



FOR LEASE

449 Washington Street

Downtown Crossing | Boston, MA

prominently located between AT&T Boston Flagship, Forever 21 and the entrance to Downtown Crossing MBTA Station 20,000 riders per day

±2,000 SF of street-level retail space available - plus full basement



**TACTICAL
REALTY
GROUP**



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TRADE AREA OVERVIEW

Downtown Crossing has become a primary market of interest for Boston redevelopment. The initial catalyst was the relocation of the Ritz Carleton to Downtown Crossing from Back Bay. The subsequent decade saw the addition of numerous residential towers, hotels and a diverse retail mix designed to effectively cater to this growing market. Most recently, this market has seen

the completion of a 60 story, \$615 Million luxury condominium building (Millennium Tower), a 242 key boutique hotel (The Godfrey), numerous gourmet coffee shops (Cafe Nero, George Howell Coffee, Thinking Cup), dining options (Yvonne's, Ruka and Pabu). In addition, Roche Brothers urban market concept solidifies this market as a full service neighborhood.

PUBLIC TRANSPORTATION

PARK STREET



23,500

DOWNTOWN CROSSING



19,700

GOVERNMENT CENTER



11,000

AVERAGE DAILY RIDERS

PEDESTRIAN COUNT

100,000

PEDESTRIANS NAVIGATE THE STREETS OF DOWNTOWN CROSSING PER DAY

THIS AREA HAS THE **HIGHEST** PEDESTRIAN VOLUME IN THE CITY

DEMOGRAPHICS



58,000

RESIDENTS WITHIN 1 MILE



\$130,100

AVERAGE HOUSEHOLD INCOME



10,000

RESIDENTS LIVE IN THE IMMEDIATE VICINITY



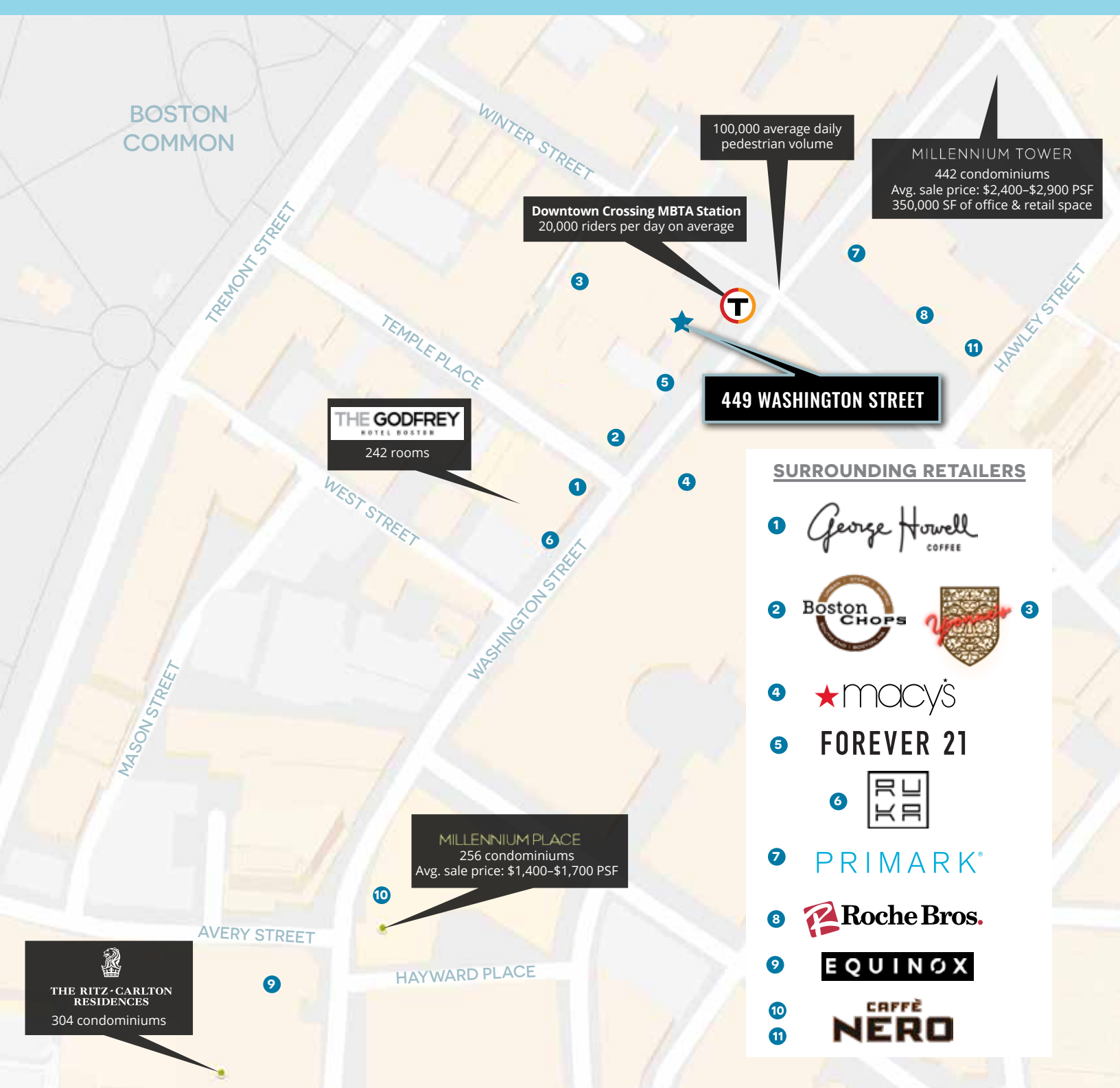
160,000

PROFESSIONALS WORK IN DOWNTOWN BOSTON

Over \$4,000,000,000 has been invested in this market in the past decade.



