



RETAIL/RESTAURANT OPPORTUNITY



2262 WASHINGTON STREET

DUDLEY
SQUARE

ROXBURY, MASSACHUSETTS

CRITICAL Dates

MONDAY · DECEMBER 9, 2013

Distribution of Request for Proposals (RFP)

Bid Counter · 26 Court Street, 10th floor
Boston, MA

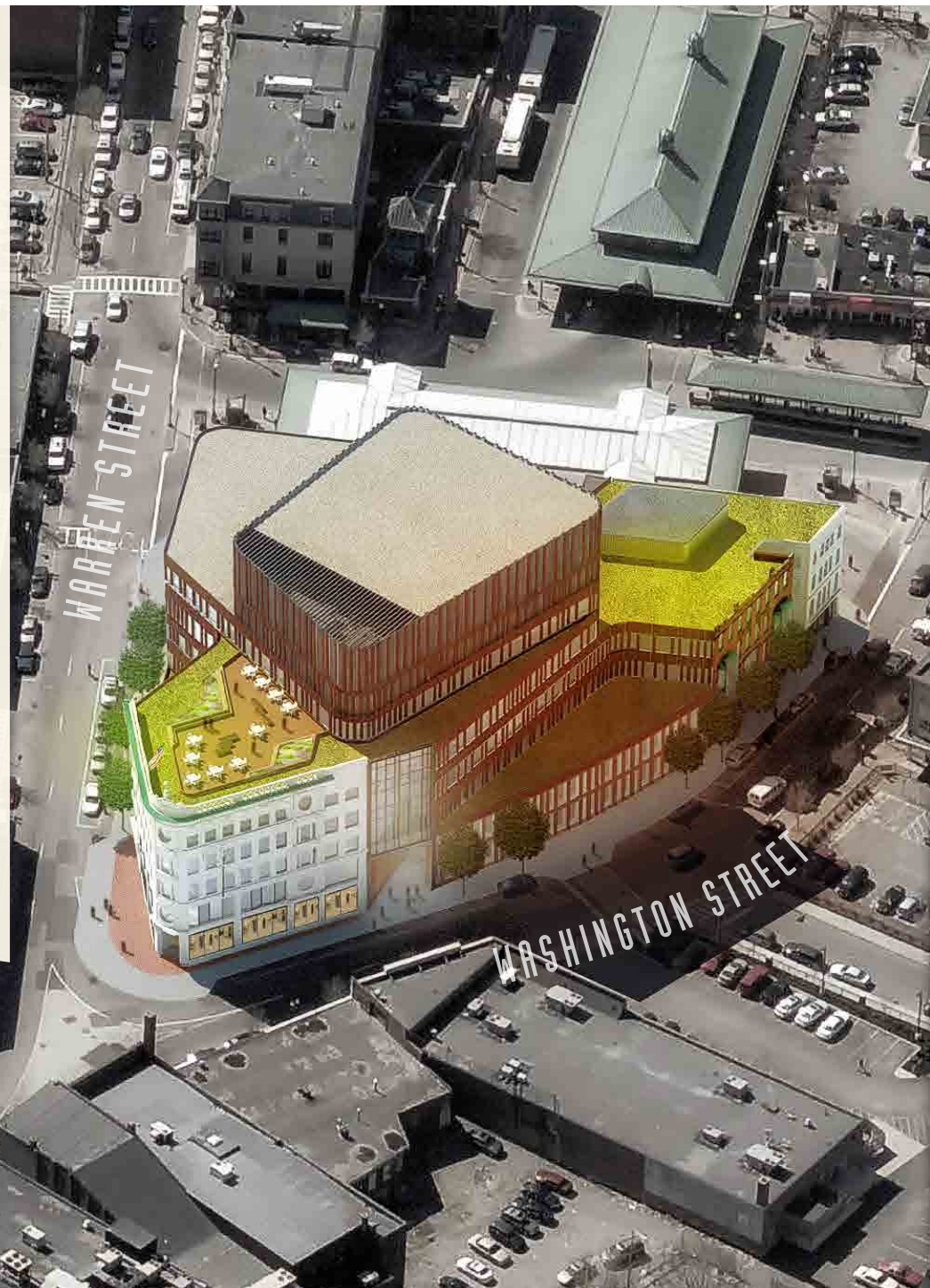
TUESDAY · JANUARY 14, 2014

Proposer Conference · 2:00 P.M.
Central Boston Elder Services Building
2315 Washington Street
Roxbury, MA

