



76

SUMMER STREET

OFFICE FOR LEASE

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76 Summer Street gives office tenants across all industries a flexible, character-rich workspace with exposed brick, high ceilings, and open layouts ideal for collaboration. Its Downtown Crossing location puts talent, transit, and everyday amenities within steps, making it a strong home base for firms seeking flexibility and value. With responsive ownership, proactive management, and the ability to tailor suites quickly, the building fits teams looking for a central, energized Boston address.

Flexible Floorplates that support open office concepts, team rooms, or private office layouts.

Efficient Suite Layouts that help tenants maximize usable space and manage buildout costs.

Handicap-Accessible entry and building circulation.

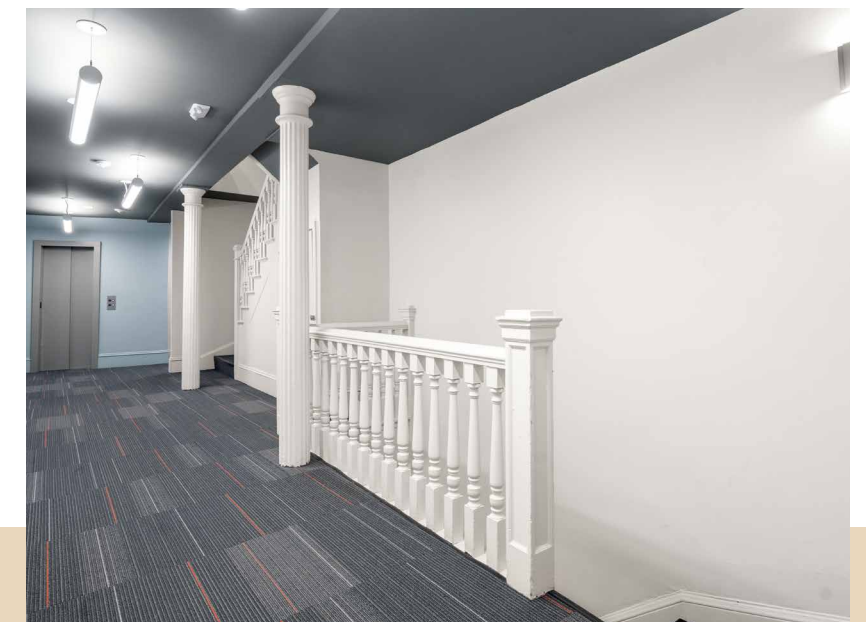
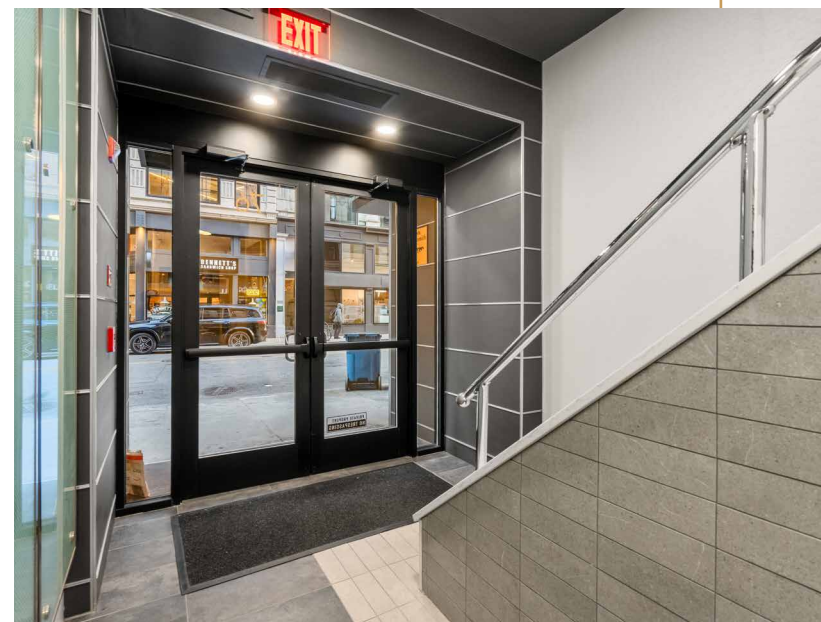
Responsive, Hands-on Ownership and proactive management.

Exposed Brick and high ceilings that create a modern, character-rich workspace.

Updated Lobby and refreshed common areas offering a clean, professional first impression.

Large Windows with natural light throughout each suite.

Direct Elevator access to all floors.



