

285 Columbus Ave.

+/-9,647 SF Retail Condo For Sale

South End

BIDS DUE APRIL 26



Back Bay Station
T AMTRAK



CVS/pharmacy




285 Columbus Avenue


Property Highlights

- Boston Urban is exclusively offering 285 Columbus Ave. in Boston's South End - a fully leased NNN retail condominium and communications antenna.
- Located at the corner of Columbus Ave and Clarendon Street, the 9,647 square foot commercial retail condo sits at the base of a 63-unit luxury condominium that completed construction in 2008. Steps from Back Bay Station, Equinox Sports Club and the iconic Mistral restaurant.
- Located at the edge of South End and Back Bay, two of Boston's most desirable residential neighborhoods. These two well established neighborhoods attract the city's best restaurants such as Douzo, The Salty Pig, Grill 23, Flour, and Davio's. The site is surrounded by high street retail on Newbury Street & Boylston Street and neighbors the city's two most recognizable office towers; the Prudential Center and the John Hancock Tower.


South End by the Numbers (1/2 mi. radius)


 **91,421**
Daytime Population

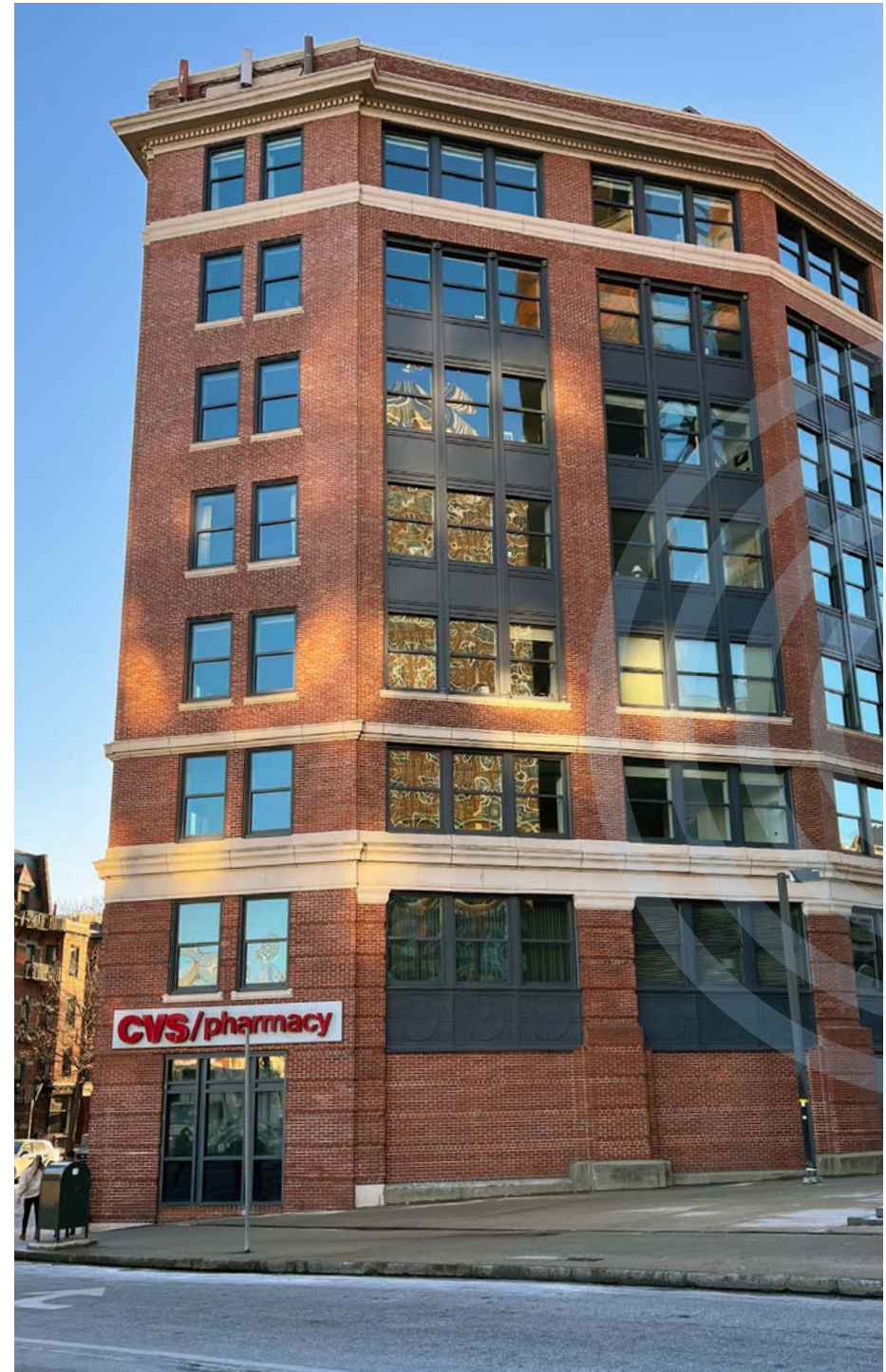
 **\$273.82 M**
Annual Food &
Beverage Sales

