



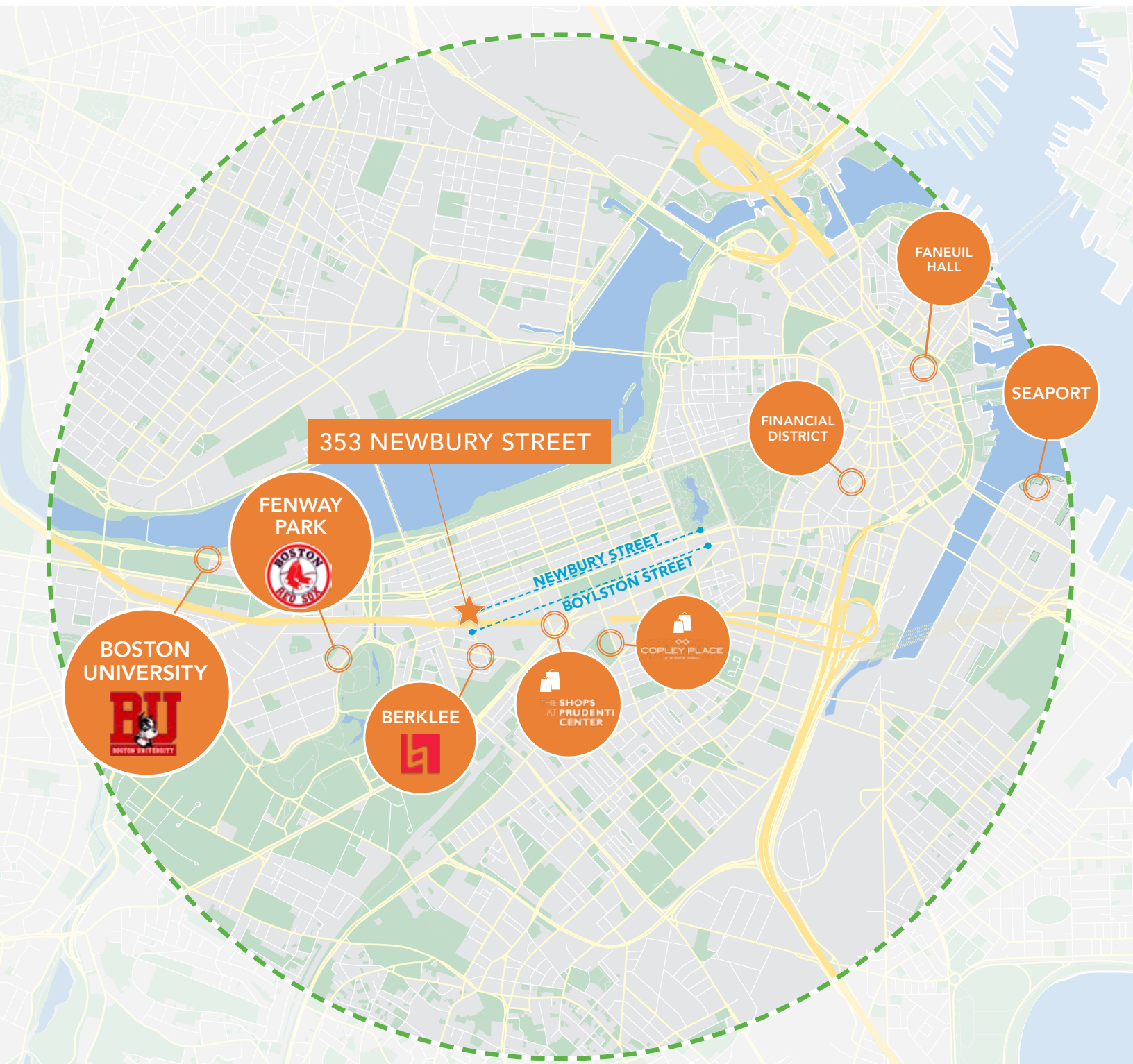
RARE AT-GRADE RETAIL SPACE WITH ROOF DECK