BUILDING SPECIFICATIONS



TOTAL BUILDING SIZE

35,310 SF



NUMBER OF FLOORS

6



TYPICAL FLOOR PLATE

Approx. 4,046 SF



HVAC

Tenant-Controlled Systems



UTILITIES

Separately Metered Electricity



CONNECTIVITY

Comcast & Verizon (DSL and Fiber)



AVAILABILITY

6TH FLOOR

1,800 – 3,751 SF

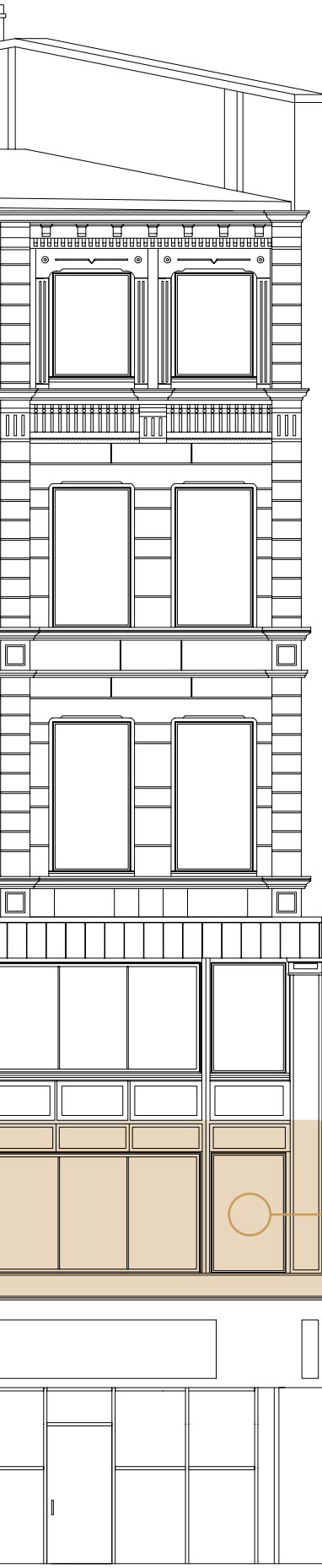
3RD FLOOR

1,679 – 3,388 SF

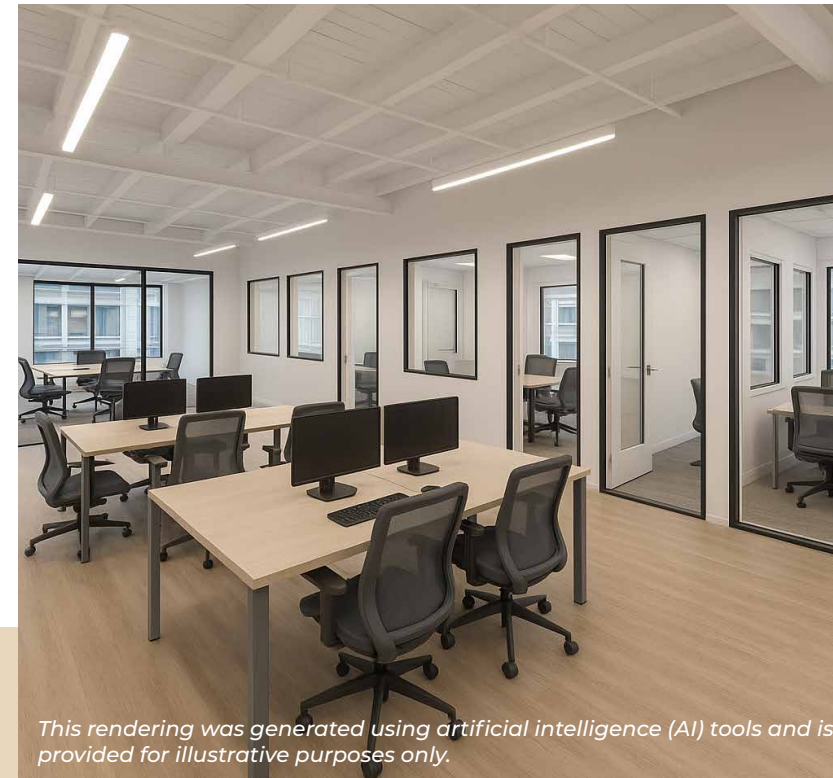
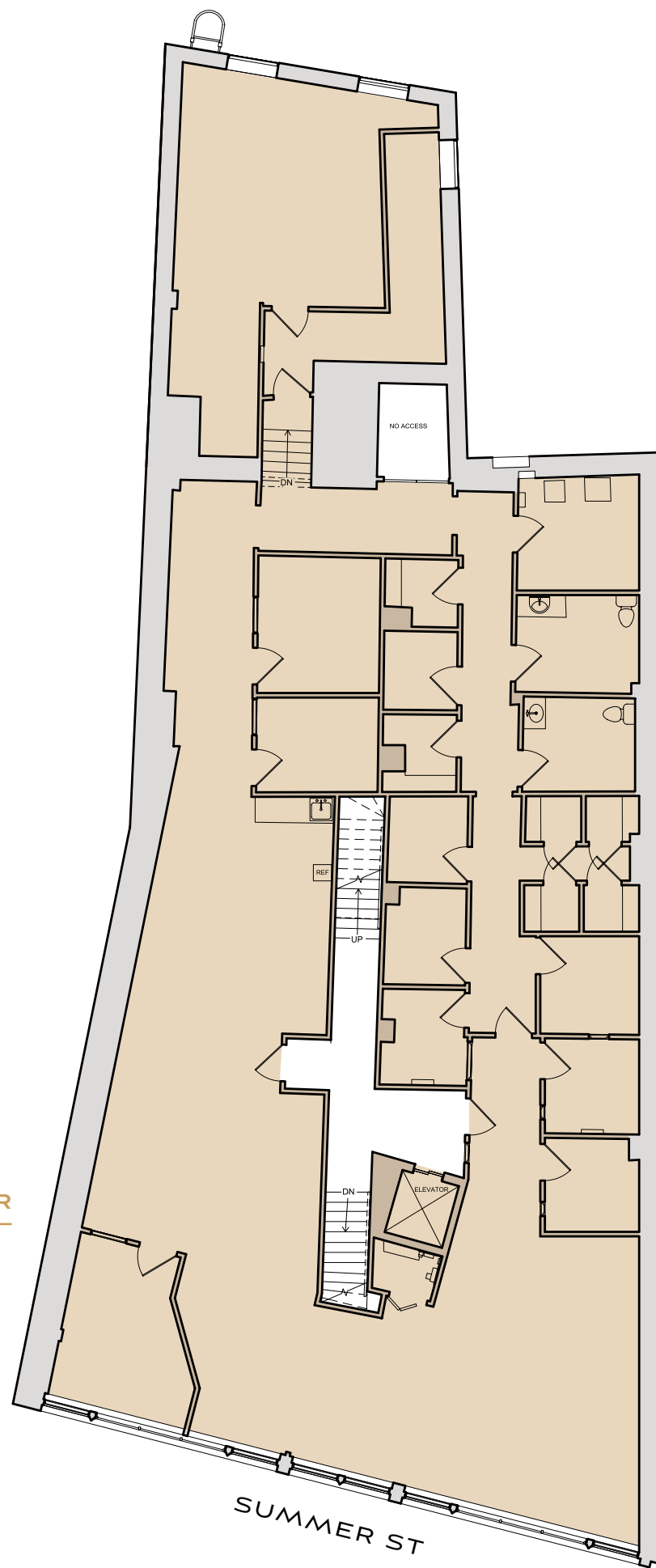
2ND FLOOR

