

186

Lincoln Street

Boston, Massachusetts



CITY REALTY



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

**CURRENT
AVAILABILITY**





186 Lincoln Street



±72,782 SF
Across 9 Floors



24/7 Key
Card Access



Passenger &
Freight Elevators

Located in Boston's vibrant Leather District, 186 Lincoln Street offers **newly renovated, move-in-ready office space** combining historic character with modern amenities. Just steps from South Station and Downtown Crossing, this building features **abundant natural light, high-end finishes, flexible lease terms, and modern tenant amenities** including an updated tenant lounge, new fitness center, bike storage, and shower facilities, the property delivers an ideal blend of character, convenience, and functionality.

186 Lincoln Street provides an outstanding opportunity for companies seeking a **highly accessible and amenity-rich workplace environment** in downtown Boston.

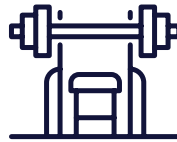
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Lincoln Street

Building Amenities



Updated
Tenant Lounge



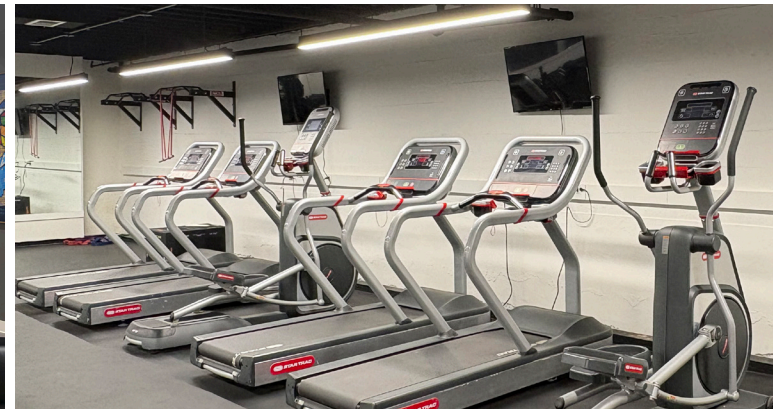
NEW! On-Site
Fitness Center



Full Restrooms
& Showers



On-Site
Bike Storage

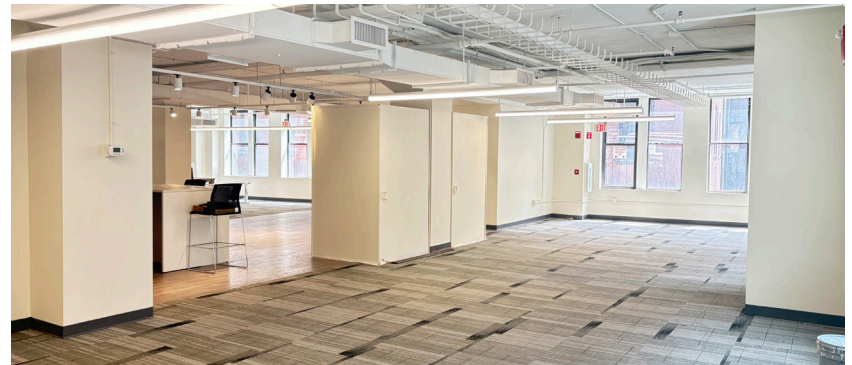


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Lincoln Street

Third Floor $\pm 6,651$ SF

Offering $\pm 6,651$ SF of **move-in-ready** office space, the third floor combines **modern upgrades** with **abundant natural light** and **sweeping city views**. Surrounded by oversized windows on three sides, the space provides an **exceptional workplace experience**, while direct elevator access leads to a reception area designed to make a **strong first impression**.