353 NEWBURY

Back Bay · Boston, MA
2,850 - 9,757 SF AVAILABLE

353 NEWBURY STREET

A CENTRAL LOCATION TO BOSTON'S MAJOR UNIVERSITY,
ENTERTAINMENT AND EMPLOYMENT CENTERS






353 NEWBURY STREET

HIGH PROFILE RETAIL DESTINATIONS

FINANCIAL DISTRICT

BACK BAY

-  Average home value is \$856,900 (Source: Zillow)
-  450 retail stores with \$1.8 Billion in sales annually
-  10+ restaurants with \$10 million in sales annually
-  50% of all hotel rooms in Boston are in the Back Bay
-  8,500 parking spaces



PRUDENTIAL CENTER

- 3 million SF of office space
- 600,000 SF of retail space
- Over 60 retail & dining options



HYNES CONVENTION CENTER

200,000 attendees per year

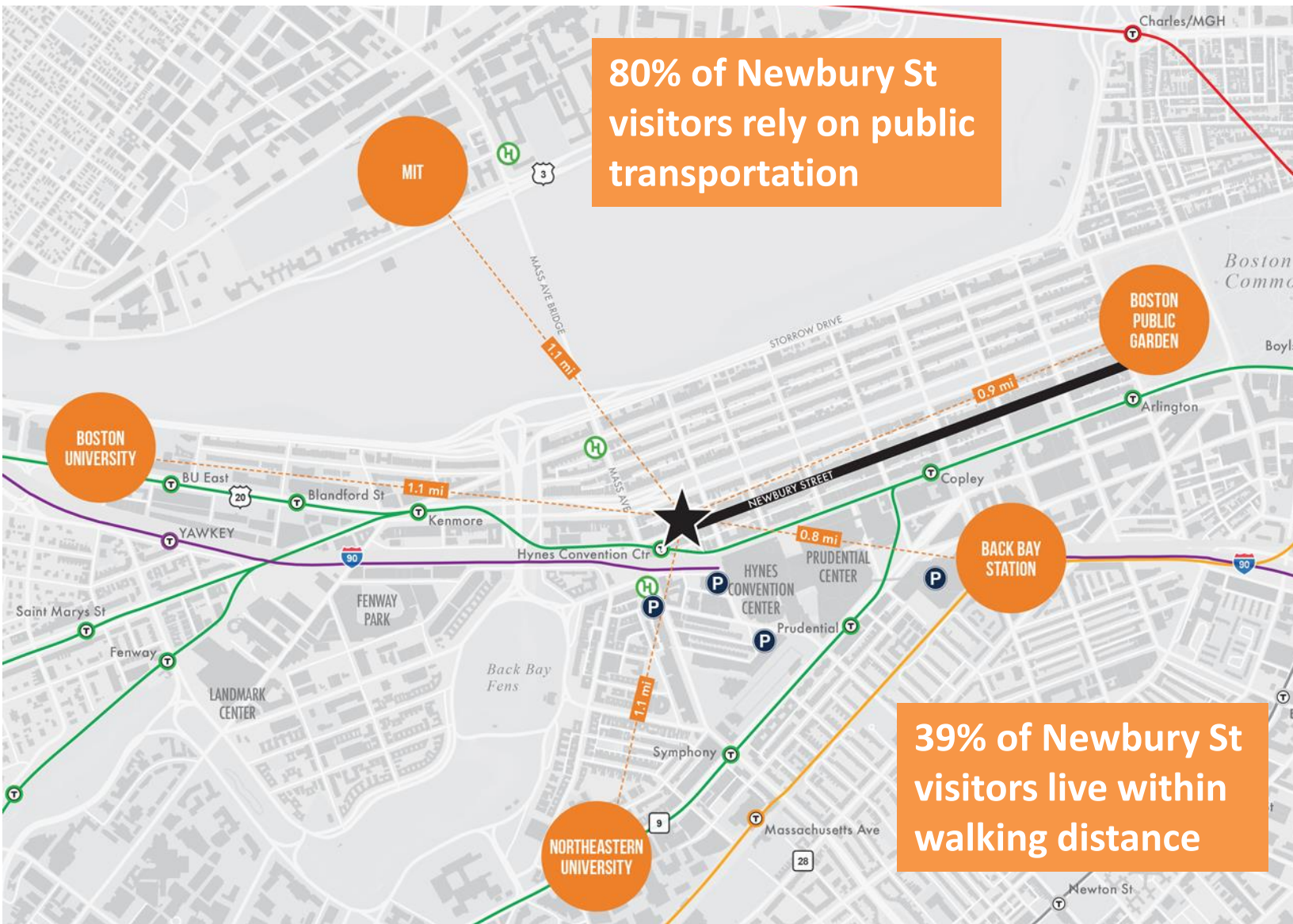
NEWBURY STREET - SAME BLOCK RETAILERS



FENWAY PARK



353 NEWBURY STREET



RETAIL LEASING DRIVERS

Well positioned on last block of Newbury which contains more multi-level retailers than any others.



RETAIL LEASING DRIVERS

RARE NEWBURY OPPORTUNITY

- At-grade front access
- 13' ceiling heights
- Planned elevator modernization
