



The Steaming Kettle Corner

63-65 Court Street, Boston, MA | 1,600 SF Available (800 SF Street Level + Basement)

The Opportunity



Positioned in the heart of Boston's Government Center, the iconic corner that has become synonymous with the word "coffee" in Boston is available for the first time in more than 35 years. Located at the "center of it all" this corner sits steps from the Government Center T Stop (10,828 Riders/Day), and at the gateway to Boston's Financial District, City Hall, and historic Faneuil Hall. Having operated as a coffee shop for decades, this space is a "plug and play" restaurant/cafe opportunity.

Size: 1,600 SF
(800 SF Street Level + 800 SF Basement)

Available ASAP



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The Area

High-Traffic Location:

Positioned in one of Boston's densest office districts, the Government Center neighborhood is home to over 140,000 employees within a 1/2 mile radius.

The Subject Site sits steps from some of Boston's most heavily trafficked tourist destinations such as Faneuil Hall, the Freedom Trail and City Hall Plaza. City Hall Plaza (adjacent to the subject site) plays host to more than 25 major events each year and drives an average of 30,000 visitors daily.

2025 DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1.0 MILE
TOTAL POPULATION	2,951	23,862	58,209
DAYTIME POPULATION	57,941	141,760	286,420
MEDIAN HH INCOME	\$155,365	\$151,926	\$149,601



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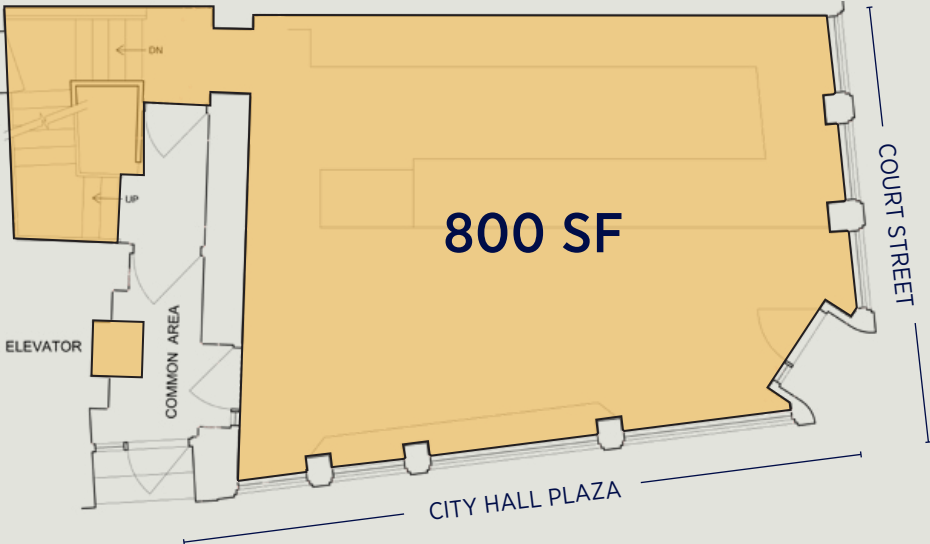
The Neighborhood



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The Space

First Floor



Basement Floor



 THE PREMISES



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1934



1953



1969



1973



1982



1972



2026

The History:

Built as a promotional item in 1873 for a tea shop, a contest was held for customers to guess the capacity. Revealed to be 227 gallons, the Kettle was moved to its current location in the 60s and remains a distinct Boston icon.



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Court Street, Boston, MA

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