



**CAMBRIA**  
hotels

**LEASED**

# 14 WEST BROADWAY SOUTH BOSTON

NEW CONSTRUCTION RETAIL  
@ BROADWAY T

2,053 SF of Prime Street-Level Retail Space



**CAMBRIA**  
hotels

**14 WEST BROADWAY**  
RETAIL SPACE

With over **9 million square feet of new development** planned to date, 14 West Broadway presents an opportunity to become an integral part of a neighborhood on the cusp of transformation.

## 14 West Broadway: The Gateway to South Boston.

- Directly across from the Broadway Red Line T-stop, dubbed Boston's "brain train"
- Connected to the brand new Cambria Hotel, the only hotel in South Boston outside of the Seaport
- Adjacent to the Fox & Knife, a 2019 *Food & Wine* Best New Restaurant and recently named one of the top new restaurants in the country by *Eater*.
- West Broadway is uniquely positioned to capitalize on Boston's life science renaissance

### MARKET SNAPSHOT



**37,000**  
RESIDENTS



**15,500**  
TOTAL HOUSEHOLDS



**\$92,000**  
MEDIAN HOUSEHOLD INCOME



**89** WALK SCORE:  
"VERY WALKABLE"



**33** MEDIAN AGE



**86** TRANSIT SCORE:  
"EXCELLENT"



**49% MALE**  
**51% FEMALE**



**270,000**  
RED LINE DAILY RIDERSHIP

# The Future is Here

*With over 9 million square feet of new development planned to date, 14 West Broadway presents an opportunity to become an integral part of a neighborhood on the cusp of transformation.*

**{A} INK BLOCK 0.5 miles**

Features a mix of 475 apartments and condos, retail, and a flagship Whole Foods. Completed in 2015, Ink Block spurned a flurry of development. There are 2,000+ residential units that have recently opened, are being built, or are permitted in the surrounding neighborhood.

**{B} P&G/RELATED BEAL**  
**0.1 miles**

In a \$218 million transaction, Related Beal acquired 6.5 acres along Fort Point Channel from Gillette. Exact development plans to be determined.

**{C} 21-35 WEST 2<sup>ND</sup> 300 feet**

Boston-based Transom Real Estate intends to develop a 55-unit, six-story apartment complex at 21-35 West 2nd Street, a surface parking lot immediately adjacent to P&G's Gillette headquarters and located directly behind 14 West Broadway. This site was acquired from Gillette.

**{D} ALEXANDRIA &  
ANCHOR LINE 0.2 miles**

Plans have been filed for a six-story, 210,000 SF lab building at 99 A Street that could become the first life sciences development in this section of South Boston.

If approved, Anchor Line and Alexandria hope to break ground next year and open the building in 2022.

**{E} AMHREINS SITE**  
*0.1 miles*

The half-acre site of South Boston's famous Amrheins restaurant is located at 80 West Broadway, two blocks from 14 West Broadway and is slated to be be redeveloped.

**{F} NATIONAL DEVELOPMENT** 0.3 miles

National Development is in the early stages of planning a large-scale mixed-use project on 12.5 acres in South Boston, between the Broadway and Andrew MBTA stations. This site is located 0.4 miles from 14 West Broadway and can support over 2,000,000 SF of development.

**{G} COLE HERSEE**  
0.3 miles

Named for the manufacturing company which once occupied the building, National Development's Cole Hersee site features 75,000 SF of retail space. Now leasing, Tatte is slated to serve as as anchor tenant with a 30,000 SF production facility, office, and café.

**{H} WASHINGTON VILLAGE** 0.8 miles

Located adjacent to Andrew Square, this development from Samuels & Associates and Core Investments will encompass six city blocks and add 656 residential units.

