

321

COLUMBUS AVE



1,500-4,000 SF OFFICE FOR LEASE

2ND & 4TH FLOOR | RENT NEGOTIABLE | TERM VARIES

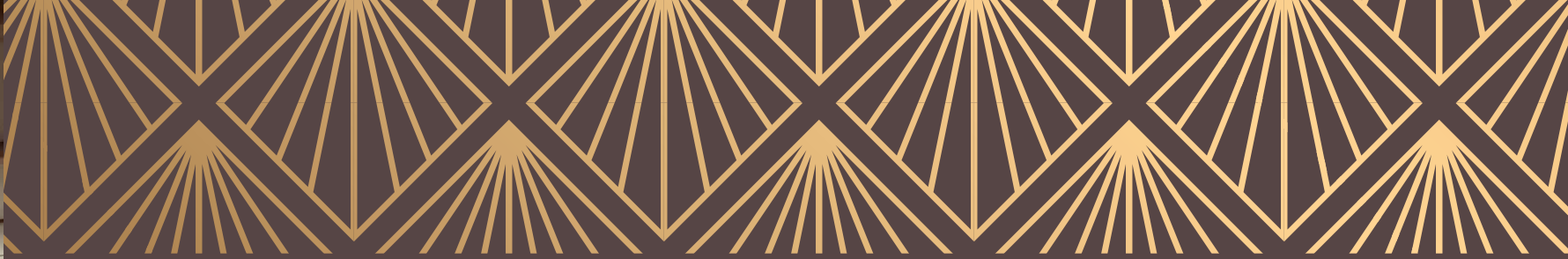


BR Advisors is pleased to present an exceptional opportunity to lease a fully customized, high-end office suite. The current owner is recognized for delivering thoughtfully designed, upscale interiors featuring distinctive finishes and meticulous attention to detail. The available full-floor offering encompasses approximately 4,000 square feet and features an efficient front-to-back layout with excellent street presence and abundant natural light.

The building has recently undergone a comprehensive gut renovation, including the installation of a new elevator, lobby, façade, windows, and HVAC systems—providing the experience of new construction within a classic architectural setting.

