

# 75 WEST BROADWAY SOUTH BOSTON

NEW CONSTRUCTION CORNER CAFÉ  
STEPS TO BROADWAY 

1,664 SF of Prime Street-Level  
Café/Restaurant Space  
Busy Signalized Intersection

**CAMBRIA**  
hotels  
159 ROOMS



A STREET

WEST BROADWAY





# Ideal Opportunity

- Highly visible street-level corner space at active **signalized intersection**
- **New construction** with luxury residences above
- Entrances on both West Broadway and A Street
- One block (<500 feet) to **Broadway** on the Red Line
- Three minute drive to **South Station**, New England's largest transit hub after Logan Airport
- Surrounding area is **56% millennials and Gen Z**



## ONE MILE DEMOGRAPHICS

**123,937** daytime population

**64,634** residential population

**29,776** households

**\$102,783** avg. household income

**34 YEARS OLD** median age

# At the Center of the Action

- Directly south of major development hotspots, **Fort Point** and the **Seaport**
- Next to the Dorchester Ave corridor, recently rezoned for up to **16 million SF** of mixed-use development
- 3 minute drive to Ink Block, Whole Foods in the **South End**

**CHANNELSIDE**  
**1,100,000 SF**

*of office/life science space*

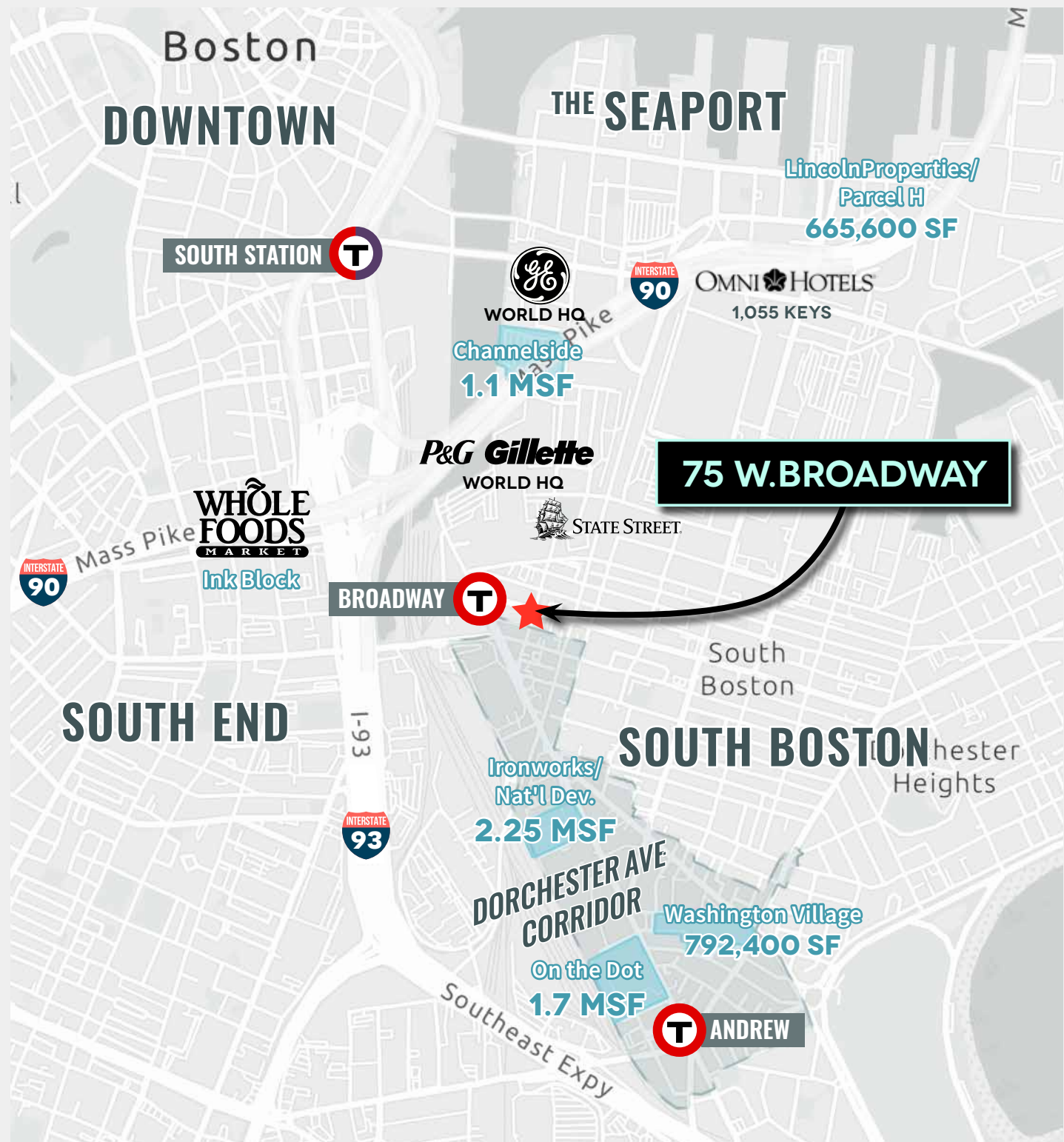
**NATL DEVELOPMENT / "IRON WORKS"**  
**2,250,000 SF**  
**2 CITY BLOCKS**