4,046 SF



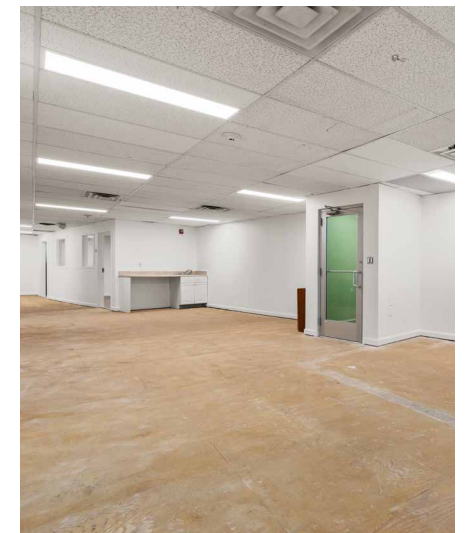
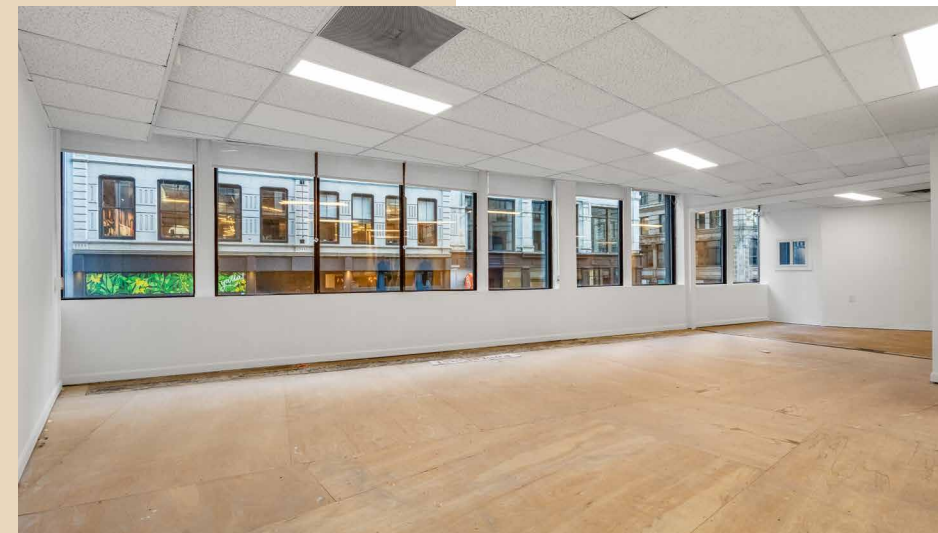
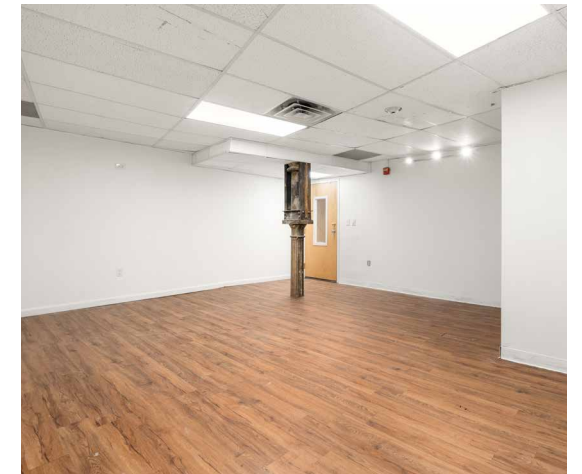


