

109
NEWBURY

109 NEWBURY STREET, BOSTON, MASSACHUSETTS

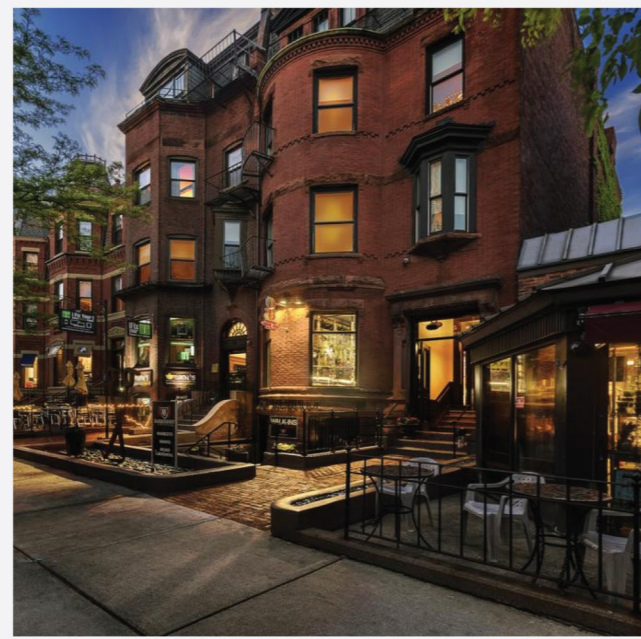




ICONIC FLAGSHIP OPPORTUNITY

- 109 Newbury Street, Boston, MA 02116
- 6,900 Square Foot Full Building Opportunity
- Built in 1872, 109 Newbury is one of Back Bay's most notable properties, and serves as an architectural cornerstone to the Back Bay neighborhood.
- 109 Newbury is positioned at one of Back Bay's most prominent, and highly trafficked corners (Newbury & Clarendon Streets). This full-building opportunity offers an irreplaceable branding opportunity in the heart of Boston's most robust shopping district.
- Newbury Street is an internationally-renowned shopping district; area retailers include Cartier, Burberry, Tiffany & Co., Chanel, Restoration Hardware, Veronica Beard, Rag and Bone, All Birds and more.



