

109-115 BROAD

BRICK & BEAM
OFFICE SPACE FOR LEASE



1ST FLOOR: 2,437-5,863 SF

2ND FLOOR: 3,354 SF

2ND FLOOR: 4,200 SF

5TH FLOOR: 4,200 SF

6TH FLOOR: 6,700 SF

DESCRIPTION

BOSTON REALTY ADVISORS IS EXCITED TO PRESENT **109-115 BROAD STREET** FOR LEASE. THIS 7 STORY, 56,025 RSF BRICK AND BEAM BUILDING OFFERS TRUE BRICK AND BEAM FULL FLOOR OFFICE SUITES WITH THE UNIQUE AND CREATIVE FEATURES AND ATTRIBUTES THAT TENANTS DEMAND IN BOSTON.

HIGHLIGHTS

- EXTENSIVE LOBBY UPGRADES COMPLETE
- BRICK & BEAM OFFICE SPACE
- FULL FLOOR SUITES
- SIGNAGE OPPORTUNITIES AND 2 PRIVATE ENTRANCES FOR 1ST FLOOR TENANT
- FLEXIBLE TERM ON SELECT AVAILABILITIES

AVAILABILITY

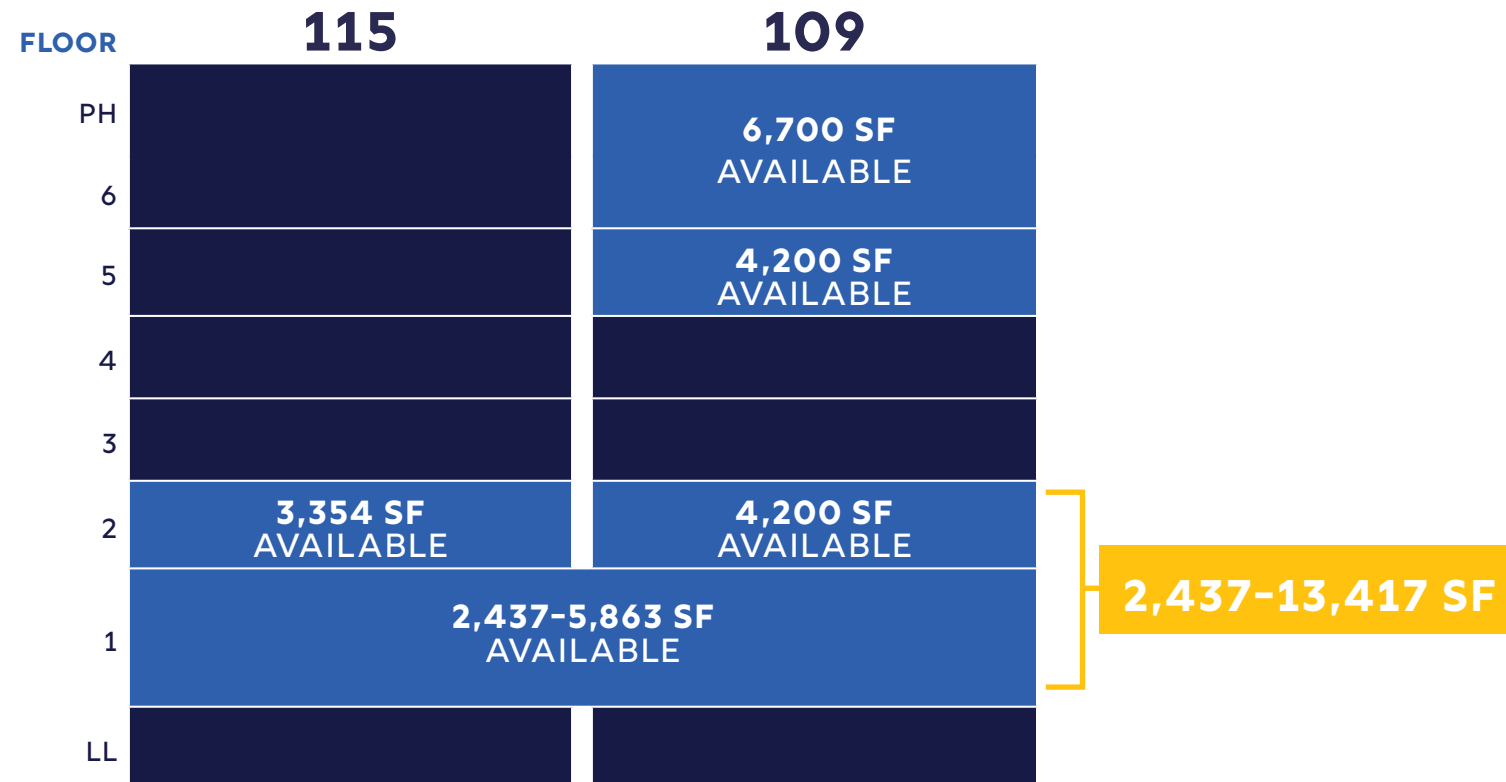
6TH FLOOR & PENTHOUSE
6,700 RSF

5TH FLOOR
4,200 RSF

2ND FLOOR
3,354 RSF & 4,200 RSF




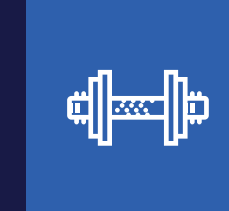
1ST FLOOR
2,437-5,863 RSF

2,437-13,417 SF



AMENITY HOTSPOT

BE ANYWHERE IN UNDER 5 MINUTES

				
30+ RESTAURANTS	20+ BARS	15+ COFFEE SHOPS	8+ HOTELS	7+ FITNESS CENTERS



LOCATION

NESTLED IN THE HEART OF AN AMENITY RICH AREA OF THE FINANCIAL DISTRICT, TENANTS WILL BENEFIT FROM THE ABUNDANCE OF NOTABLE CAFÉS TO ICONIC PUBS/BARS TO THE LONG LIST OF FAST CASUAL AND SIT DOWN RESTAURANTS. ACCESSIBILITY IS KEY AND **109-115 BROAD STREET** CONNECTS TENANTS TO AMPLE PARKING GARAGES, DIRECT ACCESS TO I-90 & I-93 AND A SHORT WALK TO ALL OF BOSTON'S CONNECTED T-LINES.



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