



98 BROOKLINE AVENUE

BOSTON, MA

±9,392 SF CONTEMPORARY LOFT-STYLE OFFICE SPACE FOR LEASE

Conveniently Located Near Multiple MBTA Stations and Steps From Fenway Park



EMMET JANNEY
Associate
ejanney@lee-associates.com
978.968.8086

SCOTT RICHMOND
Principal
srichmond@lee-associates.com
617.733.1504

Lee & Associates | 211 Congress Street, 10th Floor, Boston, MA 02110 | lee-associates.com/boston

Located in the heart of **Boston's Fenway neighborhood**, 98 Brookline Avenue offers **exceptional office space for lease** on the 2nd and 3rd floors. These well-positioned floors provide an **ideal environment** for professional firms, creative companies, and medical or life science users seeking a **highly accessible location**.

Surrounded by **premier dining, retail, and entertainment venues**, and just steps from the MBTA Green Line, the property offers **outstanding connectivity and convenience**. With immediate access to Longwood Medical Area, Back Bay, and major highways, 98 Brookline Avenue presents an **exceptional opportunity for businesses looking to establish or expand their presence** in one of Boston's most dynamic commercial districts.



±9,392 SF Loft-Style Office Space



Amenity-Rich Fenway Location



Surface & Garage Parking Nearby



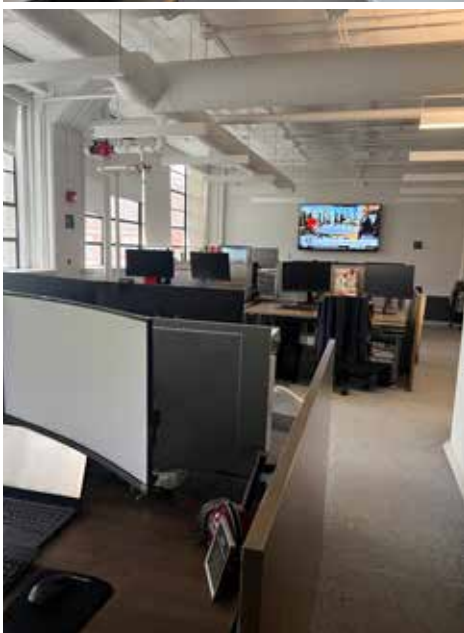
Close to Public Transportation



ADA-Accessible Throughout



Views of Fenway Park



SPACE HIGHLIGHTS

- Custom built-out contemporary loft-style office space
- Expansive windows providing abundant natural light
- High ceilings with exposed ductwork
- Glass-front private offices, conference rooms and collaborative meeting rooms
- Fully equipped kitchens and restrooms on both floors
- ADA-accessible throughout

