

607 BOYLSTON

BOSTON, MASSACHUSETTS



RICH IN HISTORY STEPS FROM LUXURY

Situated alongside the picturesque Charles River in Boston's historic Back Bay neighborhood, 607 Boylston Street offers unparalleled convenience and superior access.

Famous for its rows of Victorian-era brownstones and architecturally-significant buildings, including the Boston Public Library and Trinity Church, the Back Bay reigns as one of Boston's premier shopping destinations. Steps from the famed Newbury Street shopping district, the Copley Place shopping center and the Shoppes at the Prudential Center, there is no shortage of luxury retailers in the area. From the Mandarin Oriental to the Taj, ritzy hotels combine with upscale dining to round out the Back Bay's skyline.

In addition to these world-class retail options, the Back Bay boasts an abundance of other amenities. The neighborhood's location along the Charles River allows for a considerable amount of waterfront property, and the Charles River Esplanade is a popular greenspace for walkers, runners, and cyclists. Boston Public Gardens and Boston Common are practically right next door, giving residents and tourist alike easy access to the city's most famous parks. The Prudential Center Skywalk Observatory provides one of the best vantage points for soaking in views of Boston, and outdoor concerts can be found at the Hatch Memorial Shell.



DARTMOUTH ST

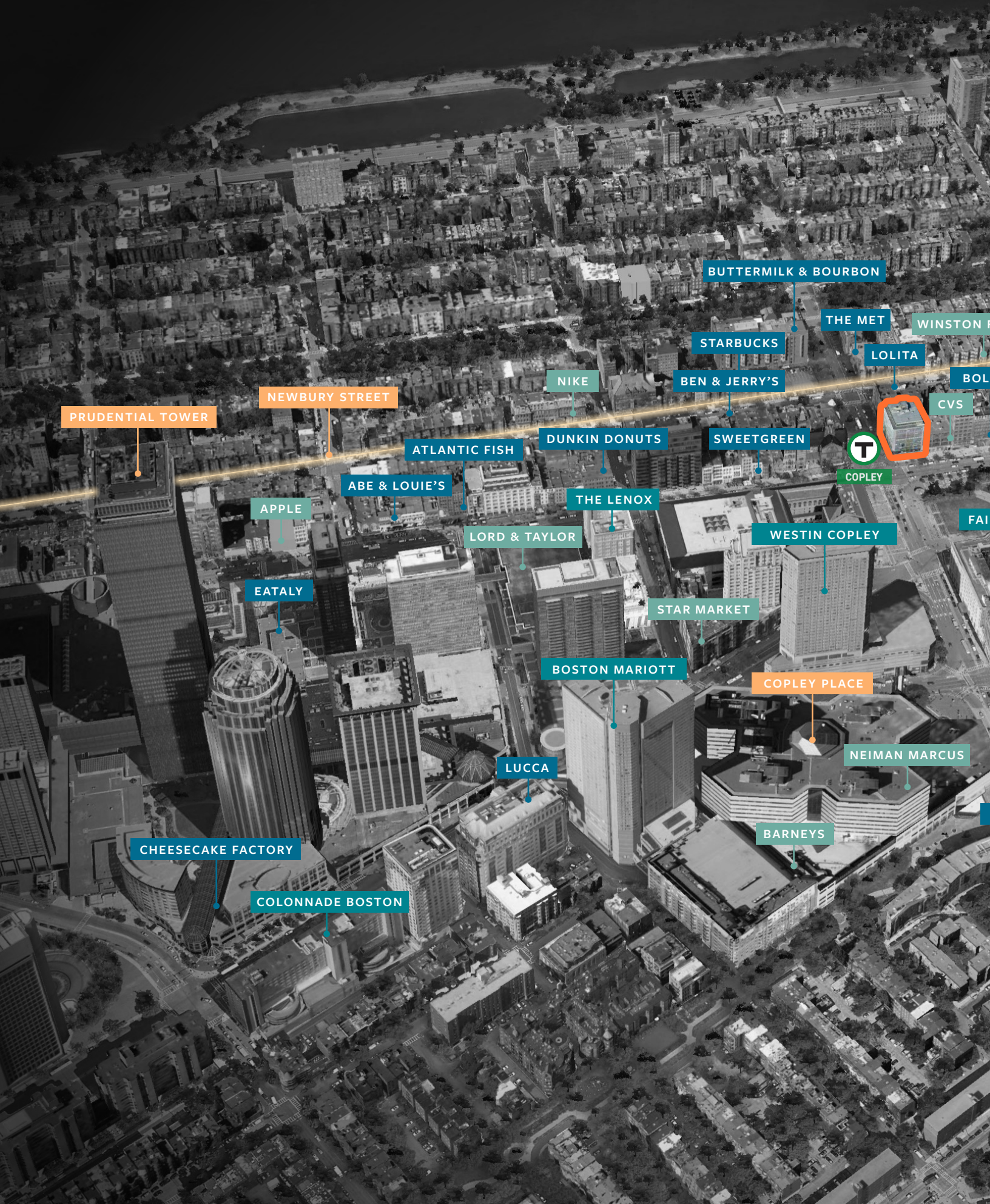
NO STOPPING
ANYTIME
NO PARKING
TWO
HOURS
DAILY
MON-FRI

T

YIELD TO PEDESTRIANS ON TURNS

YIELD TO PEDESTRIANS ON TURNS

CHARLES RIVER



PRUDENTIAL TOWER

NEWBURY STREET

APPLE

EATALY

CHEESECAKE FACTORY

COLONNADE BOSTON

ABE & LOUIE'S

ATLANTIC FISH

LORD & TAYLOR

NIKE

DUNKIN DONUTS