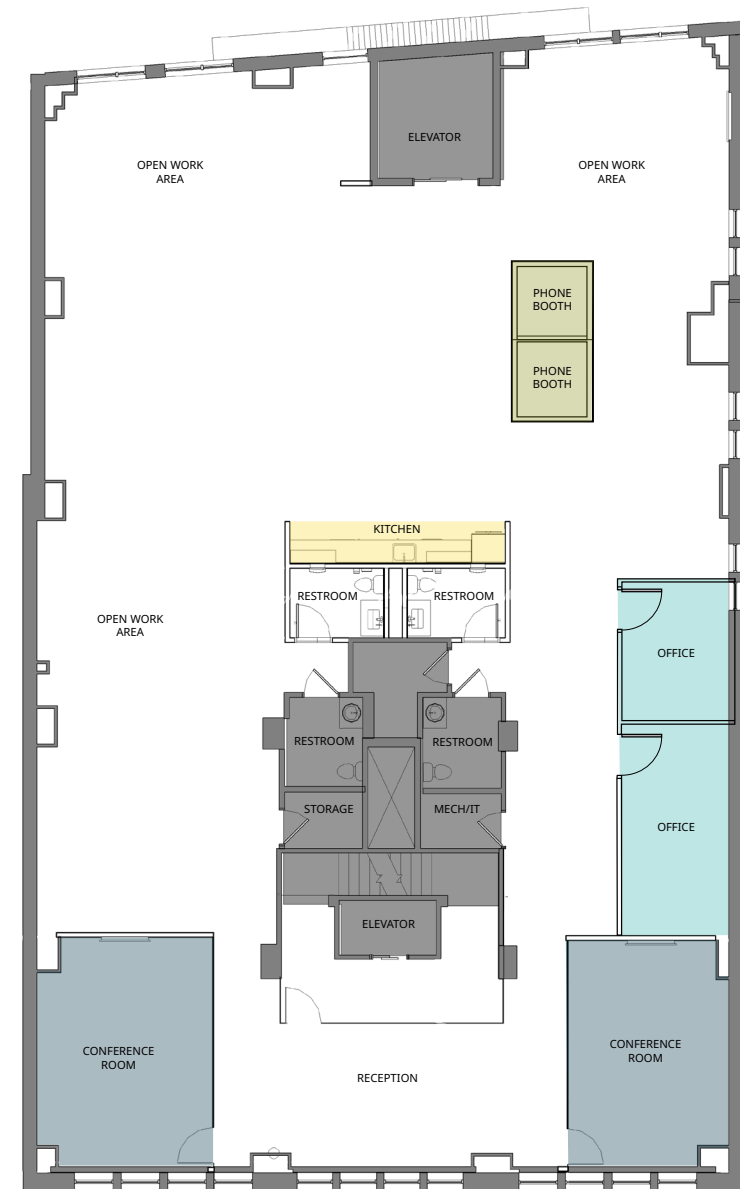
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Lincoln Street

Third Floor **Floor Plan**

Space Details

Private Offices	2
Conference Rooms	2
Phone Booths	2
Open Work Areas	2-3
Kitchen	1
Reception	1
Restrooms	4
Storage Room	1
Mechanical/IT Closet	1



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Eighth Floor ±6,651 SF

The eighth floor features ±6,651 SF of **move-in-ready** office space with a **bright, light-filled environment** and **panoramic city views**. Framed by oversized windows on three sides, the space delivers a **high-performance workspace**, designed to support productivity and collaboration, while direct elevator access opens to a welcoming reception area.



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Eighth Floor **Floor Plan**

Space Details

Private Offices	3
Conference Room	1
Collaboration Room	1
Open Work Areas	3-4
Kitchen	1
Reception	1
Restrooms	4
Storage Room	1
Mechanical/IT Closet	1