- Private roof deck
- Large basement with rear at-grade loading dock
- Across the street from the "T" stop



24/7 LOCATION

The Back Bay maintains the strongest mix of daytime and nighttime population in Boston making this a true 24/7 submarket.

- 16 million square feet of office space
- 29 million tourists annually to Boston
- Over 2.6 million square feet of retail









FLEXIBLE LEASING OPTIONS

The property lends itself well for a flagship, single-tenant retailer or a boutique retail/office user. Opportunity to lease just the ground and lower lever or the entire building.



SAME BLOCK: DOMINANT RETAIL BRANDS

lululemon  athletica	URBAN OUTFITTERS	● sunglass hut
	FOREVER 21	
TJ-maxx		
Madewell	patagonia	
CONVERSE	TRIDENT BOOKSELLERS AND CAFE	MUJI 無印良品
	Sonsie	HOKKAIDO RAMEN SANTOUKA

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS

353 Newbury Street, Boston, MA 02115

FRONTAGE

32'

FLOORS

Three Floors plus Lower Level and Roof Deck

CEILING HIGHT

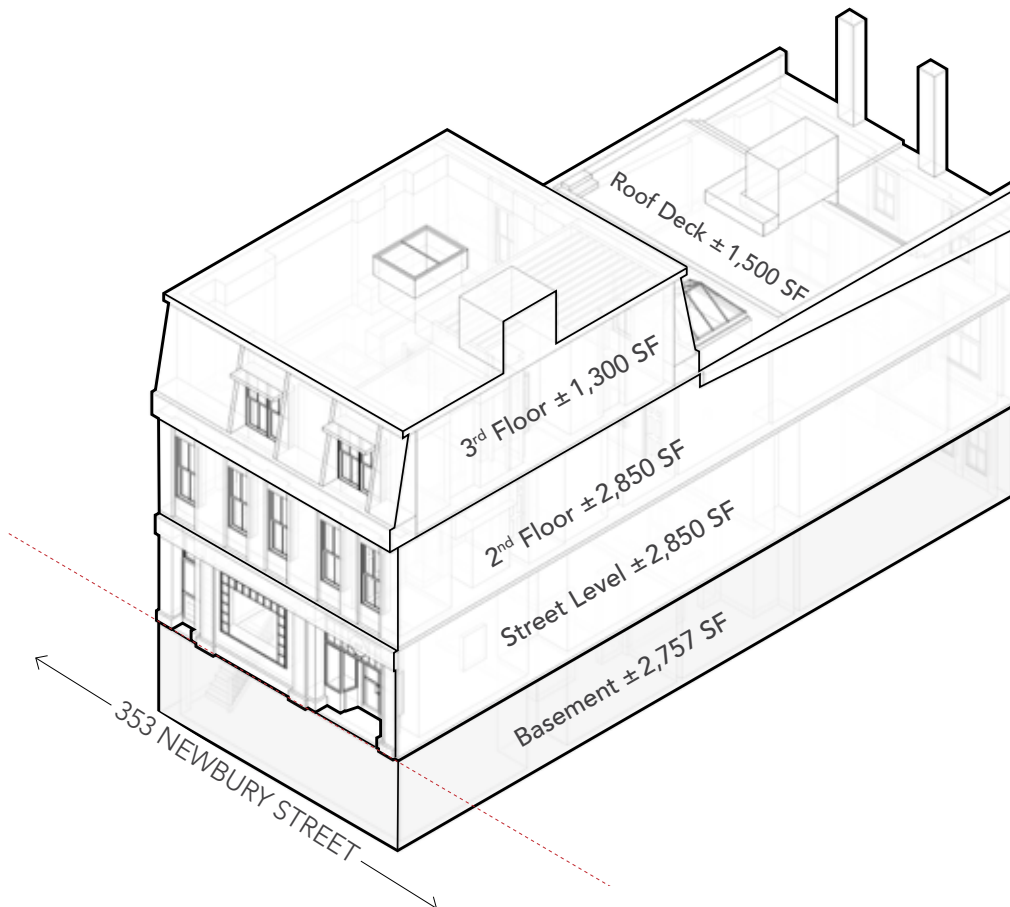
13'