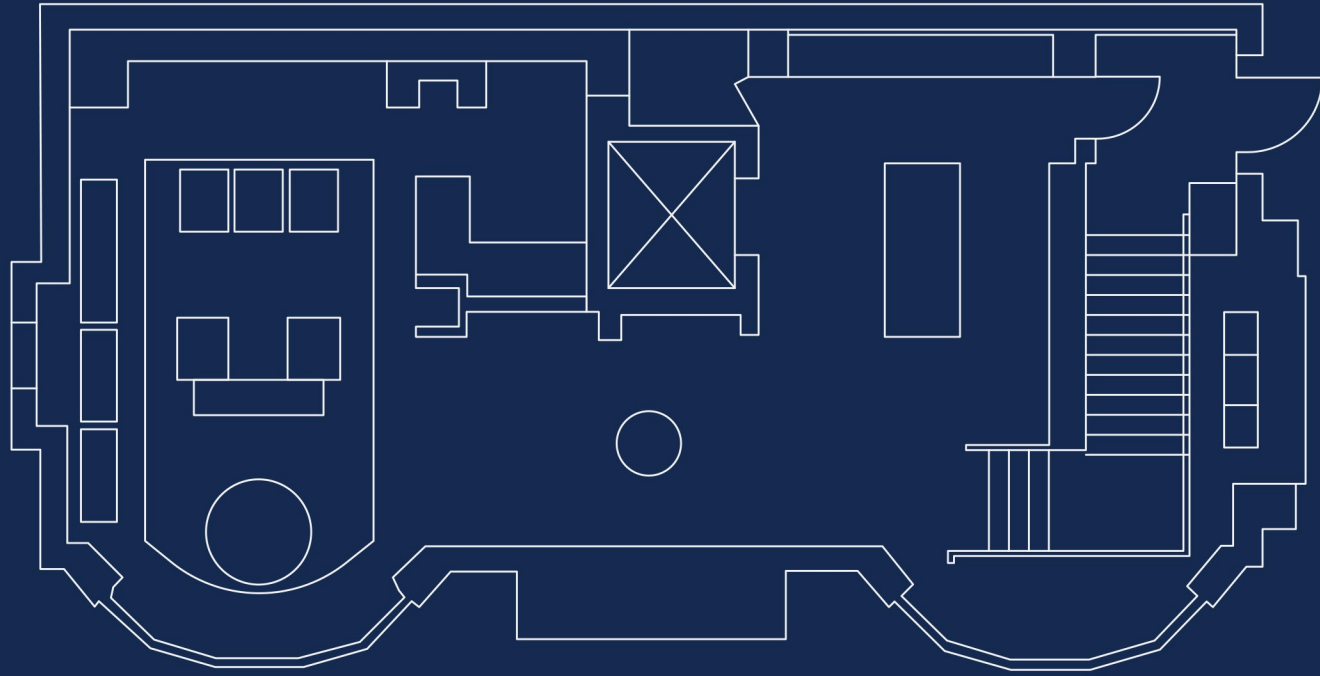


THE NEIGHBORHOOD

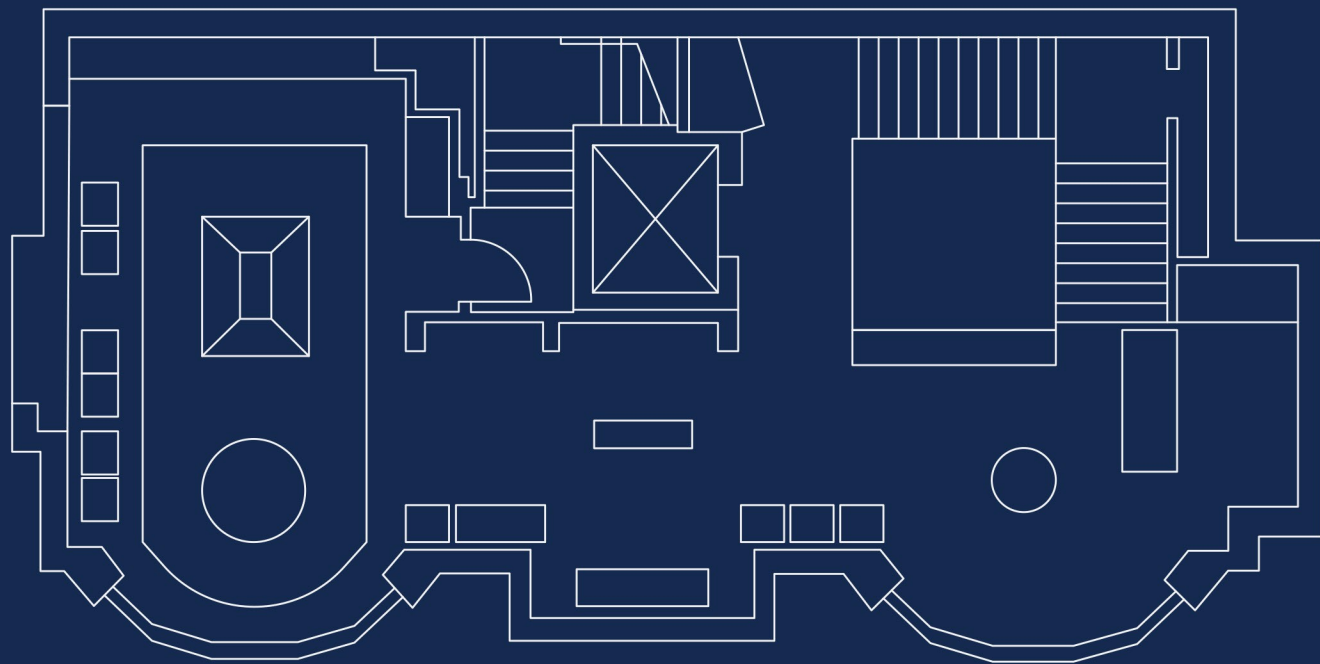
BACK BAY is the main shopping and dining destination in Boston. It is home to over 450 shops, 200 restaurants, and over 6,000 rooms in over 20 hotels. It is the second largest office market in Boston with over 16 million square feet of space. Copley Square sits between the 1800s landmarks Boston Public Library and Trinity Church. Mansions dot the neighborhood's tree-lined streets, many on Paris-inspired Commonwealth Avenue. Over 50 million people visit the Back Bay each year spending \$5M per day.

On either side of its eight blocks, Newbury Street is flanked with a mix of designer boutiques, fashion chains, art galleries, and patio cafes. Most of these are set in elegant brick townhouses that have been renovated to accommodate retail on many levels. There are coffee shops, trendy cafes and an assortment of restaurants to suit all tastes.