MONDAY · FEBRUARY 10, 2014

Completed RFP's due by 2:00 P.M.

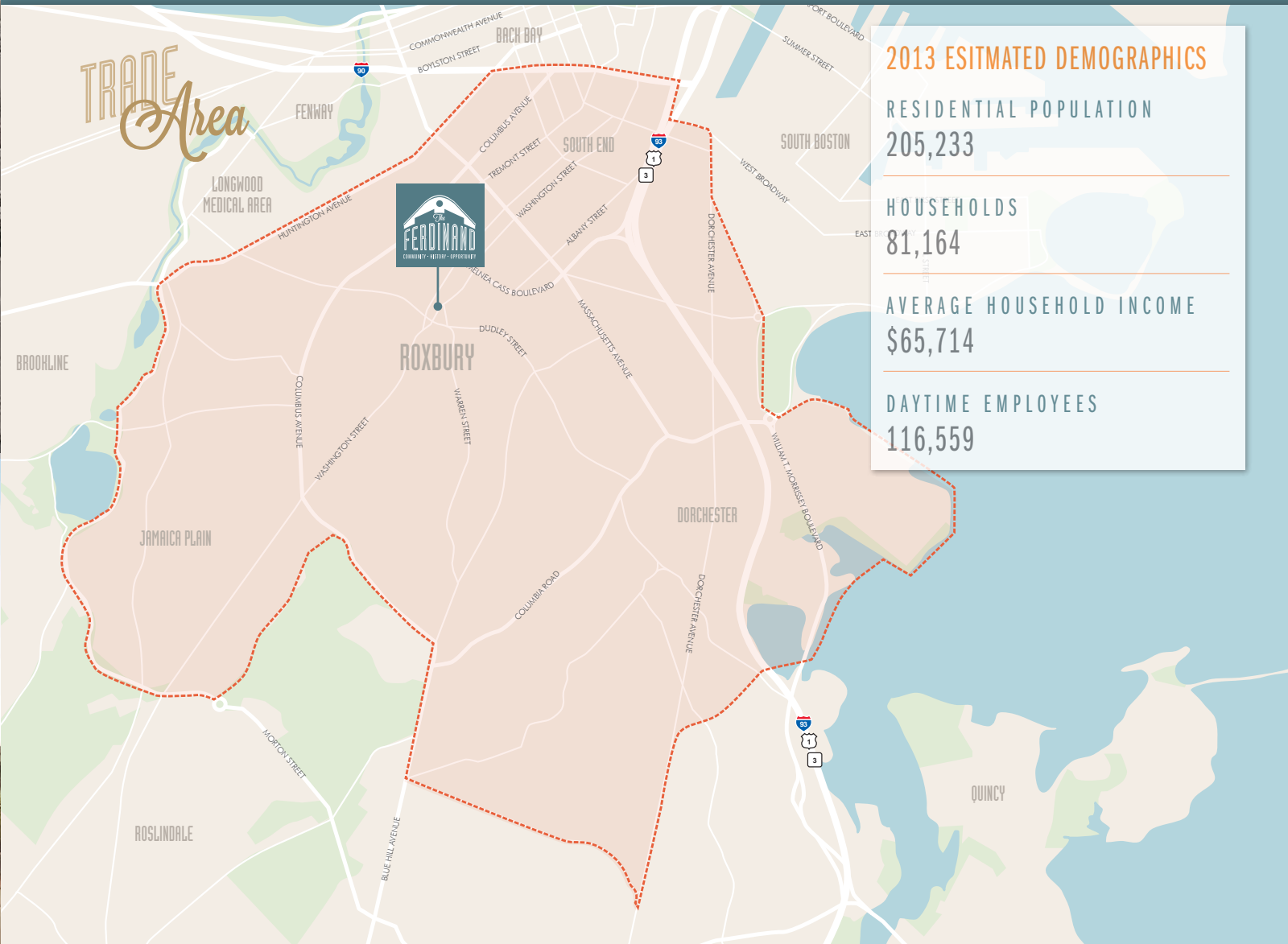
Bid Counter · 26 Court Street, 10th floor
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NEIGHBORHOOD Overview