DELIVERY DATE

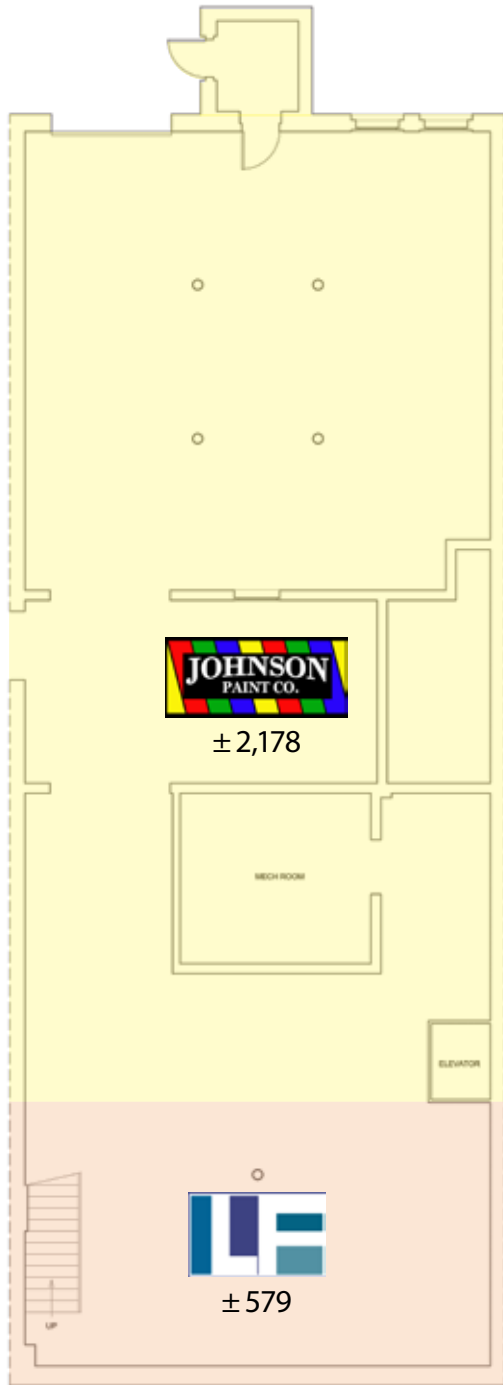
July 1, 2019

FLEXIBLE LEASING OPTIONS

Tenant may lease ground level, the entire building, or a combination in between.

