



Downtown "Boston's Meeting Place"

1st Business Improvement District in Boston

\$32 million invested in new retail since 2010

In the last decade, the number of housing units
increased by 63%

Over 250,000 people pass through daily

Over 3 million people walk the Freedom Trail a year



Downtown

Downtown Area Statistics



“Downtown Crossing is experiencing an exciting transformation. With the opening of two new theaters, the first business improvement district, and many new restaurants moving into the area, its future is very bright.” Mayor Thomas M. Menino



- Population: **39,046**
- Percentage of 20-34 year-olds: **44%**
- Bachelors Degree or Higher: **69%**
- Number of Office Workers: **212,000**
- Housing Units: **23,102**
- Universities: EMERSON COLLEGE SUFFOLK UNIVERSITY
- New Businesses since 2008: **80+**
- Median Household Income: **\$65,137**
- Number of Students: **13,209**



Downtown Basemap Key

- Existing Buildings
- Featured Development
- Featured Rental Opportunity
- Recently Completed Project

Featured Development Projects

Projects in design, planning, or under construction

Usage Key: Housing Retail Office Space Dining Civic

1 45 Stuart St

\$125M, 384,000 SF, 29 stories, 404 residential units

2 The Kensington

\$170M, 345,000 SF, 27 stories, 381 residential units, 4,000 SF of ground floor retail.

3 Hayward Place

\$220M, 397,000 SF, 15 stories, 256 residential units, 9,700 SF of ground floor retail.

4 One Franklin

Est. \$500M, 1.2M SF, 700,000 SF residential, 200,000 SF retail, 300,000 SF office.

5 Flagship Walgreens

24,000 SF flagship store, 3rd luxury store in the nation, features a salon, food market and fitness center. Available 2nd floor retail 16,500 SF. www.cbre-gra.com

Featured Rental Opportunities

- 6 600-620 Washington St**
1,800 SF of street-level space
www.cbre-gra.com
- 7 Lafayette City Center**
160,000 SF one floor retail
615,000 SF office retail
6-story complex connected to Hyatt Regency & Macy's
617-266-8860
- 8 457 Washington St**
3,000 SF of retail space
10,000 SF- whole building available
2 Floors + Basement
www.cbre-gra.com
- 9 449 Washington St**
20,000 SF street-level retail
www.cbre-gra.com
- 10 431 Washington St**
4,741 SF of retail space
603 SF ground floor + 4,138 SF lower level retail
617-725-0200
- 11 415 Washington St**
2,555 SF ground floor retail
1,230 SF on street-level
1,325 SF upper level storage
617-725-0200
- 12 407-411 Washington St**
7,400 RSF of retail space
1st & 2nd + Basement
Possible subdivisions: 2,294 RSF, 4,752 RSF, 4,943 RSF
617-725-0200
- 13 24 Bromfield St**
3,283 SF of street-level retail space
17,500 SF- whole building available
3 Floors + Basement
617-725-0200
- 14 45 Province St**
4,089 SF of restaurant space
2 story restaurant with valet parking, side staircase, vaulted main entrance, and patio
- 15 330 Washington St**
595-1,650 SF of retail space
3,841 SF- whole building available
2 floors + Mezzanine
www.bosurban.com
617-725-0200
- 16 Ames Hotel**
4,500 SF of turnkey restaurant/retail space
2nd floor of Ames Hotel
www.cbre-gra.com