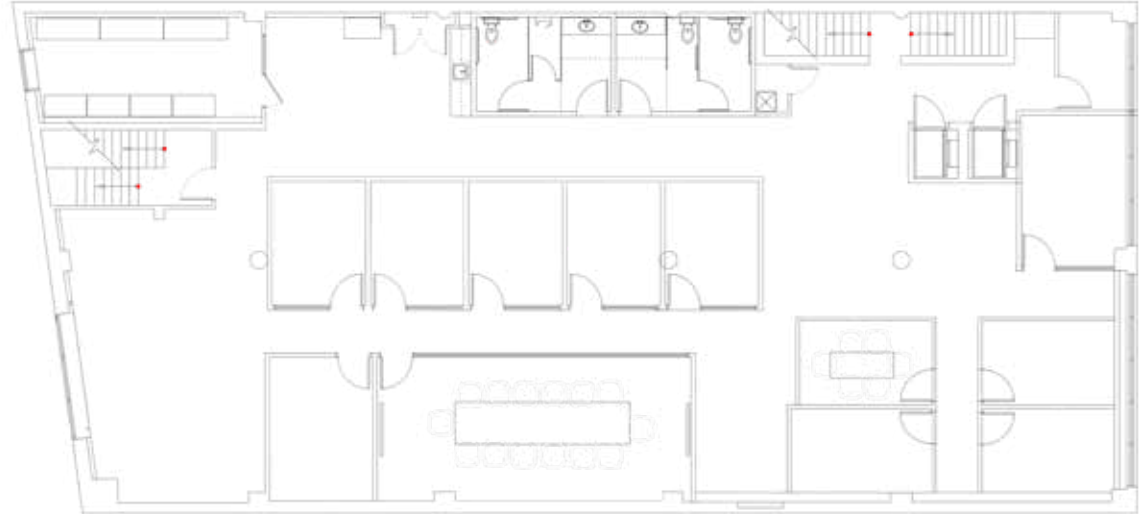
LEASE DETAILS

Space SF	2nd Fl: ±4,696 SF
	3rd Fl: ±4,696 SF
	Total SF: ±9,392 SF
Availability	4/1/2027

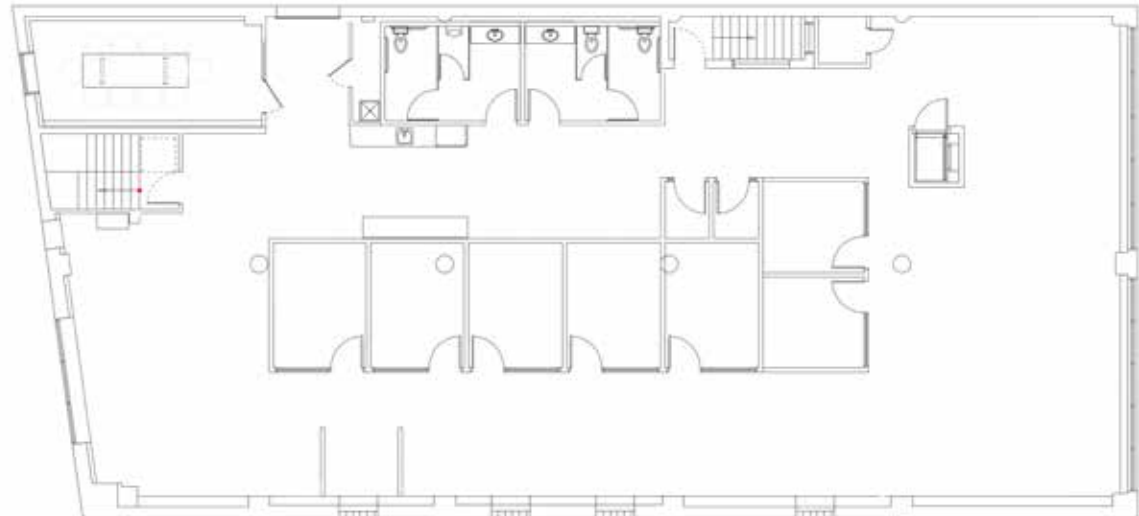
CURRENT CONFIGURATION

Floor	2nd Floor	3rd Floor	Total
Private Offices	10	7	17
Meeting Room	1	1	2
Boardroom	1	-	1
Work Stations	8	29	37
Phone Booths	-	2	2
Kitchen	1	1	2
Wellness Room	1	-	1
Restrooms	2	2	4

2nd Floor



3rd Floor





Area Amenities

Blue Ribbon BBQ	Eventide Fenway	Saloniki Greek	Time Out Market Boston
Bullpen Kitchen & Tap	Loco Taqueria & Oyster Bar	Shy Bird - Fenway	Trillium Fenway
Cask 'N Flagon	Mida	Starbucks	Union Square Donuts
CAVA	Mighty Squirrel Taproom	Sweet Cheeks BBQ	Wahlburgers
Chipotle Mexican Grill	Panera Bread	Tasty Burger	Yard House
Cisco Brewers Fenway	Pavement Coffeehouse	Tatte	
Eastern Standard	Sal's Pizza	The Citizen	

Local Transportation & Major Routes

		
MBTA Bus Routes 8, 19, 60, 65	±1 min.	Storrow Drive ±0.5 miles
Lansdowne MBTA Commuter Rail	±3 min.	MA-Route 9 ±1.0 mile
Kenmore Square MBTA Green Line	±6 min.	I- 90/Mass Pike ±1.0 mile
Fenway MBTA Green Line	±8 min.	Logan Airport ±5.6 miles

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