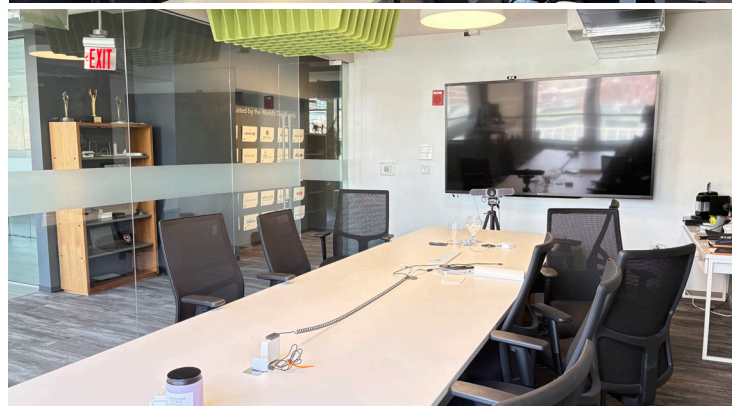
Lincoln Street

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Ninth Floor ±6,651 SF

Offering ±6,651 SF of **move-in-ready office space**, the ninth floor blends contemporary design with an **open, collaboration-focused layout**. Generous common areas create opportunities for **connection and teamwork**, while **panoramic city views and abundant daylight** enhance the overall workplace experience. Direct elevator access opens into a dedicated welcoming reception area.



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Ninth Floor **Floor Plan**

Space Details

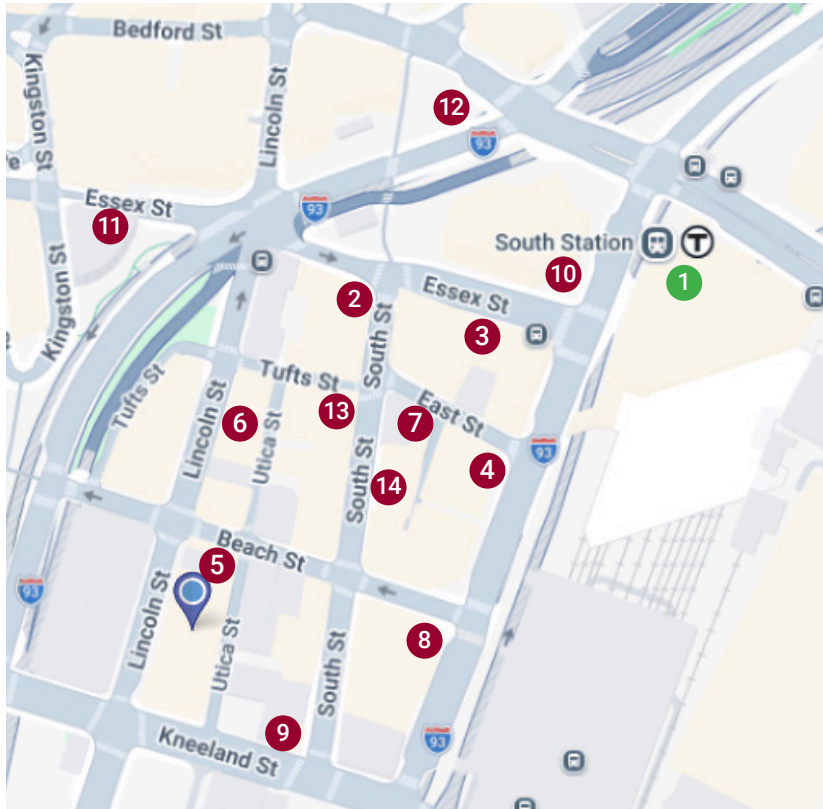
Private Offices	2
Conference Room	1
Collaboration Rooms	2
Open Work Areas	3-4
Wellness Room	1
Kitchen	1
Reception	1
Restrooms	4
Storage/IT Room	1



Lincoln Street

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Area Amenities

- 1 South Station
- 2 Al's South Street Cafe
- 3 Deli of Course
- 4 Dunkin'
- 5 Figaro's
- 6 Gracernote Coffee Boston
- 7 O Ya
- 8 SJ's
- 9 South Street Diner
- 10 Starbucks
- 11 Stillwater
- 12 Tatte Bakery & Cafe
- 13 Troquet on South
- 14 Zhi Wei Cafe

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MAJOR ROUTES



±0.6 miles



±0.6 miles



±2.5 miles



LOCAL MBTA STATIONS & TRANSPORTATION



South Station MBTA Commuter Rail, Red Line, Silver Bus Line, Regional Bus Lines & Amtrak

4 min.

Chinatown MBTA Red Line

7 min.

Downtown Crossing MBTA Red Line & Orange Line

8 min.

Park Street MBTA Red Line & Green Line

12 min.

State Street MBTA Blue & Orange Line

12 min.