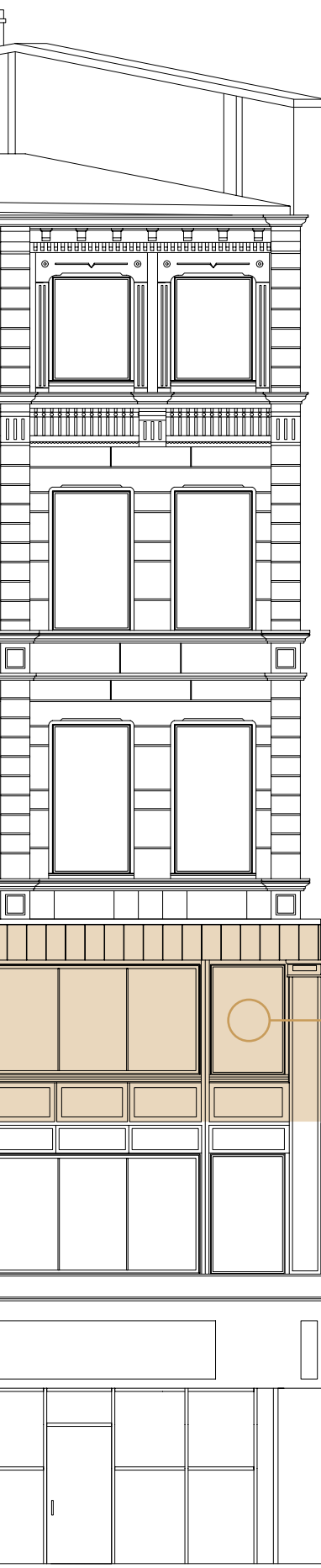
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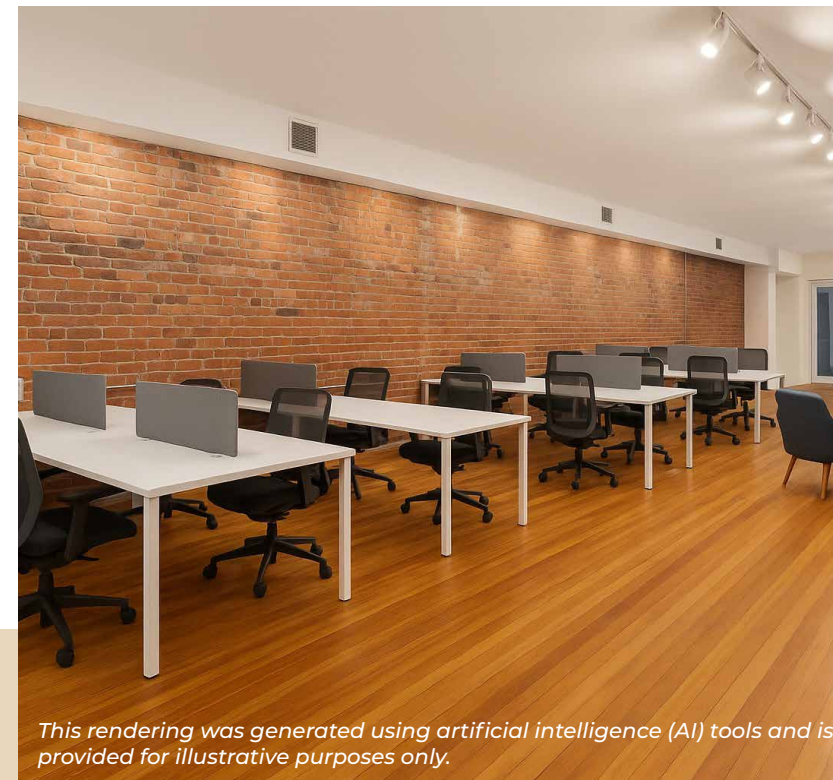
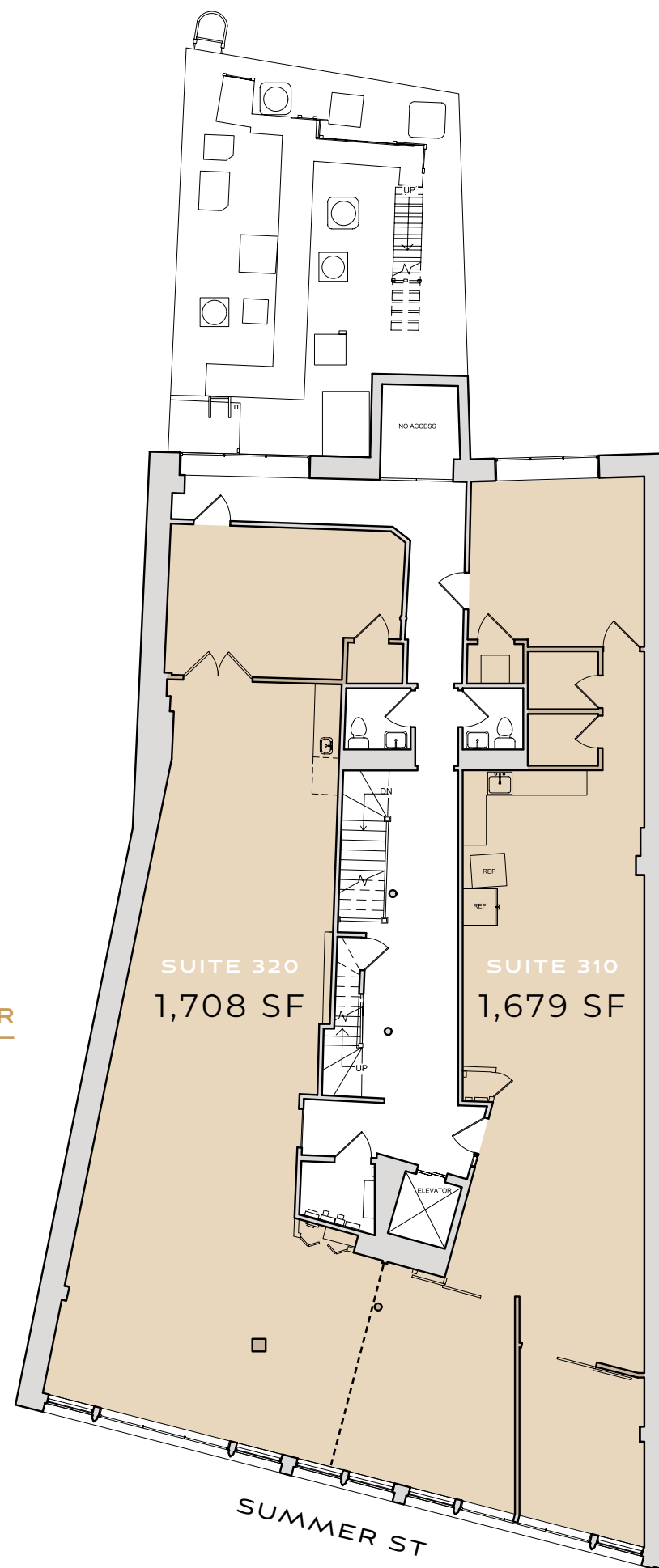
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2ND FLOOR
4,046 SF



