

# 459

WASHINGTON

**Downtown  
Crossing**

3 full floors totaling 20,000 sq. ft

Heaviest foot traffic intersection in New England

Featuring 70 feet of frontage

**trg**

TACTICAL  
REALTY  
GROUP

# WHERE IT'S AT

## DOWNTOWN CROSSING STATION

Serving the Red & Orange subway lines, this station has 26,000 average daily riders.

## NATIONAL TENANTS

Join these major anchor tenants, all within a 3-block radius

Steps to Primark's 92,400 SF flagship store, their first location in the US

**T.J. maxx**

**Marshalls**

**HomeGoods**

**PRIMARK**

**OLD NAVY**

★ **macy's**



**Roche Bros.**

flagship urban supermarket

## 3 full floors, 70' frontage

- 20,000 SF over 3 floors
- 100% ADA-compliant
- Escalator access to all levels

## Heaviest foot traffic in New England

The intersection of Washington, Winter and Summer Streets is the region's busiest pedestrian crossing, traversed by up to **100,000** people daily

THIS IS  
WHERE  
IT ALL  
HAPPENS.

459  
WASHINGTON

**Affluent Population** **\$125K**  
AVERAGE HOUSEHOLD INCOME  
(½ MILE RADIUS)

**13,000**  
RESIDENTS  
(½ MILE RADIUS)

**\$2M**  
AVG. CONDO PRICE

**Retail Power** **\$1.2 billion**  
TOTAL CONSUMER SPENDING  
(1 MILE RADIUS)

**\$5 billion**  
TOTAL CONSUMER SPENDING  
(3 MILE RADIUS)

**1.8 million**  
SF OF RETAIL IN DOWNTOWN CROSSING

**Street Cred** **#1**  
HEAVIEST FOOT TRAFFIC INTERSECTION IN NEW ENGLAND

**up to 100,000**  
PEDESTRIANS DAILY @ INTERSECTION OF WASHINGTON, SUMMER & WINTER STREETS

**Big Business** **50%**  
OF ALL OFFICE SPACE IN BOSTON IS IN DOWNTOWN CROSSING

**35 million**  
SF OFFICE SPACE  
(½ MILE RADIUS)

**183K**  
EMPLOYEES  
(½ MILE RADIUS)

**7 HOTELS**  
**2000**  
ROOMS

**Transit Hub** **26,000**  
DOWNTOWN CROSSING DAILY RIDERSHIP

**20,000**  
PARK STREET DAILY RIDERSHIP

**112,000**  
SOUTH STATION DAILY RIDERSHIP



HOUSE OF HOOPS DSW GAP CHASE AT&T  
Tasty Burger GameStop planet fitness flying tiger copenhagen Starbucks

sweetgreen DIG INN  
Walgreens CVS GNC LIVE WELL SHAKE SHACK COMING SOON

PARK ST. STATION  
20K daily ridership

459 WASHINGTON

verizon T-Mobile Marshalls  
T.J. maxx HomeGoods

OLD NAVY MATTRESSFIRM  
PRIMARK Roche Bros. FLAGSHIP URBAN SUPERMARKET

Boston CHOPS MEN'S WEARHOUSE macy's  
THE GODFREY HOTEL BOSTON George Howell COFFEE

DOWNTOWN CROSSING  
26K daily ridership

HEAVIEST PEDESTRIAN FOOT TRAFFIC INTERSECTION IN NEW ENGLAND  
up to 100,000 pedestrians daily