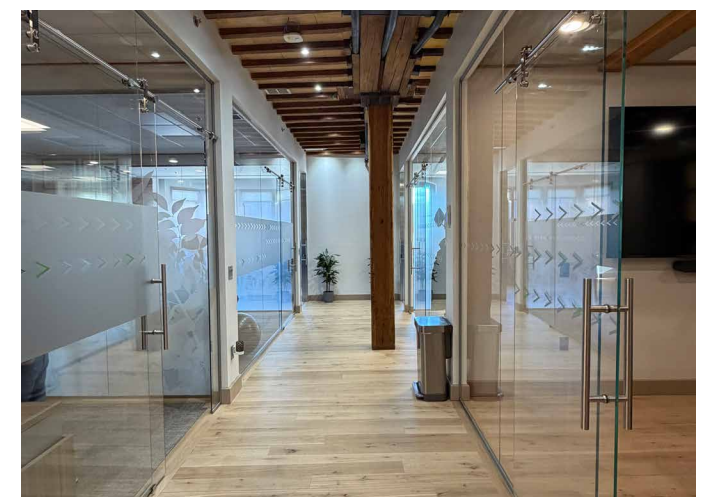
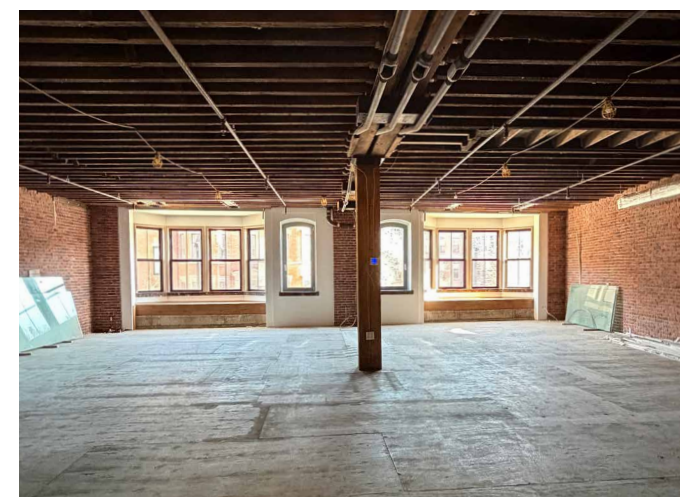
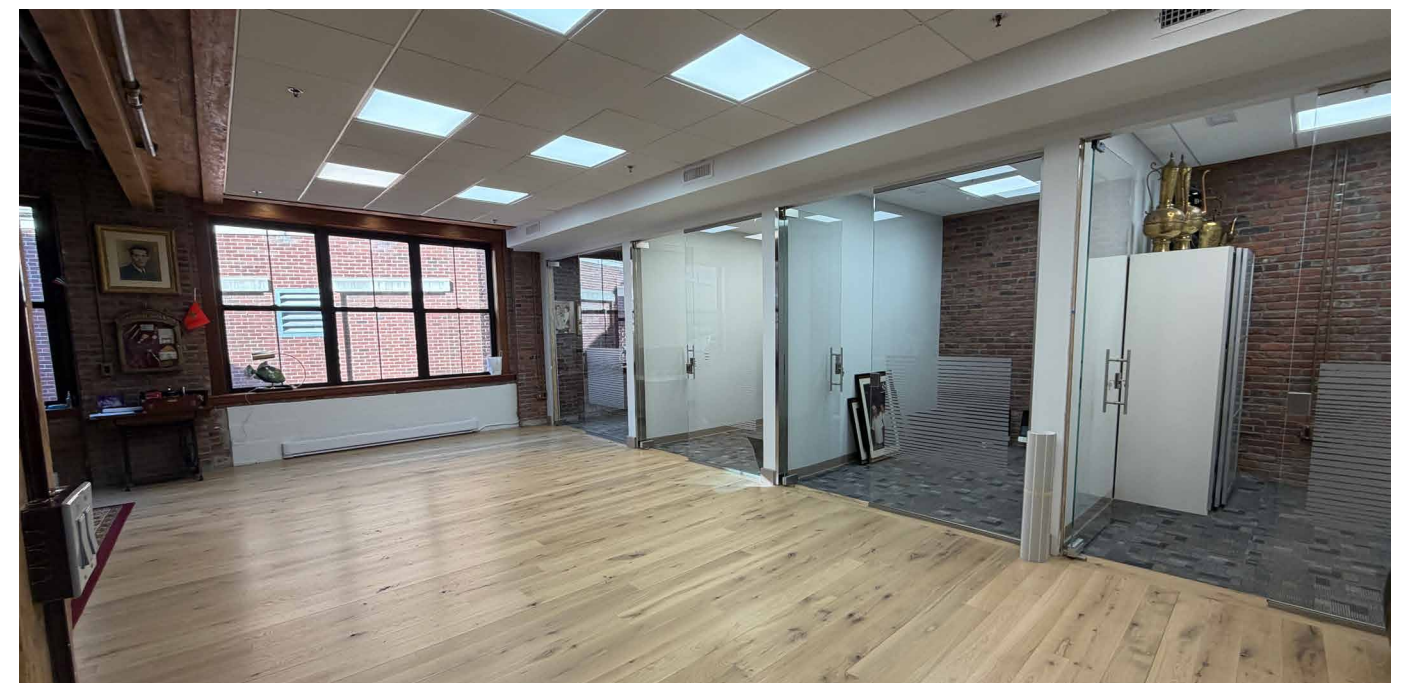
Ideally situated just an eight-minute walk from Newbury Street and the numerous amenities of Back Bay, the property also offers convenient access to Back Bay Station (Commuter Rail and Orange Line). The Exeter Street parking garage is located just steps away.