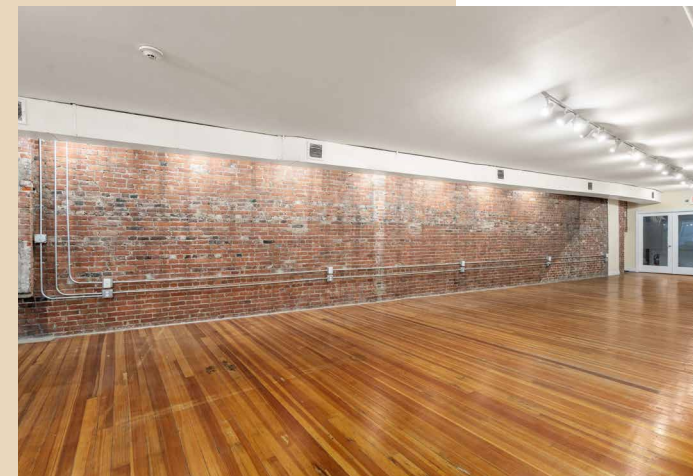
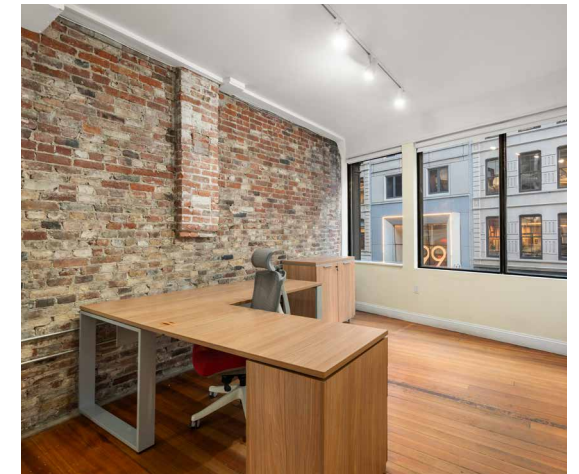