Citizens Bank OPERA HOUSE  
ARTS EMERSON PARAMOUNT THEATRE

LEGAL CROSSING CAFFÈ NERO HYATT REGENCY

amc THE RITZ-CARLTON  
EQUINOX

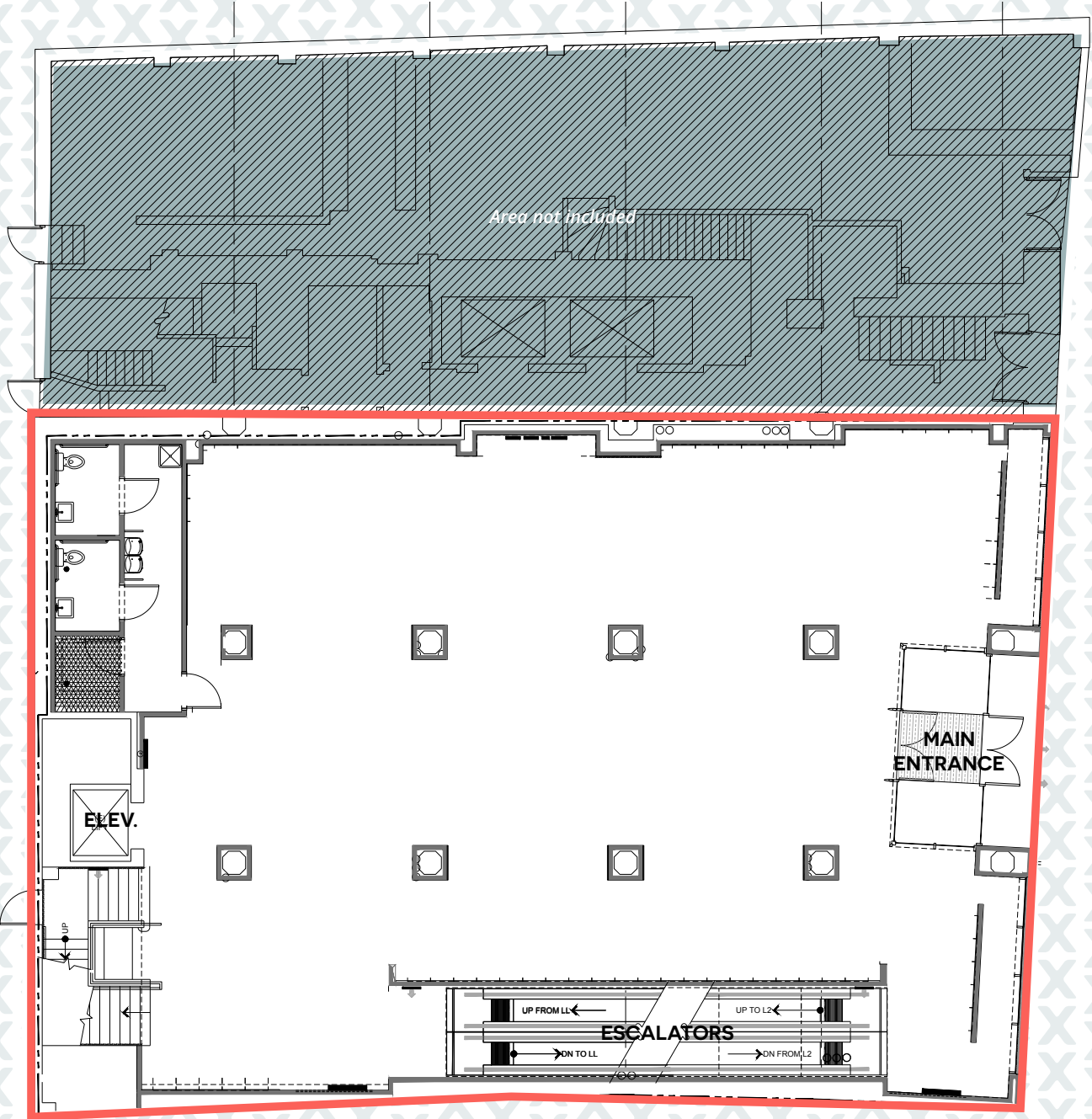
BOYLSTON STATION  
6,800 daily ridership