*2 life-science/lab buildings  
2 residential buildings plus retail*

**WASHINGTON VILLAGE**  
**7 NEW BUILDINGS**  
**ON 6 CITY BLOCKS**

**ON THE DOT**  
**1,742,000 SF**  
**9 ACRES**

*4-phase mixed-used mega-project*



# Neighborhood Development Details



1/6  
mile from site

## 105 WEST FIRST/ NEW CRISPR HEADQUARTERS

**Developer:** Breakthrough Partners (Tishman Speyer and Bellco Capital)

**Address:** 105 West First Street

**Details:** 8-story, ~266,000 SF office/lab/R&D building with ground floor retail; 2,400 SF of convener space & 10,000 SF innovation space. Crispr has leased the office space.

**Status:** ● Complete



across the street

## THE BEAM (AMRHEINS SITE)

**Developer:** Matteson Cos. & GFI Partners

**Address:** 80-110 West Broadway

**Details:** Preserve existing 4-story building (Amrheins restaurant will stay); build new 5-story, 87,000 SF mixed-used structure with ground-floor retail, office R&D space, and public plaza. Construction to begin 2023, delivery Q4 2024

**Status:** ● Approved development



1/8  
mile from site

## 99 A STREET

**Developer:** Anchor Line and Alexandria

**Address:** 99 A Street

**Details:** Six-story life sciences building

**Status:** ● Under review



1/8  
mile from site

## CAMBRIA HOTEL

**Developer:** City Point Capital

**Address:** 6 West Broadway

**Details:** 159-key boutique hotel with 4,000 SF roof deck restaurant

**Status:** ● Complete



1/3  
mile from site

## IRON WORKS

**Developer:** National Development

**Address:** 323-365 Dorchester Ave.

**Details:** Multi-phase project totalling 2.25 million SF across 11 acres. Two buildings with 625,000 SF of life science space; 2 residential buildings with 325 units; plus restaurant/retail. Phase 1, the revitalized Cole Hersee factory at 10-80 Old Colony Ave, is complete.

**Status:** ● Approved development



2/3  
mile from site

## WASHINGTON VILLAGE

**Developer:** Samuels & Associates

**Address:** 235 Old Colony Ave

**Details:** Seven new buildings on six city blocks with 656 residential units and 98,600 SF of retail space. Phase 1 is a 214-unit apartment building.

**Status:** ● Under construction



1/8  
mile from site

## 147 WEST FOURTH STREET

**Developer:** Lincoln Property Company

**Address:** 147 West Fourth Street

**Details:** 3 building redevelopment of Mass Bay Credit Union site, including 8-story, 113,000 SF office/lab building; 13-story, 103-unit residential building with retail

**Status:** ● Under review



1/2  
mile from site

## CHANNELSIDE

**Developer:** Related Beal

**Address:** 244-284 A Street

**Details:** Three-building, 1.1 million SF development with 370 residential units, 320,000 SF of office space and 375,000 SF of lab/R&D space

**Status:** ● Approved development



# SIGNALIZED INTERSECTION

A STREET

AMRHEINS DEVELOPMENT SITE/THE BEAM  
DELIVERY Q4 2024

WEST BROADWAY

A STREET

75 WEST BROADWAY

RETAIL SPACE



# MINUTES TO THE SOUTH END, DOWNTOWN, & THE SEAPORT

**ONE STOP AWAY!**

**SOUTH STATION**  
25,700+ avg. weekday entries  
1.57M annual Amtrak passengers



**ALEXANDRIA & NATIONAL DEVELOPMENT SITE**  
Necco Street garage & GE headquarters site

SEAPORT BLVD.

CONGRESS ST.

SUMMER STREET

**RELATED BEAL/P&G**  
6.5 acre site w/an est. 1,100,000 SF to be developed

FORT POINT CHANNEL

**P&G Gillette**  
1,650,000 SF  
1,350 employees

**STATE STREET**  
561,000 square feet

INK BLOCK

**WHOLE FOODS MARKET**  
Highest grossing Whole Foods in New England

**AC HOTELS MARRIOTT**  
205 rooms

**CAMBRIA**  
Boston Downtown - South Boston  
159 rooms w/roofdeck

**FOX & THE KNIFE**

TRAVELER STREET

WEST SECOND STREET

**BROADWAY T STATION**  
5,200 avg. daily entries



**75 WEST BROADWAY**

DORCHESTER AVE.