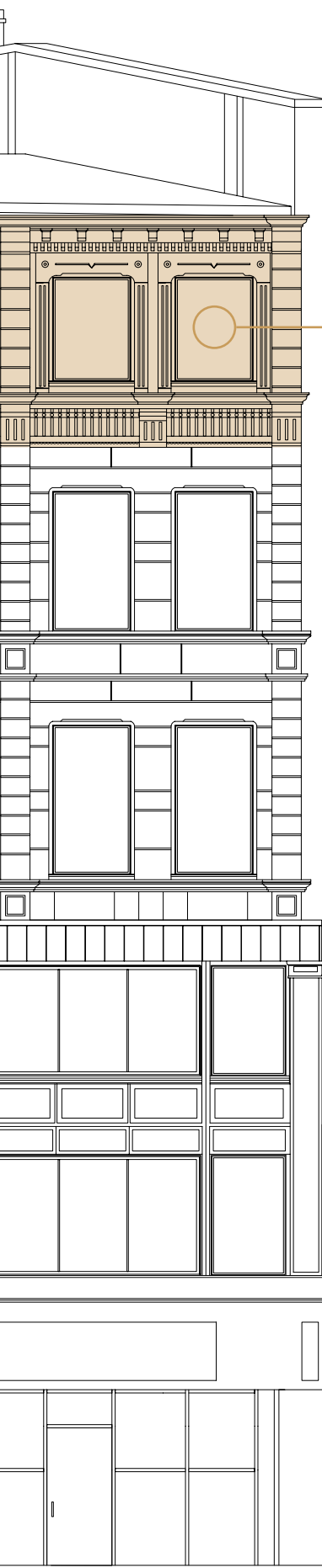
3RD FLOOR



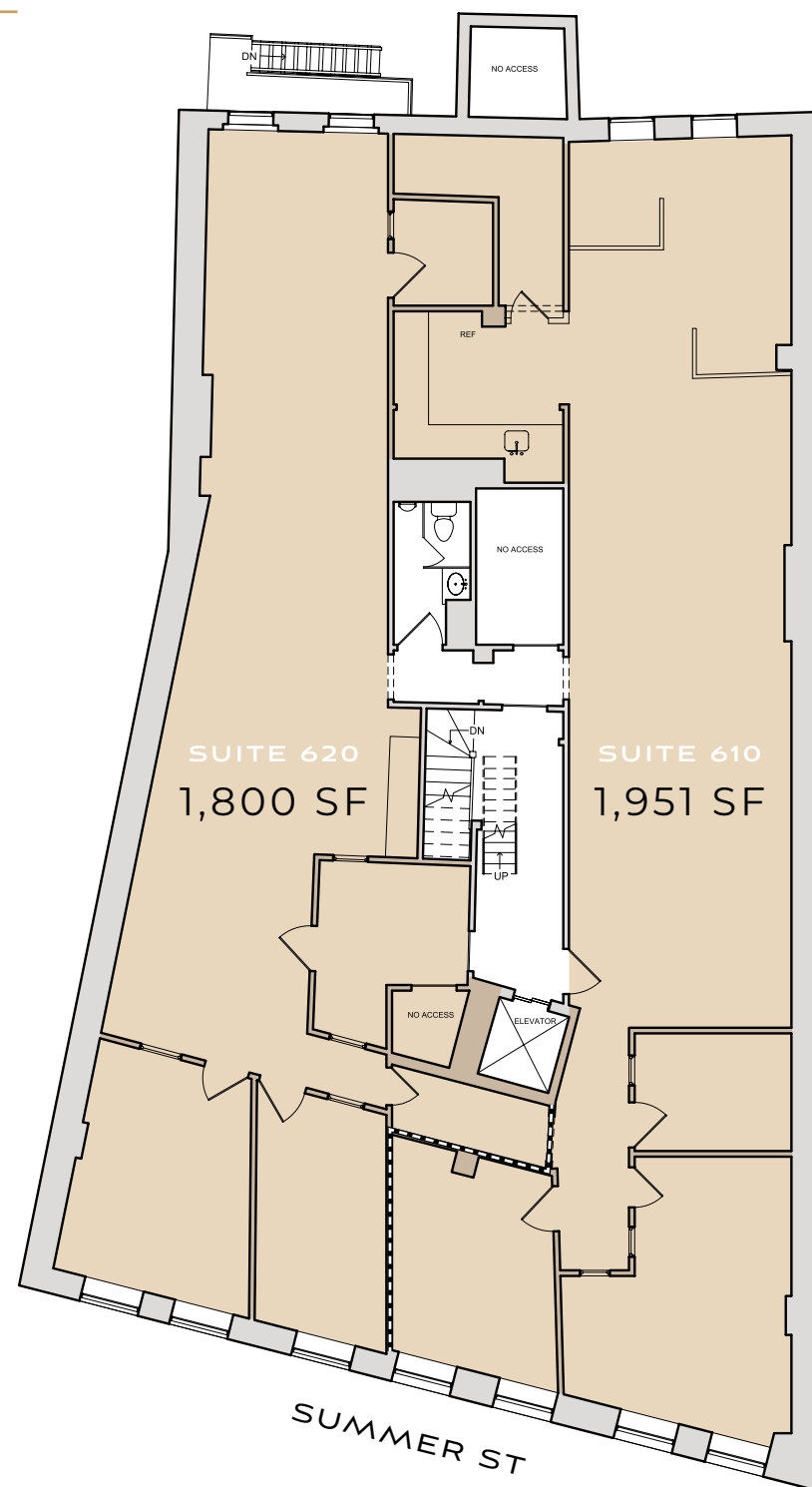
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3RD FLOOR
1,679 – 3,388 SF