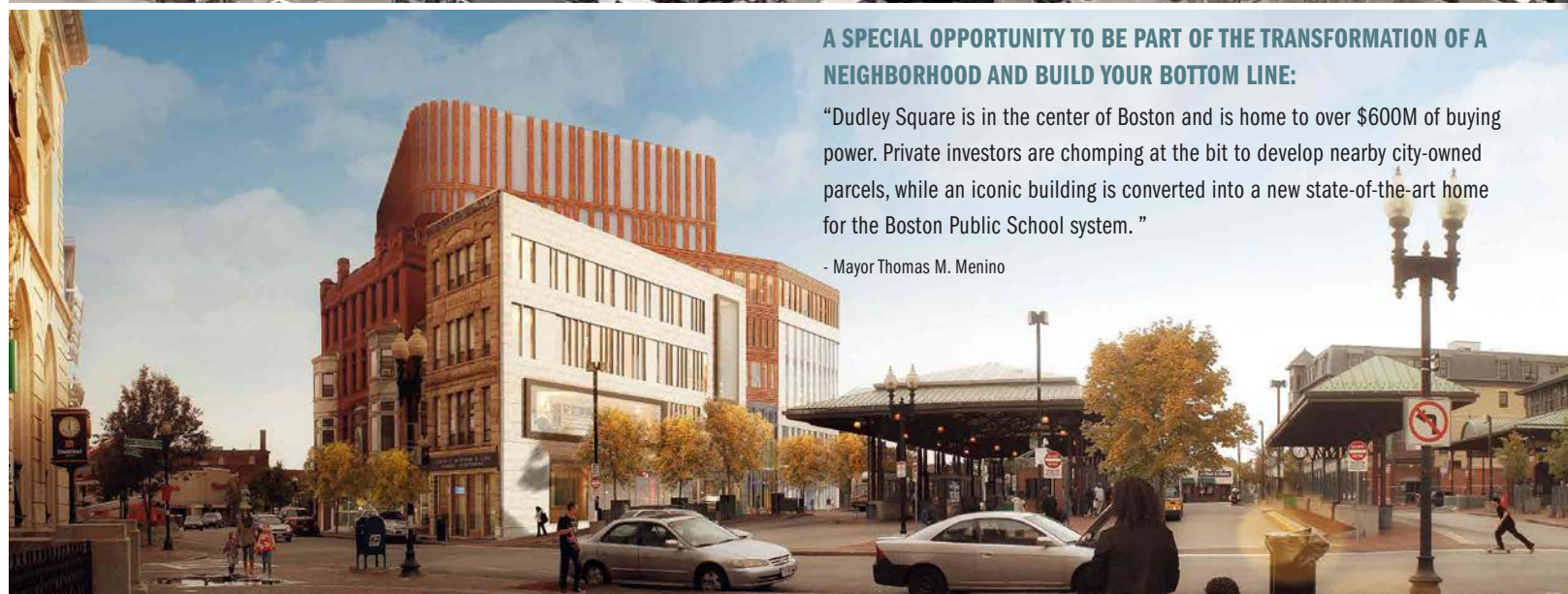
- Located at the junction of Washington and Warren Streets with **convenient access to Interstates 93 and 90** (Massachusetts Turnpike)
- Dudley Square has a population of approximately **80,000 people and 28,000 households within a one mile radius**
- Retail demand and spending by neighborhood residents is upwards of **\$610 million annually**
- Approximately **\$300 million in public/private dollars have been invested** in the neighborhood since 2000
- Dudley Square is within a mile of Boston's Financial District, blocks away from the South End and is within walking distance to Northeastern University, Roxbury Community College, Boston Medical Center and BU Medical School and in proximity to Mission Hill and Jamaica Plain
- Dudley Square Station is located adjacent to the site and provides local bus service that connects Dudley to the MBTA's Ruggles Station Orange Line stop and Silver Line service to Downtown Boston. **Dudley Square Station is the region's busiest bus station** and averages **30,000 passengers daily**