WEST BROADWAY

**AMRHEINS**  
Five-story 87,000 SF mixed used building

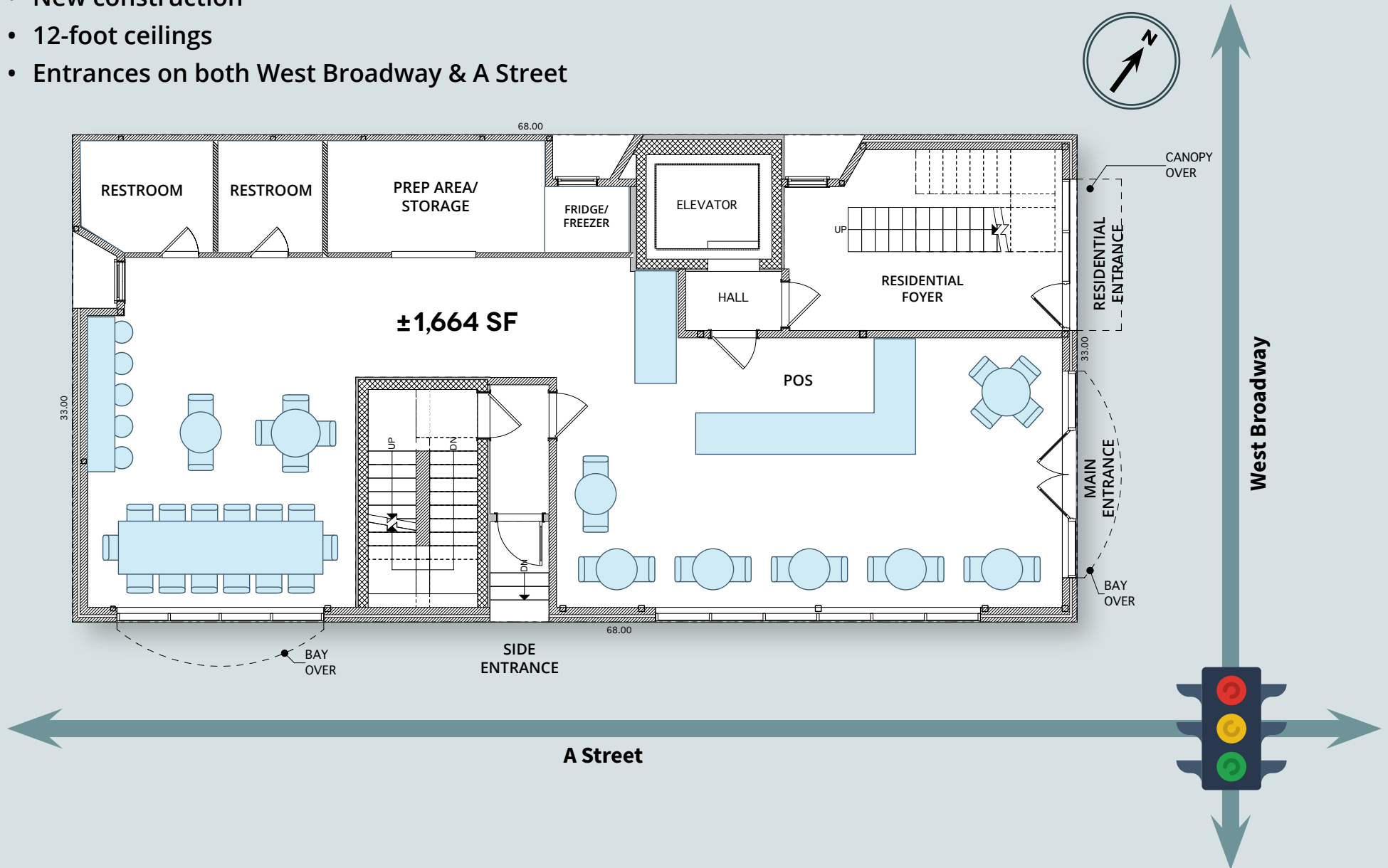
**ANCHOR LINE/ ALEXANDRIA**  
Six-story, 210,000 SF lab building

**CRISPR THERAPEUTICS**  
**NEW CRISPR HQ**  
Eight-story, 266,000 SF office/lab/R&D building with ground floor retail

75 WEST BROADWAY | SOUTH BOSTON

# Suggested Floor Plan

- ±1,664 square feet on street level
- New construction
- 12-foot ceilings
- Entrances on both West Broadway & A Street





TACTICAL  
REALTY  
GROUP

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