THE LENOX

BOSTON MARIOTT

LUCCA

BUTTERMILK & BOURBON

THE MET

WINSTON F

STARBUCKS

BEN & JERRY'S

SWEETGREEN

WESTIN COPLEY

STAR MARKET

COPLEY PLACE

NEIMAN MARCUS

BARNEYS

COPLEY

LOLITA

BOL

CVS

FAI

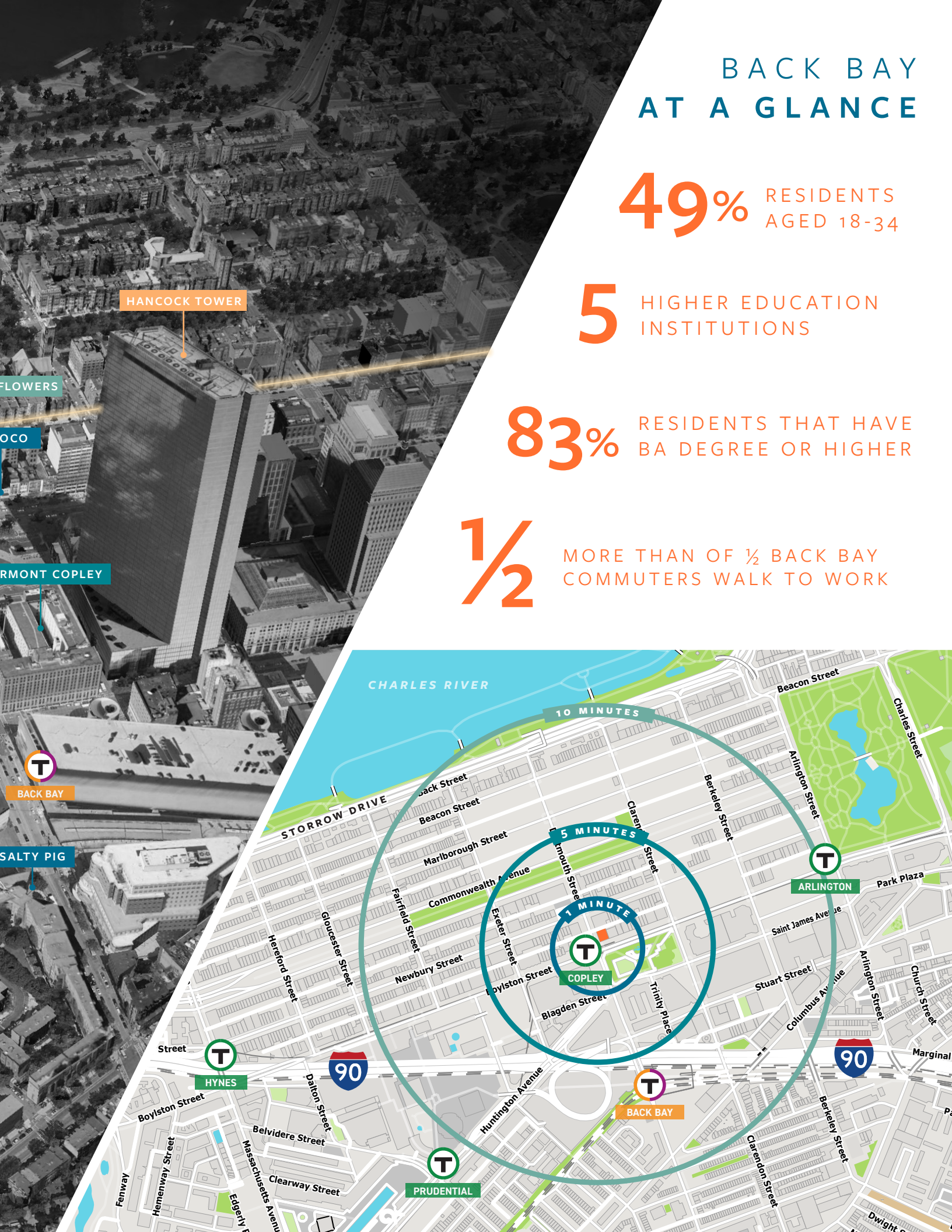
BACK BAY AT A GLANCE

49% RESIDENTS AGED 18-34

5 HIGHER EDUCATION INSTITUTIONS

83% RESIDENTS THAT HAVE BA DEGREE OR HIGHER

1/2 MORE THAN OF 1/2 BACK BAY COMMUTERS WALK TO WORK



HANCOCK TOWER

FLOWERS

CO

ARMONT COPLEY



BACK BAY

SALTY PIG



HYNES



PRUDENTIAL



BACK BAY



ARLINGTON



90

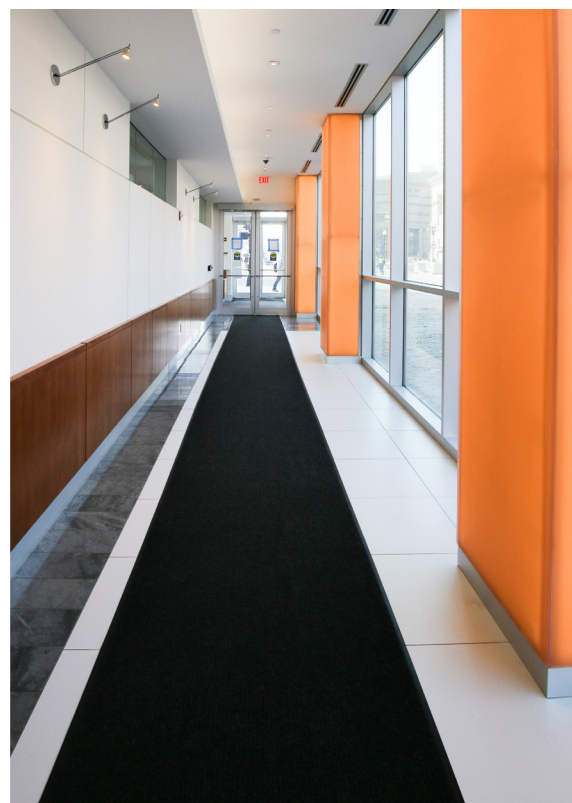


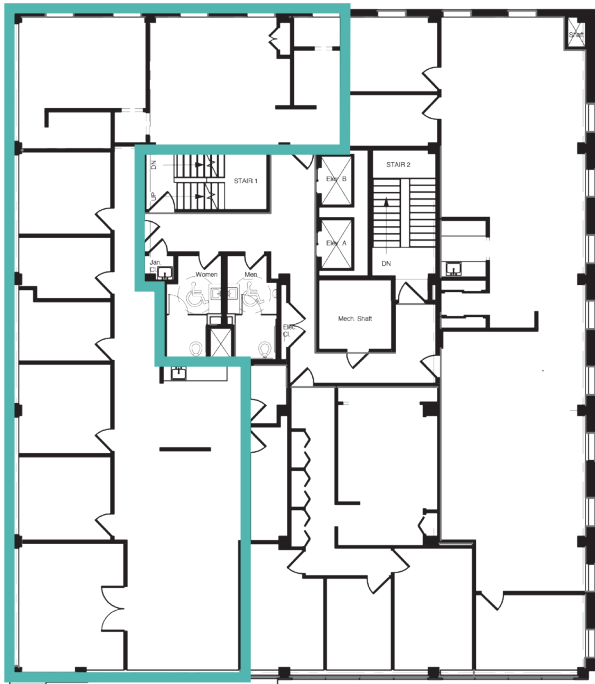
AT THE CORNER OF VALUE & CONVENIENCE

Positioned in the epicenter of one of Boston's largest and most sought-after office markets, 607 Boylston Street offers prime Class B office space along one of the city's most traveled thoroughfares.