A SPECIAL OPPORTUNITY TO BE PART OF THE TRANSFORMATION OF A NEIGHBORHOOD AND BUILD YOUR BOTTOM LINE:

"Dudley Square is in the center of Boston and is home to over \$600M of buying power. Private investors are chomping at the bit to develop nearby city-owned parcels, while an iconic building is converted into a new state-of-the-art home for the Boston Public School system."

- Mayor Thomas M. Menino



DEVELOPMENT Overview



■ COMPLETED DEVELOPMENTS
■ FUTURE DEVELOPMENTS

1 WHITTIER STREET HEALTH CENTER

STATUS Completed construction 2012

SIZE 78,900 SF

1 TREMONT CROSSING

STATUS Under review

SIZE 1.6 MSF

- Residential: 240 units
- Cultural: 58,000 SF
- Office: 200,000 SF
- Retail: 550,000 SF

2 THE CRESCENT PARCEL

STATUS Future development

SIZE 1.7 acres

3 MADISON TROPICAL DEVELOPMENT AT PARCEL 10

STATUS Board approved

SIZE 138,000 SF

- Residential: 52 units
- Office: 60,000 SF
- Grocery: 40,000 SF
- Retail: 23,000 SF

2 MELNEA HOTEL & RESIDENCES (Parcel 9)

STATUS Board approved

SIZE 186,000 SF

- 145 keys
- Residential: 50 units
- Retail: 7,935 SF

4 WASHINGTON STREET GATEWAY PARCEL 8

STATUS Future development

2 BOSTON UNIVERSITY GRADUATE STUDENT HOUSING

COMPLETED June 2012

DETAILS 104 two bedroom suites

4 2201 WASHINGTON STREET (former Woolworth's)