**{I} 87-93 WEST  
BROADWAY 0.1 miles**

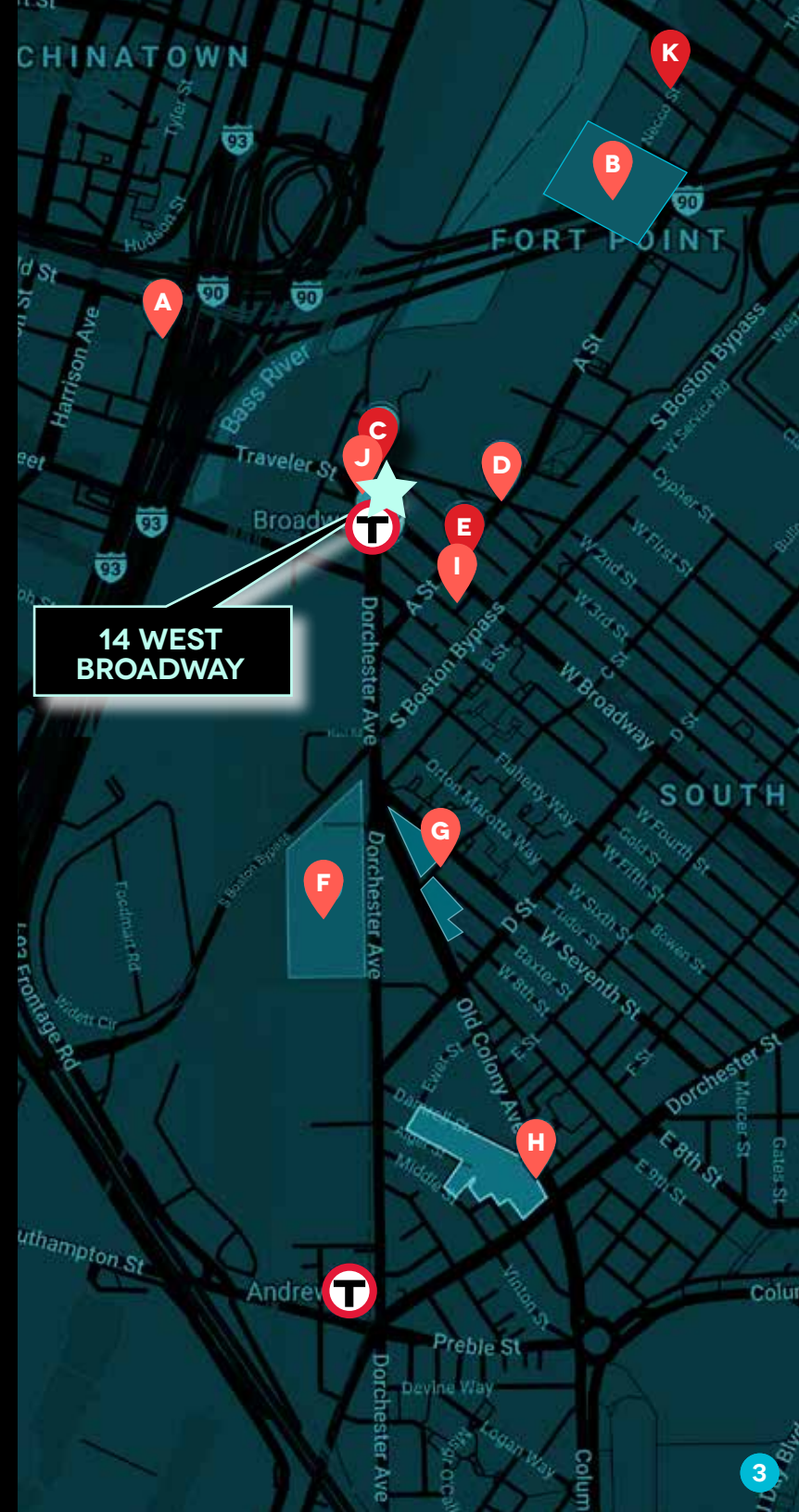
Less than two blocks away, 87-93 West Broadway will transform a former gas station into a mixed-use building with 65 condos complimented by 9,000 SF of retail space.

**{J} CAMBRIA HOTEL**  
*Adjoining*

Providing needed accommodations, the 159-key Cambria Hotel is adjacent to 14 West Broadway and will open in September 2019. This boutique hotel features a rooftop.

**{K} ALEXANDRIA  
& NATIONAL  
DEVELOPMENT**  
0.7 miles

The Necco Street garage and GE Headquarters development site is comprised of 81,100 SF and 252,000 SF, respectively. Exact development plans to be determined.



# Minutes to the South End, Downtown, & the Seaport



## 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.  
2,000,000 SF to be developed

FORT POINT  
CHANNEL

## 14 WEST BROADWAY

## P&G Gillette

1,600,000 SF  
1,350 employees

INK BLOCK

## CAMBRIA

Boston Downtown -  
South Boston

**NOW OPEN!**  
159 rooms w/rooftop

TRAVELER STREET



FOX & THE KNIFE

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



DORCHESTER AVE.

WEST BROADWAY

WEST SECOND STREET

A STREET

 **STATE STREET**  
561,000 square feet

## ANCHOR LINE/ ALEXANDRIA

Six-story,  
210,000 SF lab building

# Floor Plan

±2,053 square feet street level

**CAMBRIA®**  
Boston Downtown –  
South Boston

*Leased*

*Available  
2,053 SF*

**Building  
Lobby**

**West Broadway**

**OUTDOOR  
SEATING  
AVAILABLE**





TACTICAL  
REALTY  
GROUP

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