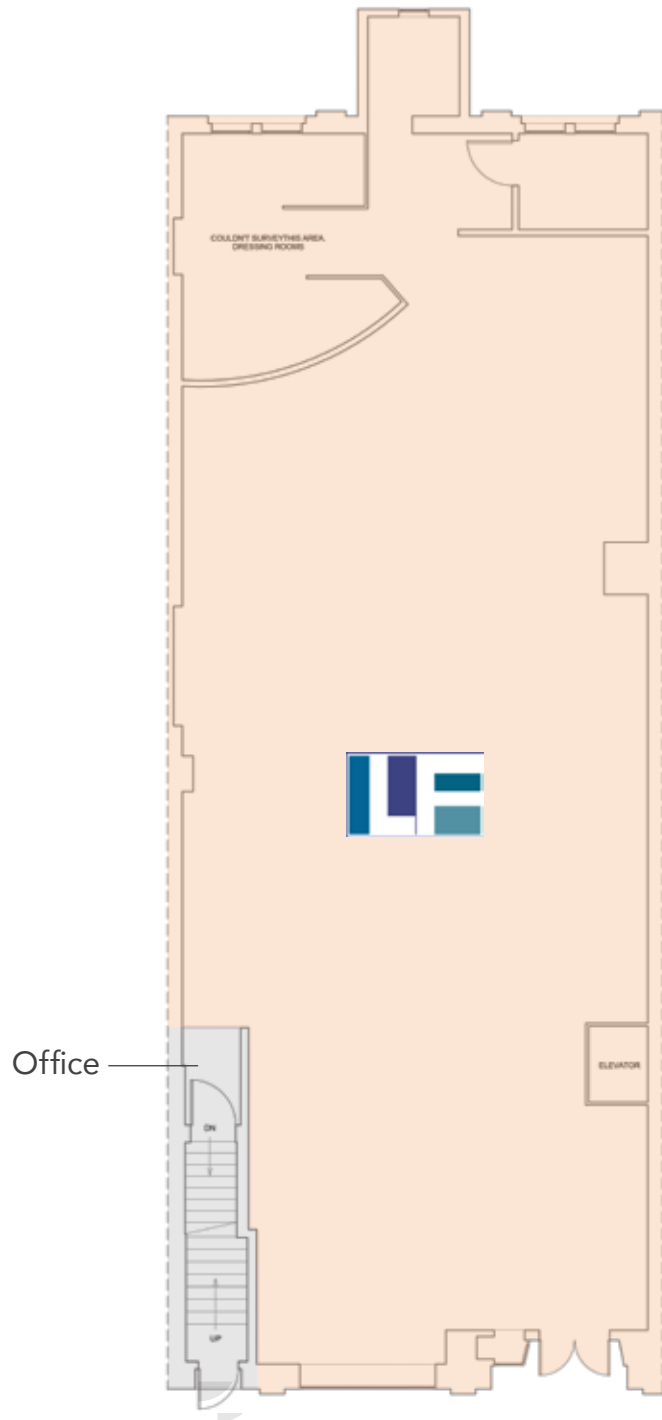


EXISTING FLOOR PLANS



← NEWBURY STREET →

± 2,757 SF
BASEMENT



← NEWBURY STREET →

± 2,850 SF
STREET LEVEL

EXISTING FLOOR PLANS



← NEWBURY STREET →