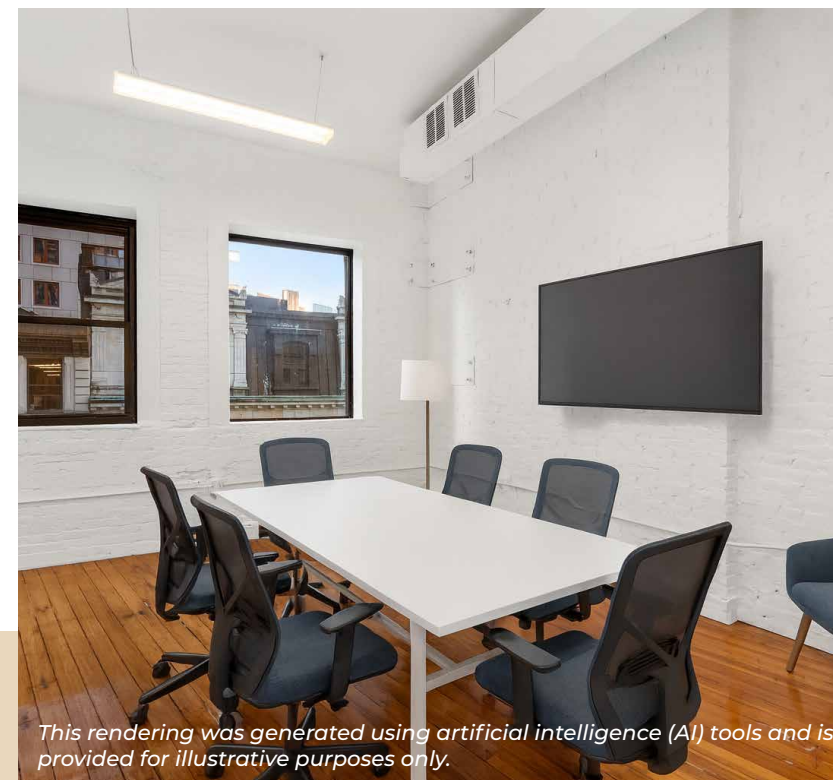




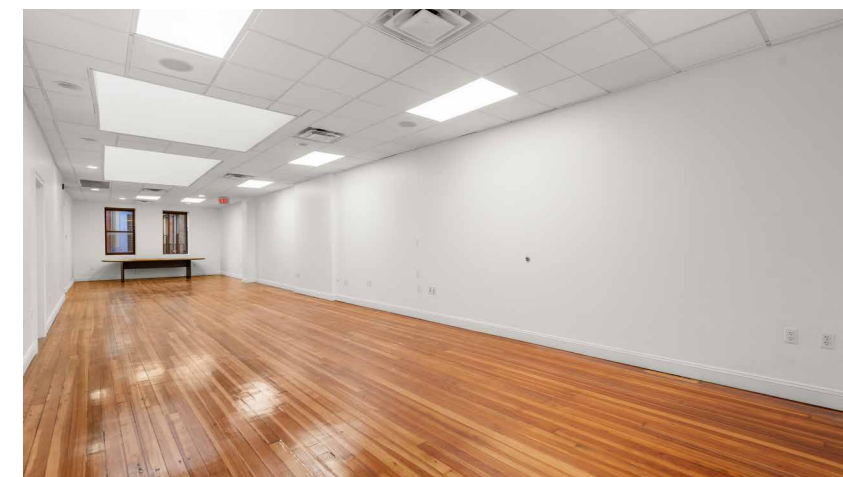
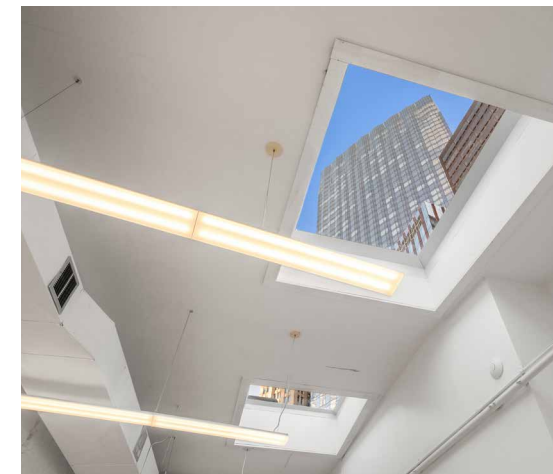
6TH FLOOR



6TH FLOOR
1,800 – 3,751 SF



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LOCATION OVERVIEW

- LOCATION**
- Steps to MBTA lines and Amtrak
 - Easy access to I-93, Mass Pike, and Logan Airport