 **18,100**
Back Bay Station
MBTA Orange Line Daily Entries

 **\$881.17 M**
Annual Retail
Expenditure

 **\$228,580**
Average Household
Income

 **640,000**
Back Bay Station
AMTRAK Yearly Passengers



Floor Plan

Street Level | +/-6,323 SF

Lower Level | +/-3,324 SF

Total Retail SF | +/-9,647 SF

Egress Mezzanine | +/-1,971 SF

Total SF | +/-11,618 SF

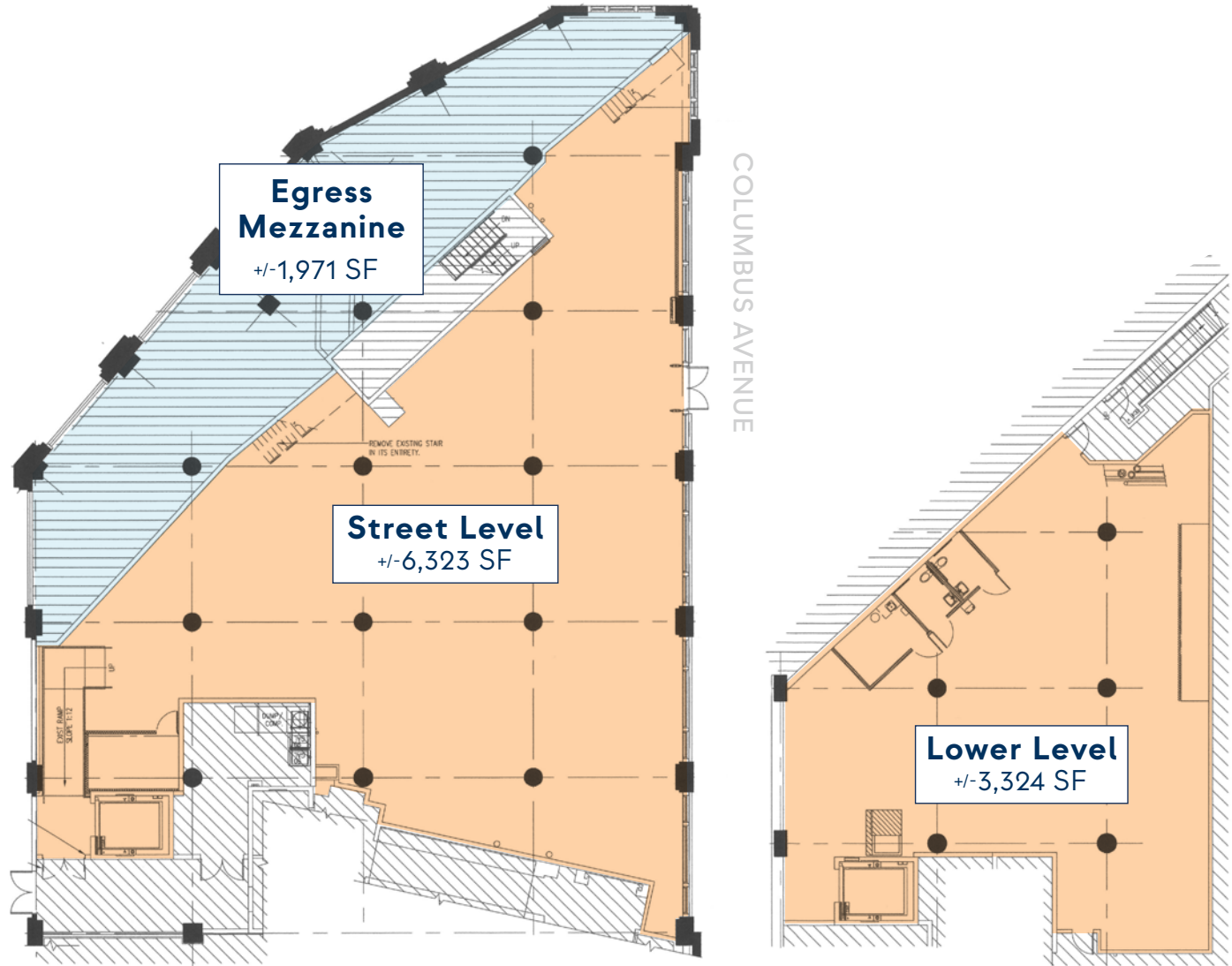
Ceiling Heights

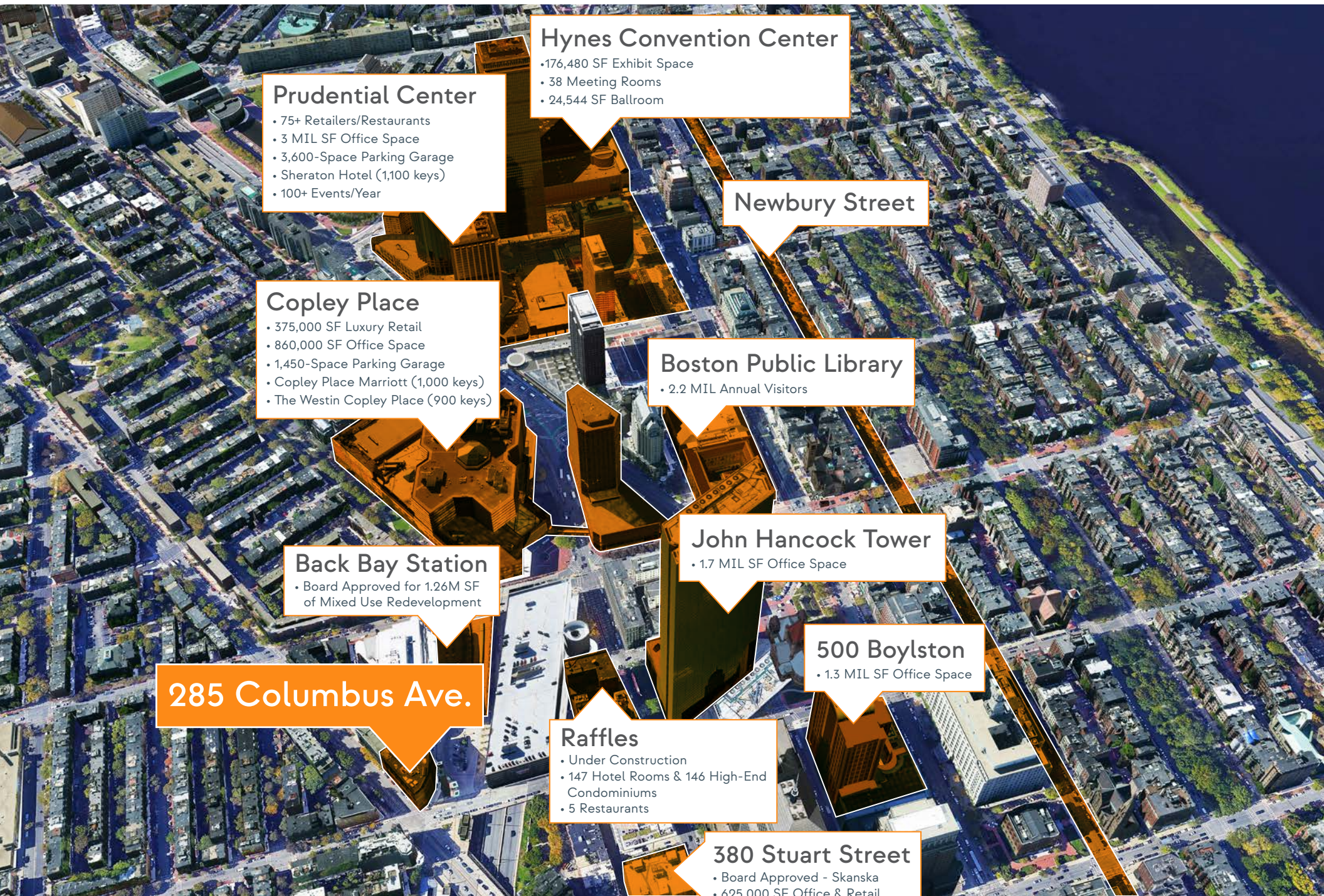
Street Level | +/-10'-8"

Lower Level | +/-10'-10"

Frontage

Columbus Ave. | +/-130'





Prudential Center

- 75+ Retailers/Restaurants
- 3 MIL SF Office Space
- 3,600-Space Parking Garage
- Sheraton Hotel (1,100 keys)
- 100+ Events/Year

Hynes Convention Center

- 176,480 SF Exhibit Space
- 38 Meeting Rooms
- 24,544 SF Ballroom

Newbury Street

Copley Place

- 375,000 SF Luxury Retail
- 860,000 SF Office Space
- 1,450-Space Parking Garage
- Copley Place Marriott (1,000 keys)
- The Westin Copley Place (900 keys)

Boston Public Library

- 2.2 MIL Annual Visitors

Back Bay Station

- Board Approved for 1.26M SF of Mixed Use Redevelopment

John Hancock Tower

- 1.7 MIL SF Office Space

285 Columbus Ave.

500 Boylston

- 1.3 MIL SF Office Space

Raffles

- Under Construction
- 147 Hotel Rooms & 146 High-End Condominiums
- 5 Restaurants

380 Stuart Street

- Board Approved - Skanska
- 625,000 SF Office & Retail



BOSTON MA 02199

info@bostonurban.com • 617.274.4900 • bostonurban.com

NOTICE: This message is only for the use of the intended recipient and may contain information that is PRIVILEGED and/or CONFIDENTIAL from Boston Urban LLC. If you are not the intended recipient, you are hereby notified that any use, dissemination, disclosure or copying of this communications is strictly prohibited and this email must be deleted immediately. No representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct, and subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.