

Premier Urban Redevelopment Opportunity

# 155 NORTH WASHINGTON

Boston, Massachusetts



SEAPORT DISTRICT

DOWNTOWN BOSTON/  
FINANCIAL DISTRICT

GOVERNMENT CENTER  
REDEVELOPMENT

NORTH END

HUB ON  
CAUSEWAY

starMarket citizen  
verizon  
RAPID  
ARC LIGHT  
CINEMA

  
NORTH STATION

TD BANK NORTH  
GARDEN





# EXECUTIVE SUMMARY

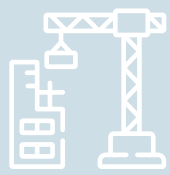
Boston Realty Advisors is pleased to present an exceptional redevelopment opportunity located at 155 North Washington Street in Boston, MA. 155 North Washington Street consists of 6 parcels totaling +/- 8,343 SF of land with an as-of-right redevelopment potential of over 41,000 GSF.

Located along a main thoroughfare which acts as a gateway to downtown Boston, 155 North Washington offers a highly visible site which can be redeveloped to commercial or residential space. The immediate surrounding areas are currently going through a renaissance of development. Boston Properties is currently developing a 1.9 million square foot mixed-use center just steps away at North Station as well as HYM Investment Groups 2.9 million square foot redevelopment of Government Center Garage. The North Station area is truly a transit oriented location with a supreme employment base which continues to grow.

155 North Washington Street depicts a phenomenal offering in a highly trafficked urban location primed for redevelopment. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.



## INVESTMENT HIGHLIGHTS



### AREA DEVELOPMENT

Located just steps away from two of the biggest developments to hit Boston in decades, the area is continuing to grow at a rapid pace. Just a short walk away at North Station, Boston Properties and partner Delaware North are completing their 1.9 million square foot mixed-use development that will be future home to anchor tenant, Verizon. Just around the corner, HYM Investment Group is redeveloping the Government Center Garage with a 2.9 million square foot mixed-use center.



### TRANSIT ORIENTED

155 North Washington is located just steps away from one of Boston's largest transit hubs; North Station. The property is also immediately accessible by the MBTA Green Line and multiple bus routes.



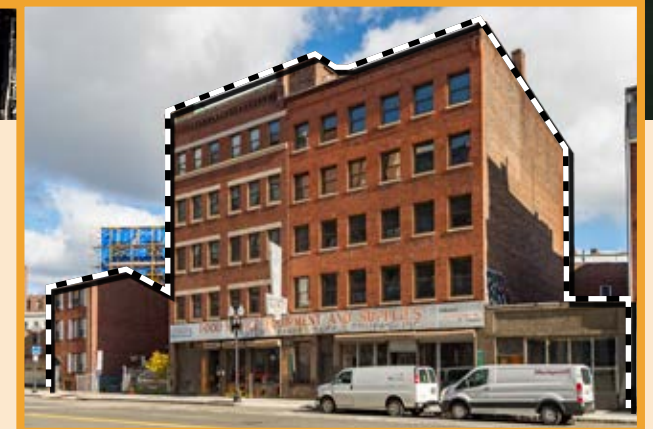
### SUPERIOR AREA AMENITIES

The North End & North Station areas feature a surplus of restaurants, bars, grocery stores, boutique shops, parks and a deep employer base. 155 North Washington Street is truly located in an amenity rich submarket.



### STRONG MARKET DYNAMICS

The North End and Waterfront area continue to showcase their core locations with the increase in rental rates and condominium prices year over year. In the last six months, the average condominium price sold in the North End/Waterfront sold for an average of \$958/SF.





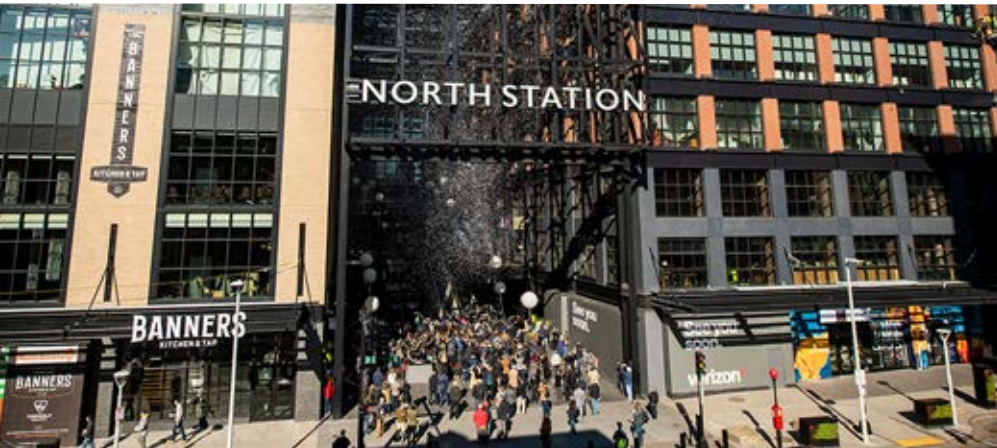
# PROPERTY DETAILS

**ADDRESS:** 133-169 N Washington Street

**PARCELS:** 6 **TOTAL SITE SIZE:** 8,343 SF

**ZONING DISTRICT:** North End Neighborhood

**ZONING SUBDISTRICT:** North Washington Street Community Commercial



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