Downtown Crossing
 100,000 average daily pedestrian count
 ← Subject property immediately to the left



100,000 average daily pedestrian volume

MILLENNIUM TOWER
 442 condominiums
 Avg. sale price: \$2,400-\$2,900 PSF
 350,000 SF of office & retail space

Downtown Crossing MBTA Station
 20,000 riders per day on average

449 WASHINGTON STREET

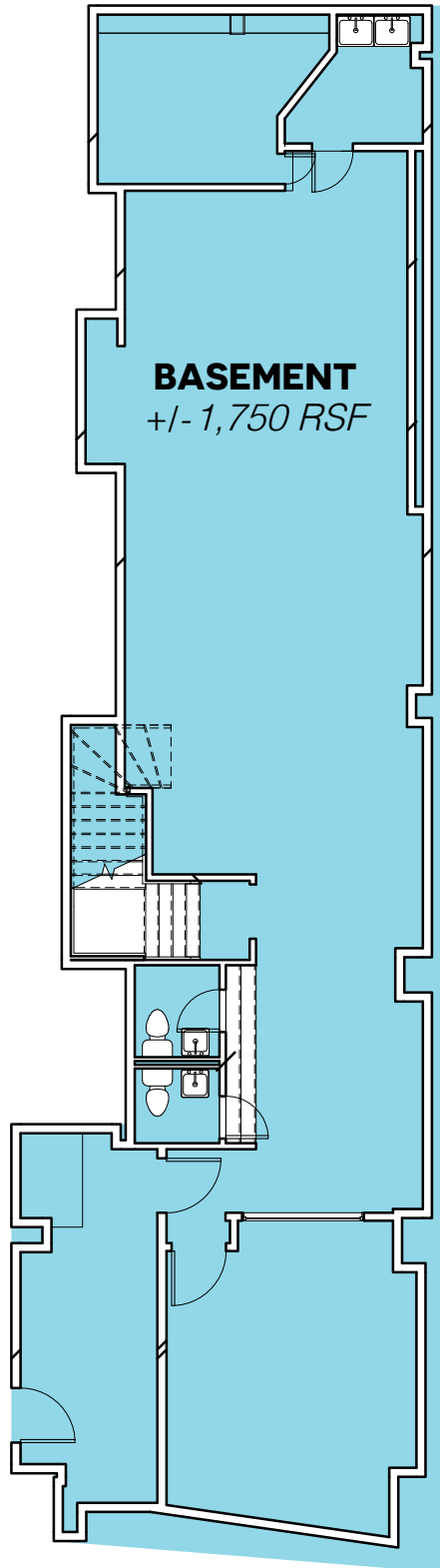
THE GODFREY
 HOTEL BOSTON
 242 rooms

MILLENNIUM PLACE
 256 condominiums
 Avg. sale price: \$1,400-\$1,700 PSF

THE RITZ-CARLTON
 RESIDENCES
 304 condominiums

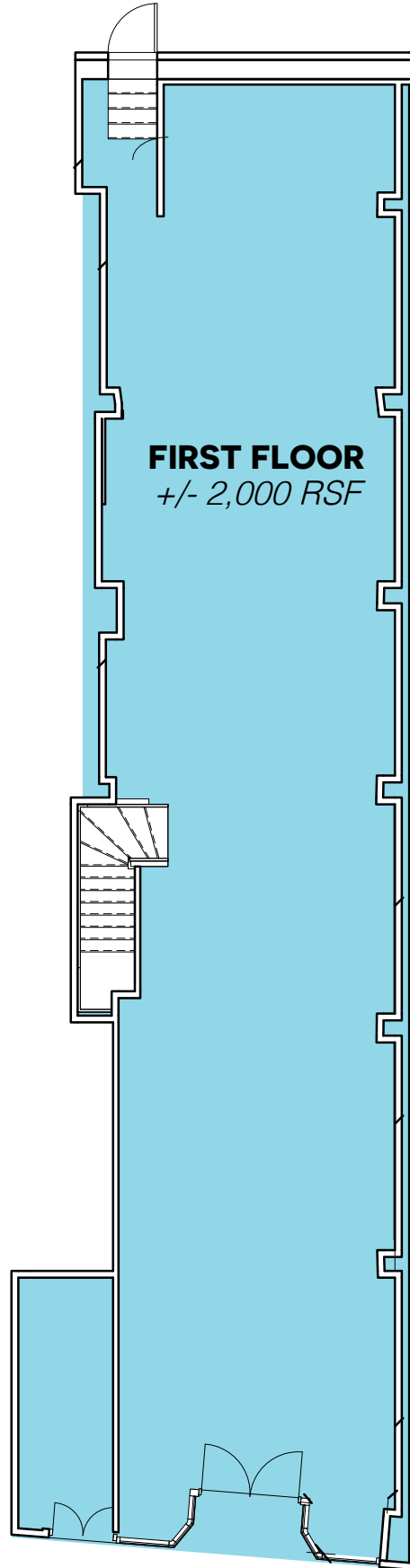
- SURROUNDING RETAILERS**
- 1 George Howell COFFEE
 - 2 Boston CHOPS
 - 3 *Yogi's*
 - 4 ★ macy's
 - 5 FOREVER 21
 - 6 **RL**
KA
 - 7 PRIMARK®
 - 8 Roche Bros.
 - 9 EQUINOX
 - 10 CAFFÈ NERO
 - 11

FLOOR PLANS



BASEMENT
+/- 1,750 RSF

Washington Street
(above)



FIRST FLOOR
+/- 2,000 RSF

Washington Street