CHINATOWN STATION  
6,500 daily ridership

CVS Walgreens

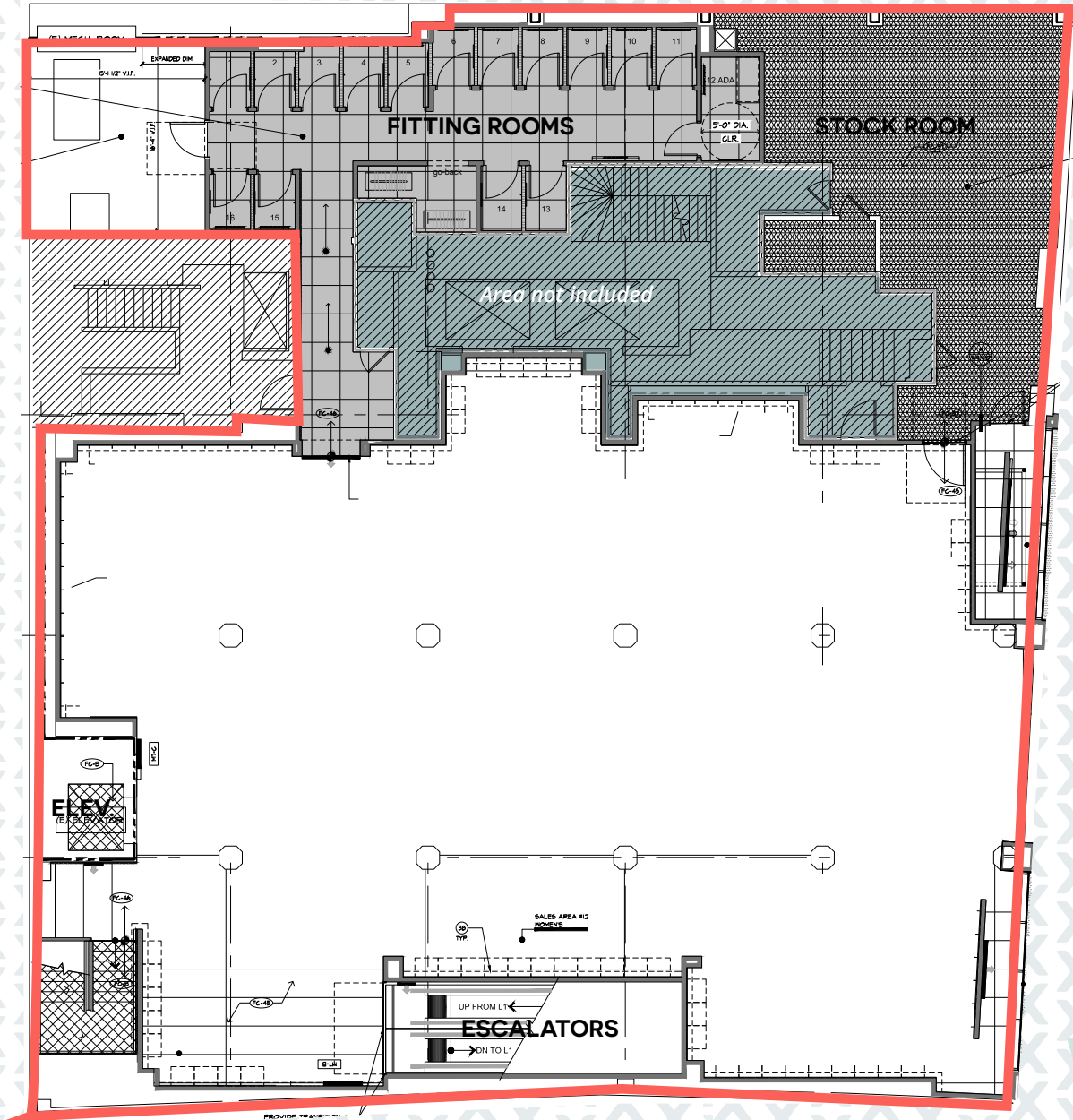
**STREET-LEVEL**

+/- 6,000 square feet



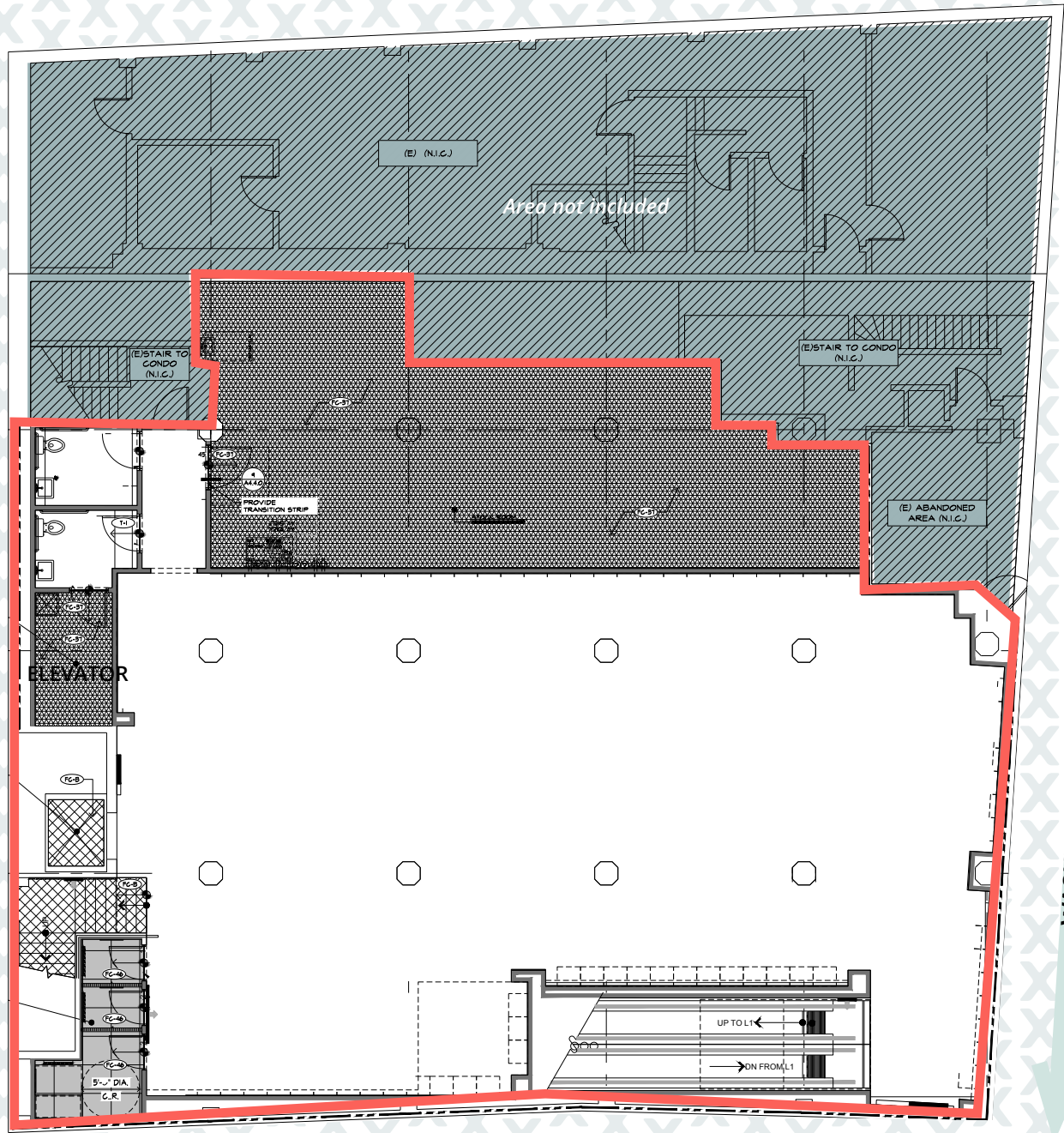
**SECOND FLOOR**

+/- 8,000 square feet



**LOWER LEVEL**

+/- 6,000 square feet



WASHINGTON ST. (ABOVE)



Neighboring retailers include a three-story flagship Primark, which holds the distinction of being the retail giant's first store in the US.





EXCLUSIVELY LISTED BY



**TACTICAL  
REALTY  
GROUP**

**SAM HAWKEY**

*Partner*  
617.388.6642  
Sam@TactBoston.com

**DANIEL BLOOM**

*Partner*  
617.852.8123  
Dan@TactBoston.com