & The Prudential Center, 142 Beacon Street is positioned in an amenity rich area that continues to grow. A quick walk to the Boston Public Garden or a jog along the Charles River, the options are truly endless.



UNMATCHED LOCATION

142 Beacon Street truly exemplifies an unmatched Back Bay Location. Arguably the premier block of Beacon Street, the offering is centrally located offering residents easy access to the superior area amenities, the deep employer base and multiple modes of transportation.



STRONG MARKET DYNAMICS

With condominium prices exceeding \$2,500 per square foot for new product and rental rates continuing to climb, Back Bay continues to show strong demand for new housing stock.

PROPERTY DETAILS

ADDRESS: 142 Beacon Street,
Boston, MA 02116

YEAR BUILT: 1900

BUILDING SIZE: 10,452 GSF (Existing)

LOT SIZE: 3,450 Square Feet

FLOORS: 7

UNITS: 7

ELEVATOR: 1

FACADE: Brick & Limestone

PARKING: 5 Spaces

142BEACON.COM



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