COMPLETED 2001 renovated

DETAILS 48,000 SF (three levels)
Retail and office space

3 EUSTIS STREET FIRE HOUSE

COMPLETED 2011

DETAILS \$2.5 million project
LEED Silver Certified Building

5 BLAIR LOT

STATUS Future development

SIZE 1.9 acres

6 CENTRAL BOSTON ELDER SERVICES

COMPLETED 2005

DETAILS 49,497 SF

9 FAIRFIELD BUILDING

COMPLETED 2000

DETAILS 30,000 SF office

5 ORCHARD GARDENS

COMPLETED 2003

DETAILS 331 residential units
Mixed-income residential

7 BARTLETT PLACE

STATUS Board approved

SIZE 233,490 SF

- Residential: 102 units
- Commercial: 16,839 SF

8 HIBERIAN HALL/ROXBURY CETER FOR THE ARTS

COMPLETED 2005

DETAILS \$7 million project
Cultural performance and exhibition center

10 THE WARREN PALMER BUILDING

COMPLETED 2006

DETAILS Office: 30,000 SF
Ground floor retail

7 DARTMOUTH HOTEL

COMPLETED 2005

DETAILS 65 units

6 THE DUDLEY STREET COMMERCIAL SITE

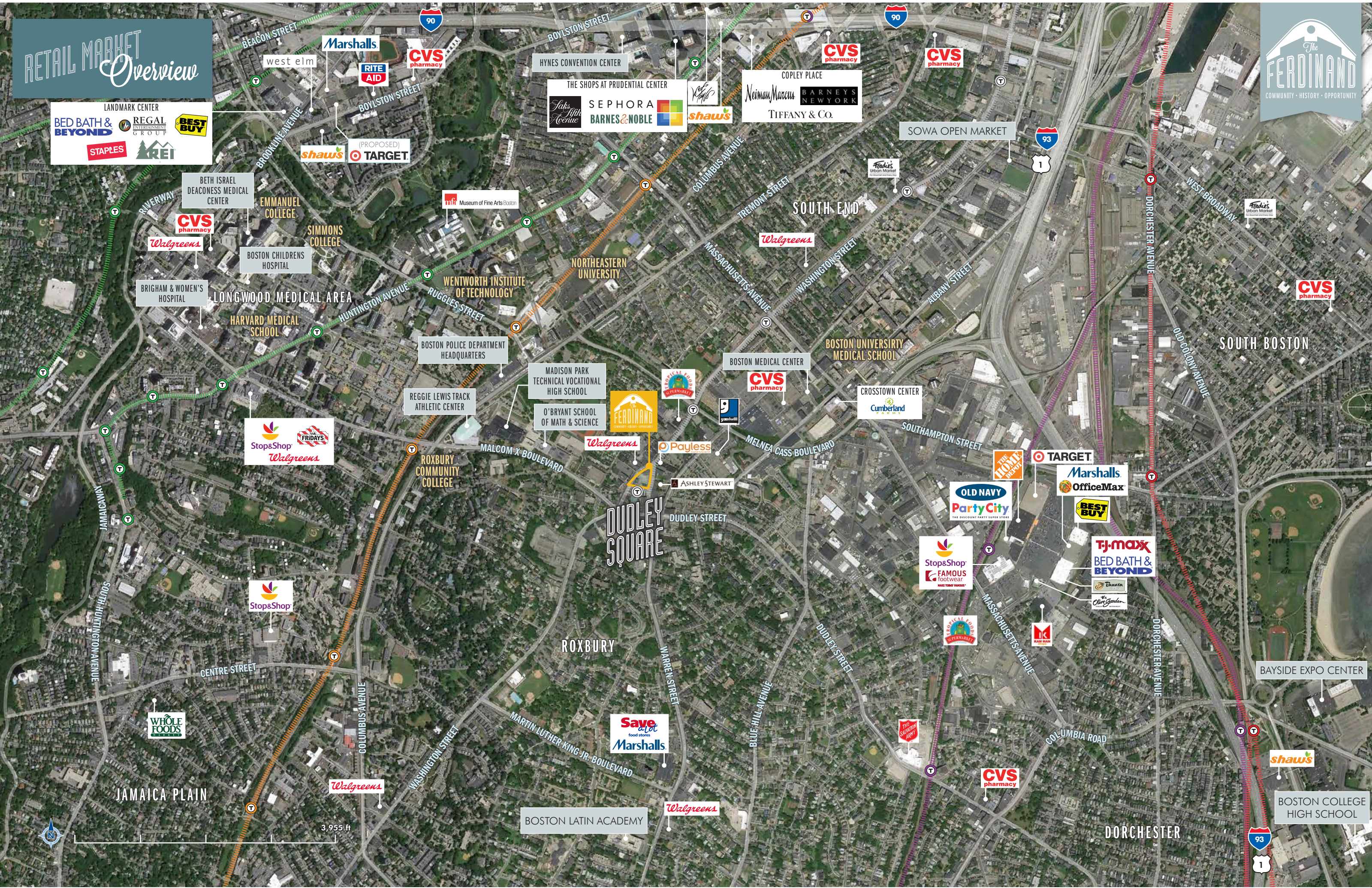
STATUS Future development



RETAIL MARKET Overview



LANDMARK CENTER
BED BATH & BEYOND
STAPLES
REGAL ENTERTAINMENT GROUP
BEST BUY
KREI



BETH ISRAEL DEACONESS MEDICAL CENTER
CVS pharmacy
Walgreens
EMMANUEL COLLEGE
SIMMONS COLLEGE
BOSTON CHILDRENS HOSPITAL
BRIGHAM & WOMEN'S HOSPITAL
LONGWOOD MEDICAL AREA
HARVARD MEDICAL SCHOOL

HYNES CONVENTION CENTER
THE SHOPS AT PRUDENTIAL CENTER
SEPHORA
BARNES & NOBLE
shaws
COPLEY PLACE
Neiman Marcus
BARNEYS NEW YORK
TIFFANY & Co.