FIRST FLOOR: 1,600 SF
13.5 FOOT CEILING HEIGHT



SECOND FLOOR: 1,600 SF
9 FOOT CEILING HEIGHT



BASEMENT: 1,440 SF
THIRD FLOOR: 1,440 SF
FOURTH FLOOR: 800 SF



AREA RETAIL



109
NEWBURY

wework
H&M
sunglass hot
NORDSTROM
rack
VICTORIA'S SECRET
ATHLETA
BSC
SEPHORA

CONCEPTS
INTERIOR DEFINE
VINCE.
WARBY PARKER
RALPH LAUREN
MaxMara
GEORGETOWN CUPCAKE
INDOCHINO

DOLCE & GABBANA
A-K-R-I-S
VALENTINO
MiniLuxe

RICHARD MILLE
Bella & Sante
BURBERRY
CHANEL
Cartier
Van Cleef & Arpels

BONOBOS
VERONICA BEARD
B&O
BANG & OLUFSEN
rag & bone
CAMPER
LONGCHAMP
SALTIE GIRL
SEAFOOD BAR

CUYANA
Kiehl's
REISS
COS
MULBERRY ROAD
TRBND

NIKE
ZARA
JOHN FLEEVOG
teuscher
SHAKE SHACK
CVS pharmacy
lululemon

INTERMIX
bluemercury
Aesop.
benefit
FRAME

TIE BAR
THE CAPITAL
B-U-R-G-E-R

Dr. Martens
Sunglass Hut
ANTHROPOLOG
albirds

PATISSERIE
BoConcept
Amorino
TOP DRAWER
Cupcakes

reeve
Hästens
SUITSUPPLY

FIALL
RAVEN
TJ-maxx
ARCTERYX
TITLE
patagonia
THE NORTH FACE
REFORMATION
VANS
Tracksuit

URBAN
OUTFITTERS
Madewell
UNIQLO
MUJI
無印良品
Champion

MiniLuxe

FRED PERRY
MINI FRED PERRY
MINISTRY OF CHIFF SUPPLY

HEREFORD STREET

GLoucester Street

FAIRFIELD STREET

EXETER STREET

DARTMOUTH STREET

NEWBURY STREET

BOYLSTON STREET

COPLEY
14,021 RIDERS/DAY

GameStop
at&t
sweetgreen
MARATHON SPORTS
Bank of America
CAVA

TD Bank
new balance
DIG INN
clover
Citizens Bank
Santander
CVS pharmacy

verizon
Capital One
AT&T
AT&T
AT&T

THE WING

Fairmont
HOTELS & RESORTS
383 ROOMS

SOULCYCLE
juice

TALBOTS
Bank of America

POMPANOSUC MILLS
PARISH
Century Bank
CONCEPTS
Tatte
by CHLOE.
corepower
YOGA
Peoples United Bank
PAPER + SOURCE

PAPER + SOURCE
LIX BOND & GREEN
Sprint
Citizens Bank

CIRCLE FURNITURE
wework

HERMES
ONNE FONTOINE
BOTTEGA VENETA
ST. JOHN
ESCADA
LA PERLA

ARLINGTON
8,519 RIDERS/DAY

HYNES
9,450 RIDERS/DAY

BACK BAY STATION
18,000 RIDERS/DAY (ORANGE LINE)

Berklee
4,500 STUDENTS
Tatte
Bakery & Cafe

KINS
SUMACA SHACK

Hilton
385 ROOMS

Sheraton
1,220 ROOMS

PRUDENTIAL CENTER
550,000 SF RETAIL | 3M SF OFFICE
CLUB MONACO
Artizia
SEPHORA
BARNES & NOBLE
Jade & Noble
EATALY
MiniLuxe
SHINOLA
OLIVER PEOPLES
CANADA GOOSE
Eddie's
FUSCO'S
Earls
sweetgreen
WARBY PARKER

MEMBERS ORIENTAL
148 ROOMS
lululemon
FRETTE
1860
MiniLuxe

COPLEY PLACE
1.2M SF RETAIL | 845,000 SF OFFICE
MONCLER
Ninety Percent
J.Crew
JIMMY CHOO
Dior
FENDI
Bottega Veneta
SAINT LAURENT
GOLDEN GOOSE

WESTIN
HOTELS & RESORTS
803 ROOMS

Mitchell Gold
Bob Williams



109 NEWBURY STREET, BOSTON, MASSACHUSETTS



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