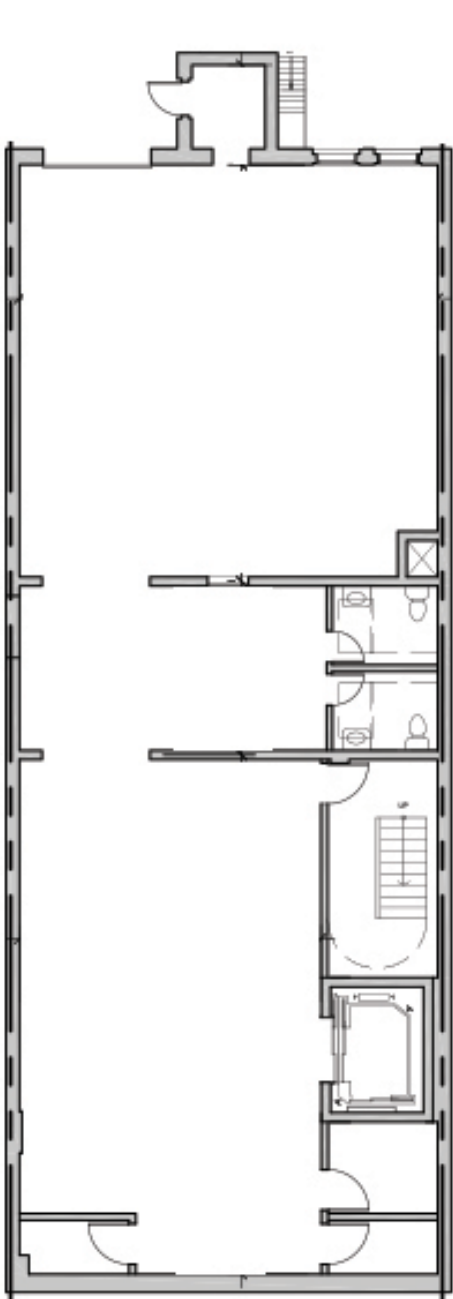
± **2850 SF**
2ND FLOOR



← NEWBURY STREET →

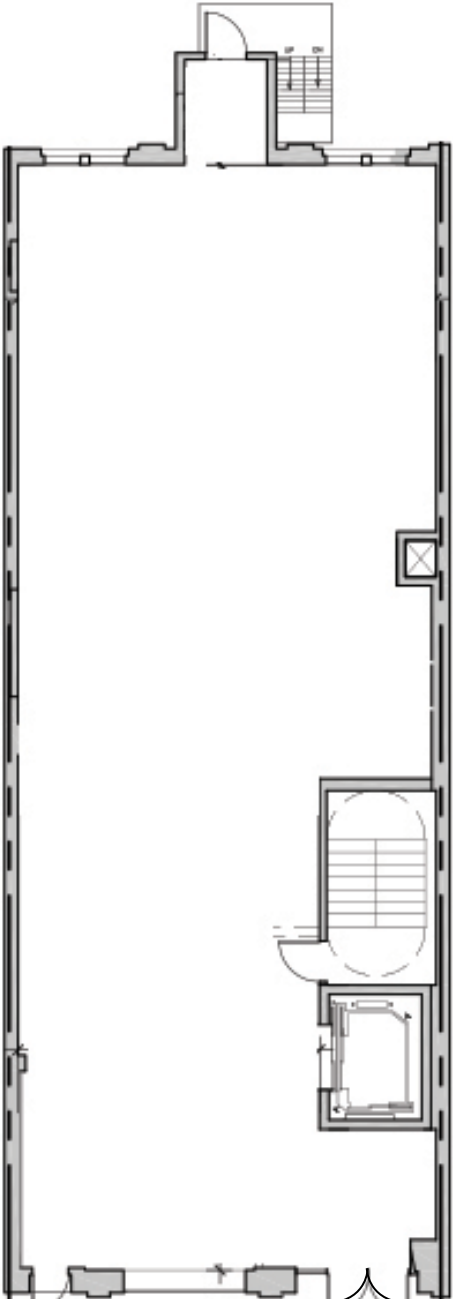
± **1300 SF**
3RD FLOOR
PRIVATE ROOF DECK (1500 SF)