This represents a rare opportunity to secure a distinctive, turnkey office space in one of Boston's most sought-after neighborhoods.



2ND FLOOR
1,500-4,000 SF

4TH FLOOR
4,000 SF



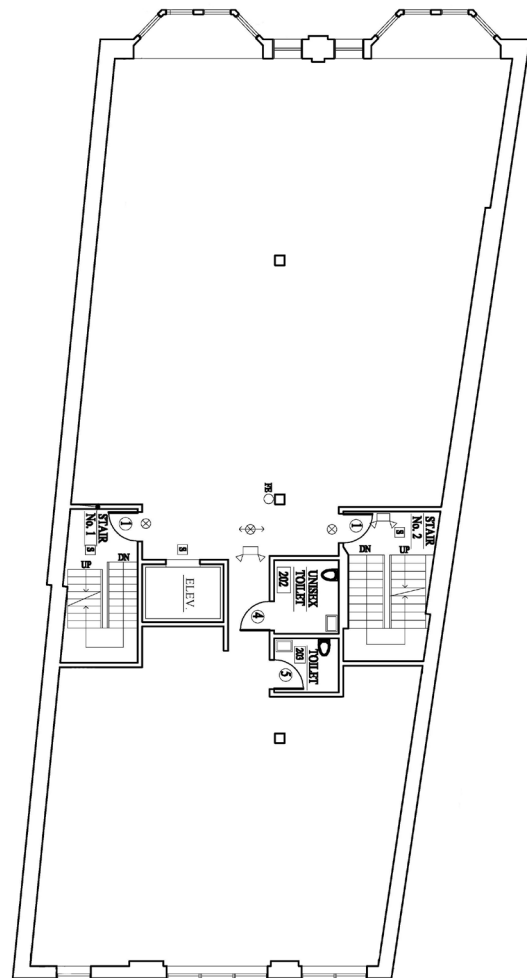
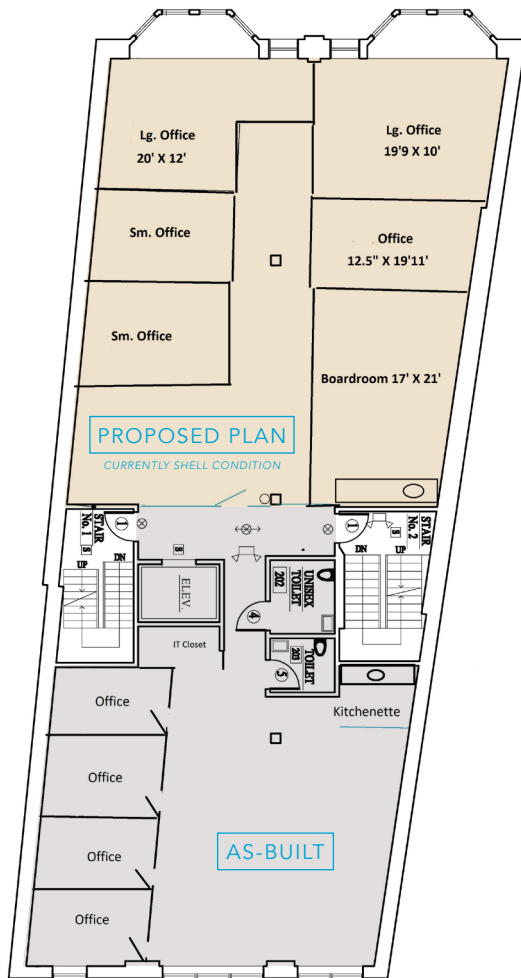
The building offers space ranging from 1,500 – 4,000 SF on the 2nd and 4th Floors. While the 1500 SF space has a 3-5 year term, spaces ranging from 2500-4000 SF have a 10+ year term, with negotiable rent across the board. The landlord will custom build suites that are currently in shell condition.

2ND FLOOR

1,500-4,000 SF

4TH FLOOR

4,000 SF



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