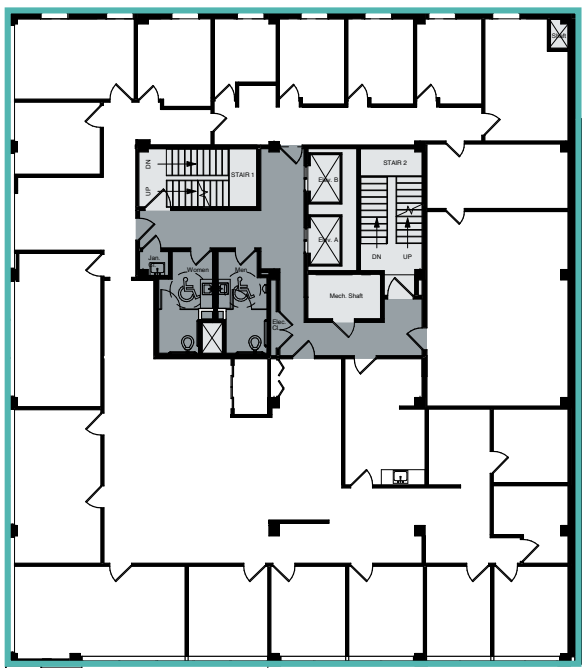
Accessibility is paramount at 607 Boylston. Conveniently located at the corner of Dartmouth Street, with scenic views of Copley Square from all levels, the Copley Green Line Station is a stone's throw from the building's newly renovated lobby. Key commuting routes, including Storrow Drive, Route 93, and the Mass Pike, are just minutes away. Back Bay is also one of the densest neighborhoods in the city; resulting in a highly walkable and bikeable area.

While traditional office users like Liberty Mutual and John Hancock Insurance remain key Back Bay drivers, the area's roster of corporate neighbors is diversifying. Wayfair, Draft Kings, WeWork, and other TAMI (Technology, Advertising, Media, and Information) tenants are expanding here. Strong leasing in this traditional high-rise market has led to a swift decline in office vacancies over the past 12 months. This growth is here to stay, as the Back Bay has the right amenities, public transit options, and all of the attractive features today's companies are looking for.





SIXTH FLOOR
3,334 RSF



FIFTH FLOOR
6,792 SF

Dartmouth Street below

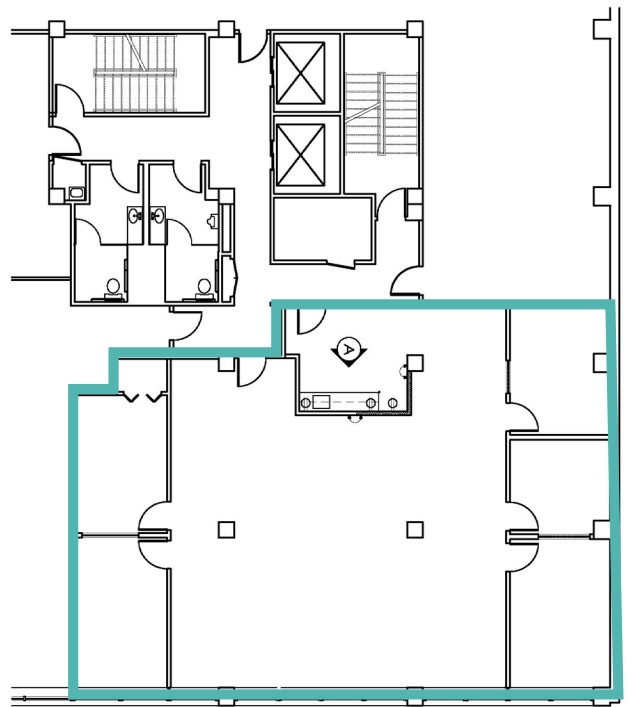
Boylston Street below

LIVE
 WORK
 PLAY
 EAT
 SHOP
 EXPLORE





SECOND FLOOR
2,683 SF



Boylston Street



NEWLY RENOVATED LOBBY EXPERIENCE

RBA: 49,615 SF

TOTAL AVAILABLE: 12,809 SF

STORIES: 7

TYPICAL FLOOR: 9,075 SF

CLASS: B

CONSTRUCTION: Reinforced Concrete

YEAR BUILT/RENOVATED: 1900/1993

TENANCY: Multi

ELEVATORS: 2

PROFESSIONALLY MANAGED

607 BOYLSTON

BOSTON, MASSACHUSETTS

CONTACT US TO ARRANGE A TOUR

PETER BEAN

Executive Vice President
617.457.3238

PBEAN@HUNNEMANRE.COM

 **HUNNEMAN** It means more to us.

303 Congress Street | Boston, MA 02210 | 617.457.3400 | www.hunnemanre.com

All information furnished regarding property for sale or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.