SOWA OPEN MARKET

MUSEUM OF FINE ARTS BOSTON
WENTWORTH INSTITUTE OF TECHNOLOGY
NORTHEASTERN UNIVERSITY
BOSTON POLICE DEPARTMENT HEADQUARTERS
REGGIE LEWIS TRACK ATHLETIC CENTER
MADISON PARK TECHNICAL VOCATIONAL HIGH SCHOOL
O'BRYANT SCHOOL OF MATH & SCIENCE
ROXBURY COMMUNITY COLLEGE

THE FERDINAND
Payless
ASHLEY STEWART

BOSTON MEDICAL CENTER
CVS pharmacy
BOSTON UNIVERSITY MEDICAL SCHOOL
CROSTOWN CENTER
Cumberland

THE MONSTER DISCOUNT
TARGET
Marshall's
OfficeMax
BEST BUY
TJ-maxx
BED BATH & BEYOND
OLD NAVY
Party City
Stop & Shop
FAMOUS footwear

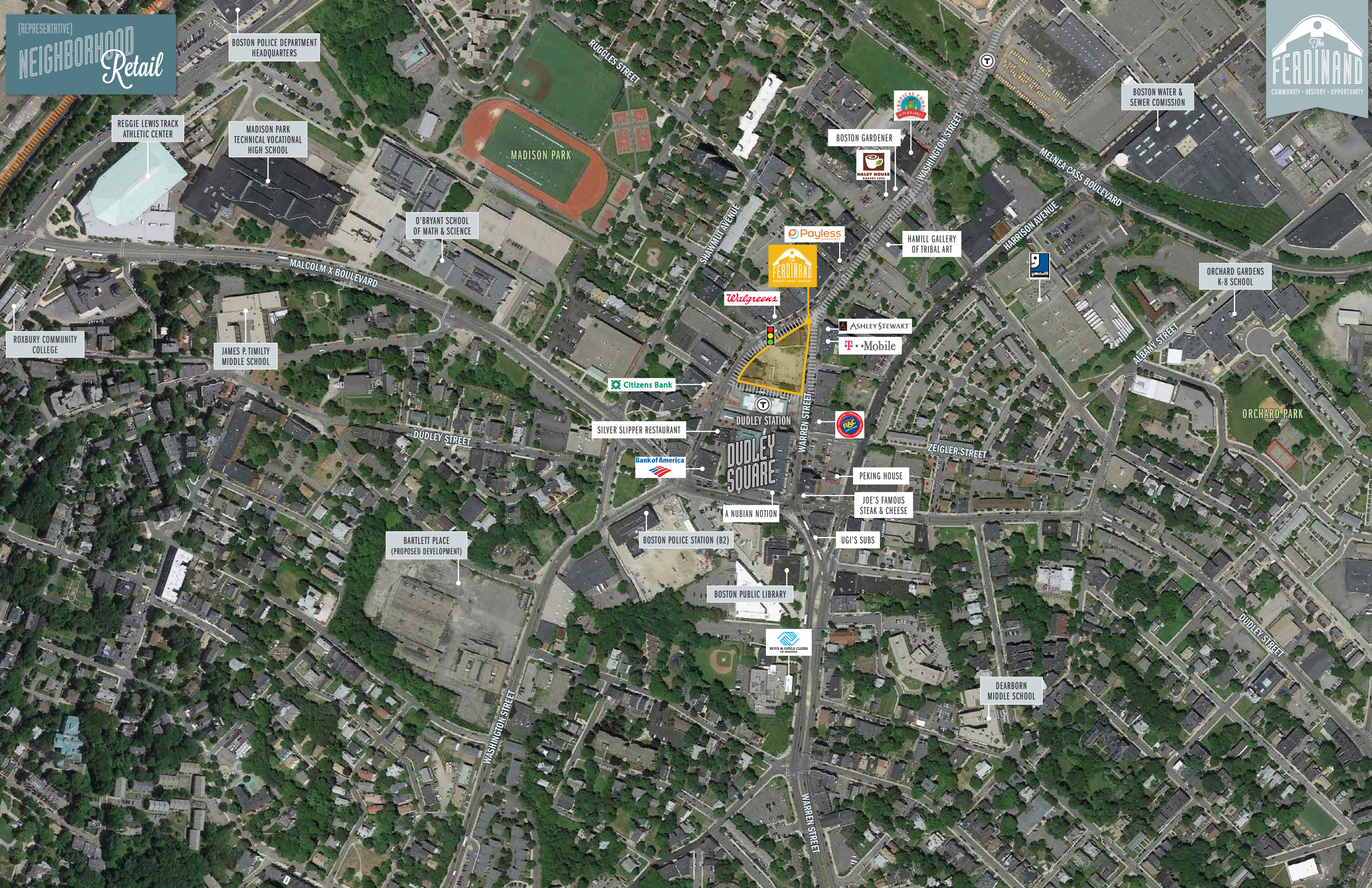
WHOLE FOODS
Stop & Shop

Save a lot
Marshall's

CVS pharmacy
shaws
BAYSIDE EXPO CENTER
BOSTON COLLEGE HIGH SCHOOL



[REPRESENTATIVE]
NEIGHBORHOOD
Retail



BOSTON POLICE DEPARTMENT HEADQUARTERS

REGGIE LEWIS TRACK ATHLETIC CENTER

MADISON PARK TECHNICAL VOCATIONAL HIGH SCHOOL

MADISON PARK

O'BRYANT SCHOOL OF MATH & SCIENCE

BOSTON GARDENER

HALEY HOUSE BAKERY CAFE

BOSTON WATER & SEWER COMMISSION

ROXBURY COMMUNITY COLLEGE

JAMES P. TIMILTY MIDDLE SCHOOL

MALCOLM X BOULEVARD

Payless

HAMILL GALLERY OF TRIBAL ART

gandhiji

ORCHARD GARDENS K-8 SCHOOL

Walgreens

ASHLEY STEWART

T-Mobile

Citizens Bank

SILVER SLIPPER RESTAURANT

DUDLEY STATION

Bank of America

DUDLEY SQUARE

P&S

PEKING HOUSE

JOE'S FAMOUS STEAK & CHEESE

DUDLEY STREET

A NUBIAN NOTION

UGI'S SUBS

BARTLETT PLACE (PROPOSED DEVELOPMENT)

BOSTON POLICE STATION (B2)