- FOOD & COFFEE**
- Tatte Bakery, Caffè Nero, Thinking Cup, Starbucks, Pret
 - Sweetgreen, Dig, Tender Greens, Sam LaGrassa's, Legal Crossing

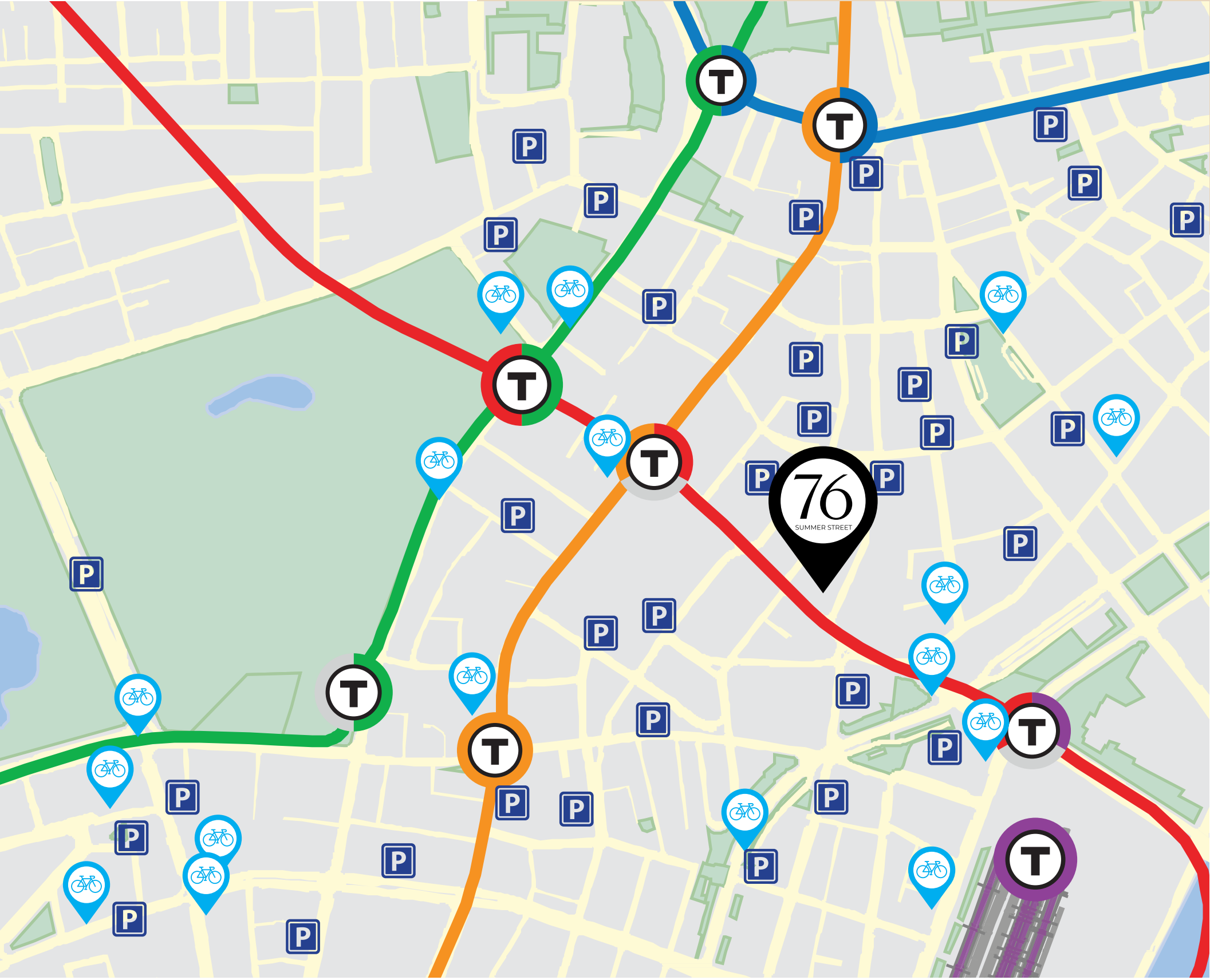
- RETAIL & GROCERIES**
- Roche Bros. supermarket
 - Primark, Macy's, and Marshall's
 - CVS and Walgreens

- FITNESS & WELLNESS**
- Equinox, Planet Fitness, B/Spoke, and yoga
 - Barbershops, salons, and personal-care services within steps

- PARKING**
- Garages within 1–3 minutes: Lafayette Garage, Hyatt Regency, 33 Arch St, 101 Federal, and One Lincoln

- MOBILITY**
- Bluebikes stations nearby
 - Bike-friendly streets and short connections to major cycling routes

- HOTELS**
- Hyatt Regency Boston
 - The Godfrey
 - Moxy Boston Downtown



76 Summer Street puts tenants just steps from coffee, food, retail, and transit. The neighborhood's mix of energy and convenience makes it easy for teams to meet, collaborate, and commute. Simply put - the building offers a central address that works well for today's workforce.

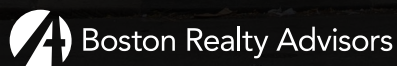
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