Generational 99,749 SF Value-Add Opportunity

400 atlantic avenue

BOSTON, MASSACHUSETTS

CBRE

Investment Overview

As exclusive listing agent, CBRE Boston Capital Markets ("CBRE") is pleased to present the opportunity to acquire 400 Atlantic Avenue — a 99,749 square foot, six-story brick-and-beam office building situated at the dynamic intersection of Boston's Financial District and Seaport District. Originally constructed in 1890 and substantially renovated in 1984, this landmark asset offers a rare combination of historic character, waterfront positioning, and near-term optionality that is virtually unmatched in the downtown Boston market.

400 Atlantic Avenue is an iconic "jewel-box" asset that stands apart from the glass-and-steel towers that define much of downtown Boston's skyline. The building's exposed brick, heavy timber construction, soaring 14'-6" first-floor lobby ceilings, and approximately 4,200 square feet of private outdoor patio space along Boston Harbor create an irreplaceable physical identity — one that cannot be replicated in new construction. Views of Boston Harbor and Logan International Airport are available from the upper floors, further enhancing the property's appeal to hospitality, residential, or office users alike.

From a transit and connectivity standpoint, the Property occupies one of the most accessible locations in all of Greater Boston. South Station — the hub of the MBTA's Red Line, Silver Line, Commuter Rail, and Amtrak networks — is just three blocks away. The MBTA Commuter Boat terminal is directly accessible via the adjacent Rowes Wharf Ferry Terminal. Interstate 93 is 0.3 miles from the site, and Interstate 90 (the Massachusetts Turnpike) is reachable within a mile, providing seamless regional highway access. Logan International Airport is just 3.0 miles away via I-90 East. With a Walk Score of 96 (Walker's Paradise) and a Transit Score of 100 (Rider's Paradise), the Property offers unmatched multimodal connectivity.

400 Atlantic Avenue is being offered for sale free and clear of existing debt, providing maximum flexibility for prospective buyers to structure their acquisition and capitalize the asset in any manner they choose. CBRE will schedule a "call for offers" following the qualified investor review period.

GENERATIONAL
99,749 SF
BRICK-AND-BEAM OFFICE BUILDING

Value-add Opportunity
WITHIN BOSTON'S HIGHLY COVETED FINANCIAL DISTRICT

Fully Exempt from Chapter 91
UNRESTRICTED USE ON GROUND FLOOR

±4,200 SF
PRIVATE PATIO ALONG BOSTON HARBOR

Flexible Business Plan
FOR MULTIPLE DEVELOPMENT PATHS

Unmatched Connectivity
(100 TRANSIT SCORE, 96 WALK SCORE)

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