PROPOSED FLOOR PLANS



← NEWBURY STREET →

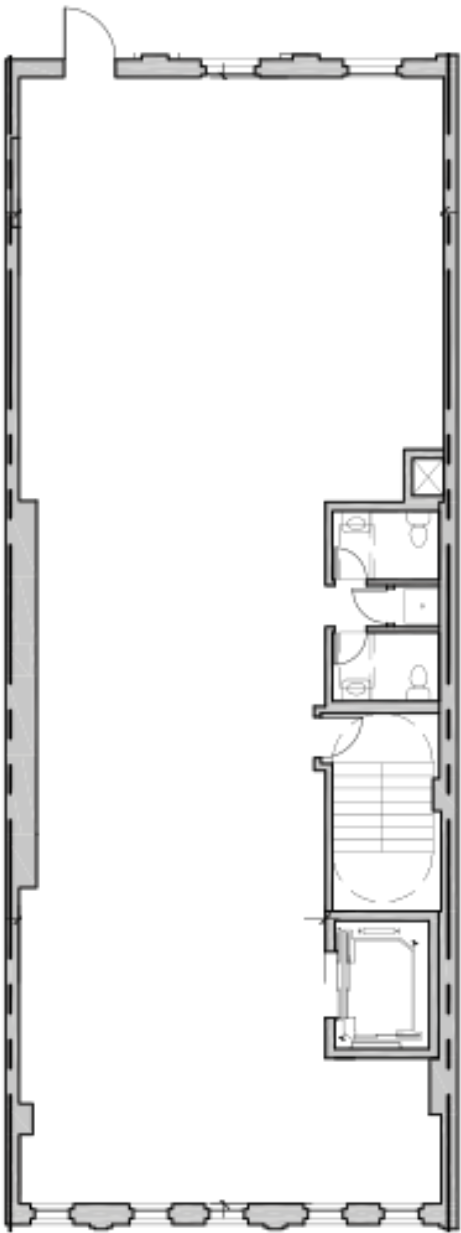
± **2,757 SF**
BASEMENT



← NEWBURY STREET →

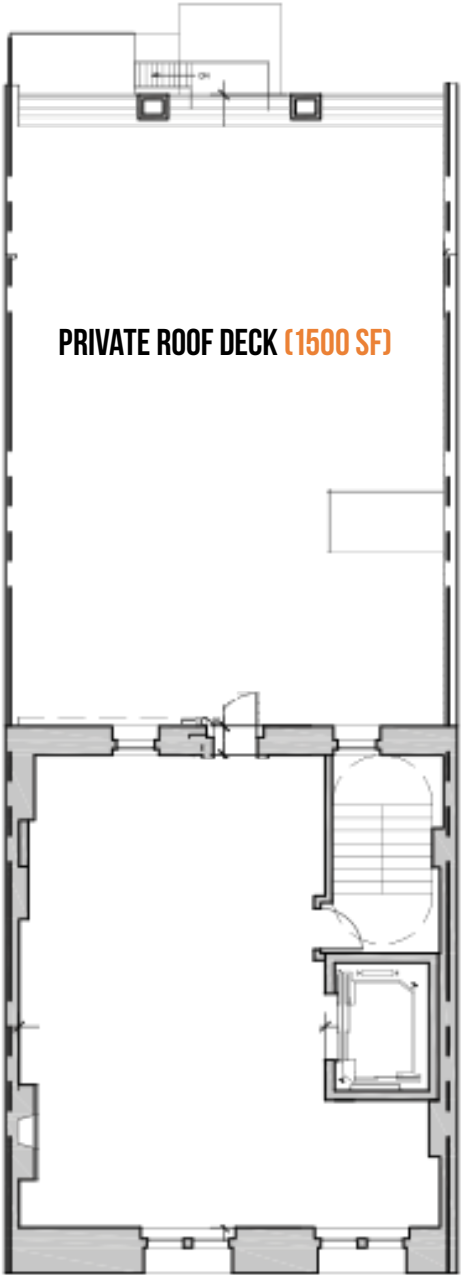
± **2,850 SF**
STREET LEVEL

PROPOSED FLOOR PLANS



← NEWBURY STREET →

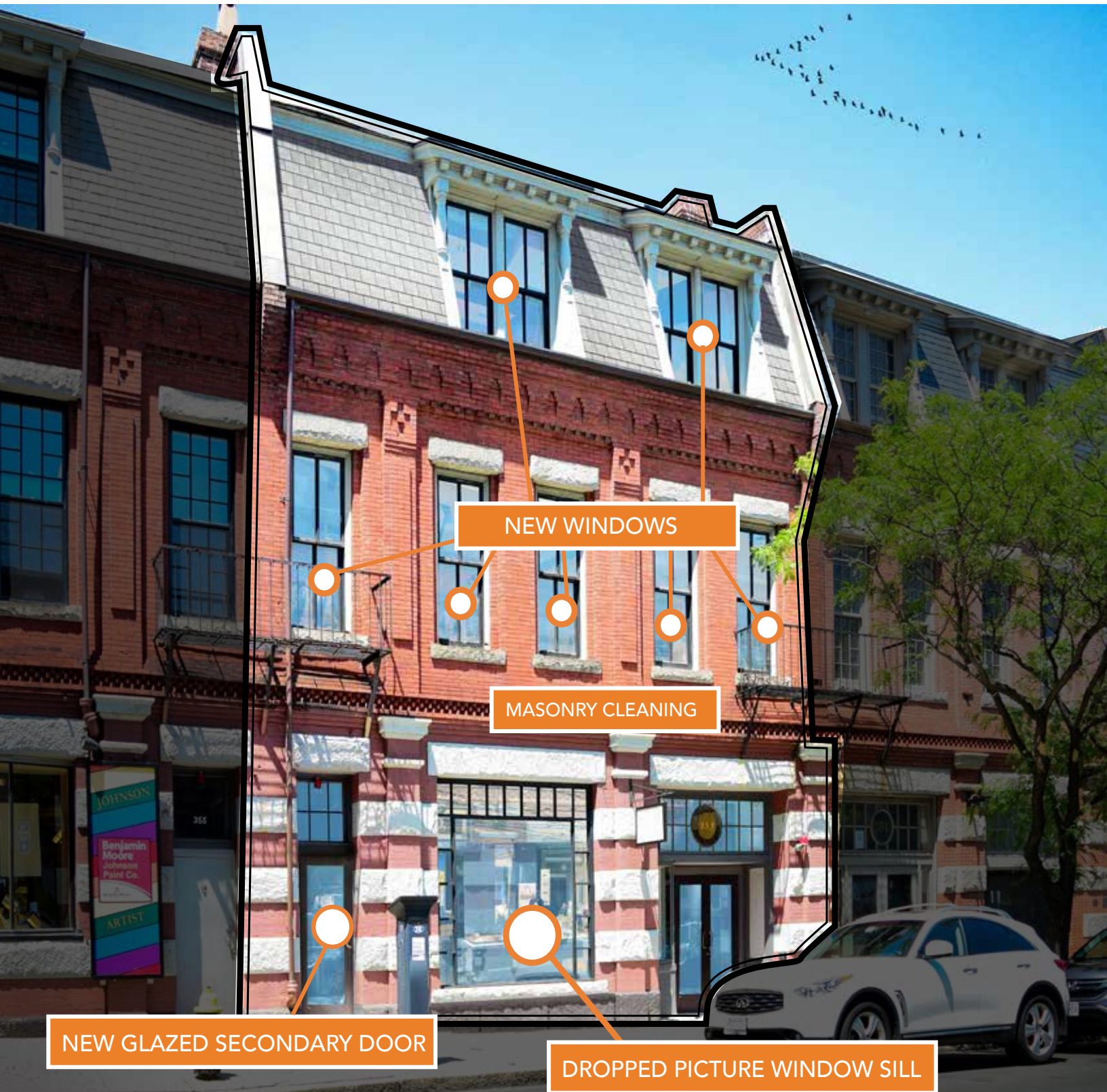
± 2850 SF
2ND FLOOR



← NEWBURY STREET →

± 1300 SF
3RD FLOOR
PRIVATE ROOF DECK (1500 SF)

PROPOSED STOREFRONT IMPROVEMENTS



353 NEWBURY

RARE AT-GRADE RETAIL SPACE WITH ROOF DECK

WHITNEY GALLIVAN
617.850.9612
wgallivan@bradvisors.com

MICHAEL A. D'HEMECOURT
617.850.9670
mdhemecourt@bradvisors.com

ALEC TARBERRY
617.850.9663
atarberry@bradvisors.com

CHRISTOPHER J. DONATO
617.850.9618
cdonato@bradvisors.com

JOE WAGNER
617.850.9675
jwagner@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.