BOSTON PUBLIC LIBRARY

BOYS & GIRLS CLUBS OF AMERICA

DEARBORN MIDDLE SCHOOL

ORCHARD PARK

WASHINGTON STREET

WARREN STREET

ZEIGLER STREET

HARRISON AVENUE

ALBANY STREET

MELNEA CASS BOULEVARD

RUGGLES STREET

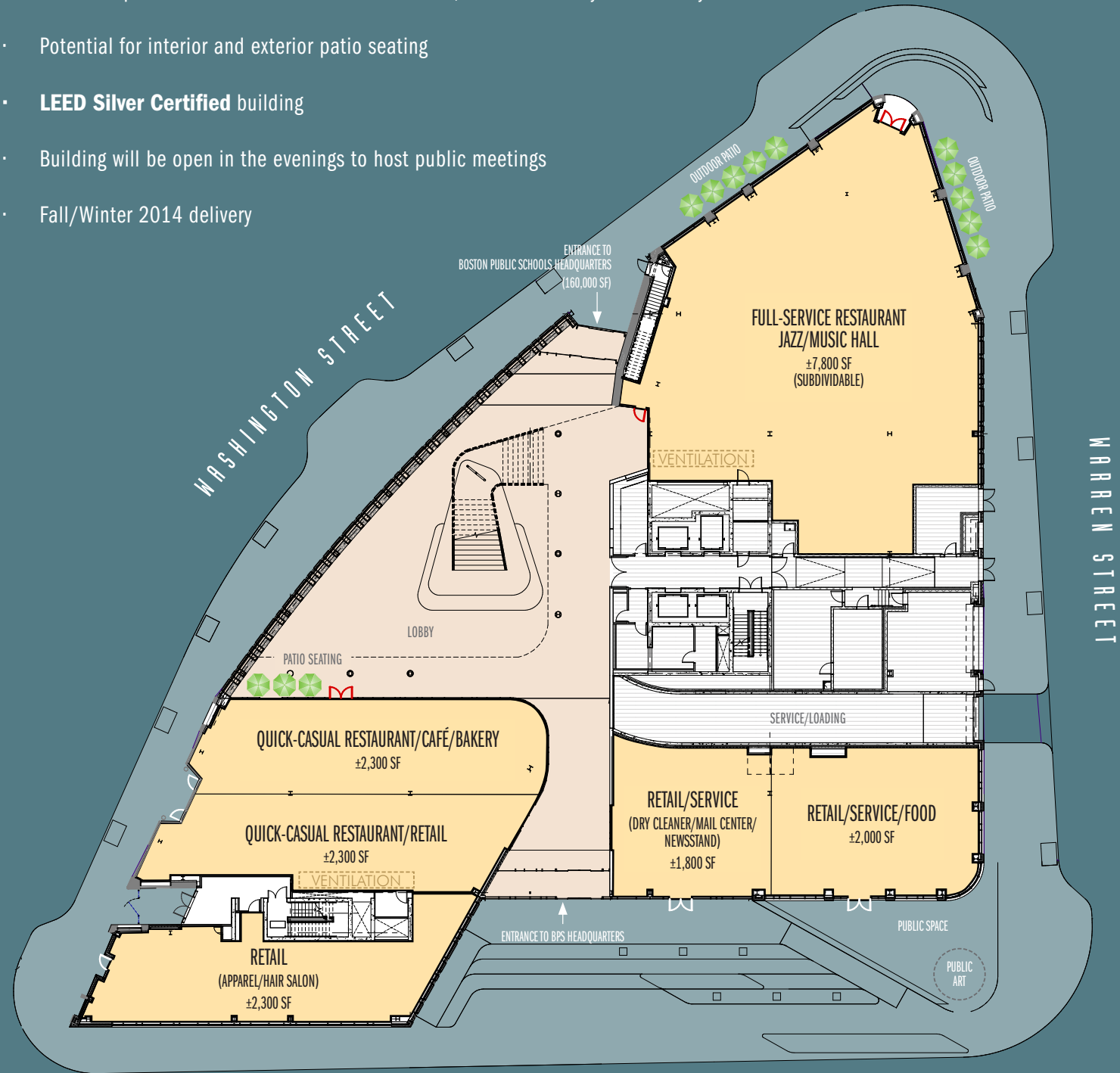
SHAWMUT AVENUE

WASHINGTON STREET

DUDLEY STREET

BUILDING Specifications

- \$120 million redevelopment
- 215,000 SF mixed-use commercial facility
 - 160,000 SF office, Boston Public Schools headquarters (500+ employees)
 - 18,500 SF retail, street level
- All retail spaces will be accessible from the street, some with lobby accessibility
- Potential for interior and exterior patio seating
- LEED Silver Certified building
- Building will be open in the evenings to host public meetings
- Fall/Winter 2014 delivery



 MBTA DUDLEY SQUARE STATION
(OVER 30,000 DAILY PASSENGERS)





MAYOR MARTIN J. WALSH
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FOR MORE INFORMATION

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