

**FOR LEASE**

**183 MASS AVE, BOSTON**

**BACK BAY/FENWAY/SYMPHONY**

**2,120 SF CORNER RETAIL SPACE**



**trg**

**TACTICAL  
REALTY  
GROUP**





## CONVENIENT FOR CUSTOMERS AND CLIENTS

- Part of a robust retail strip featuring everyday essentials (Whole Foods, CVS, True Value) and popular coffee shops (Tatte and Caffe Nero)
- Located equidistant between two Green Line T-stops (Symphony and Hynes)
- Parking available in adjacent garage

## IDEAL LOCATION FOR MEDICAL USE

- Easy access to Longwood Medical Area via Huntington Ave (6 minutes, 1.6 miles)
- Direct route to Boston Medical Center via Mass Ave (one mile)
- Short drive to MGH via Storrow (7 minutes, 2.3 miles)





# BY THE NUMBERS



Northeastern University:  
**26,269 STUDENTS**



Berklee College of Music:  
**6,282 STUDENTS**



Hynes Convention Center T:  
**8,946 DAILY RIDERS**



Parking availability:  
**STREET & ADJACENT GARAGE**



Mass Ave. traffic count:  
**35,000 AVG. DAILY TRAFFIC**



Daytime population (1 mile):  
**141,580 PEOPLE**



Median household income (1 mile):  
**\$80,350**



VIEW OF ONE DALTON & BOSTON'S EVOLVING SKYLINE  
AS SEEN FROM THE ENTRANCE TO 183 MASS AVE



## WALKSCORE

**98**

**100**

**91**

“A walker’s paradise.  
Transit score 100;  
bike score 91.”  
Doesn’t get better  
than this!



CHARLES RIVER

FENWAY PARK



1 Symphony Hall	2 CAFFÈ NERO	3 WHOLE FOODS MARKET
4 CVS	5 GNC LIVE WELL	6 True Value
7 flour bakery + cafe	8 Tatte BAKERY & CAFE	9 Starbucks
10 Berklee	11 Bank of America	12 Room & Board
13 TJ-maxx	15 patagonia	16 THE CAPITAL

**PARCEL 12**  
**SAMUELS & ASSOCIATES**  
 545,000 SF total  
 150,000 SF residential/hotel  
 325,000 SF office  
 70,000 SF retail & restaurant

183 MASS. AVE.

HYNES MBTA

FOUR SEASONS  
*Hotels and Resorts*  
**ONE DALTON**

**HYNES CONVENTION CENTER**




**289,000**  
square feet

**250,000+**  
attendees/year

SYMPHONY MBTA

HUNTINGTON AVE. 18,000 ADT

**PRUDENTIAL CENTER**







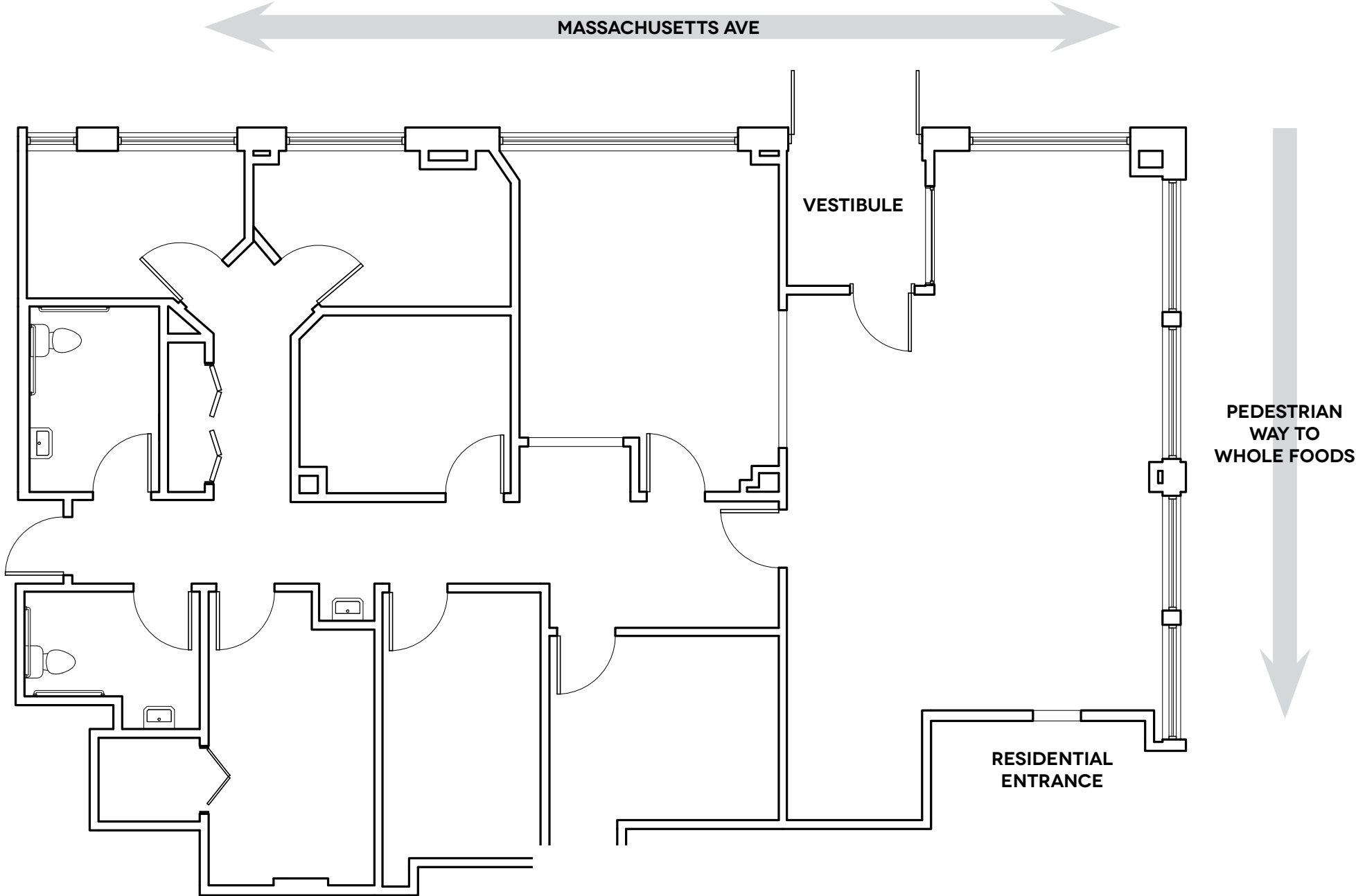

TESLA      MAC

kate spade      SEPHORA



# FLOOR PLAN

2,120 SF STREET LEVEL





TACTICAL  
REALTY  
GROUP

EXCLUSIVELY LISTED BY

**SAM HAWKEY**

*Partner*

617.388.6642

Sam@TactBoston.com

**DANIEL BLOOM**

*Partner*

617.852.8123

Dan@TactBoston.com

