

BOSTON CONVENTION & EXHIBITION CENTER



BROADWAY

A STREET

South Boston Bypass

DORCHESTER AVE

SITE



250 DORCHESTER AVE

SOUTH BOSTON





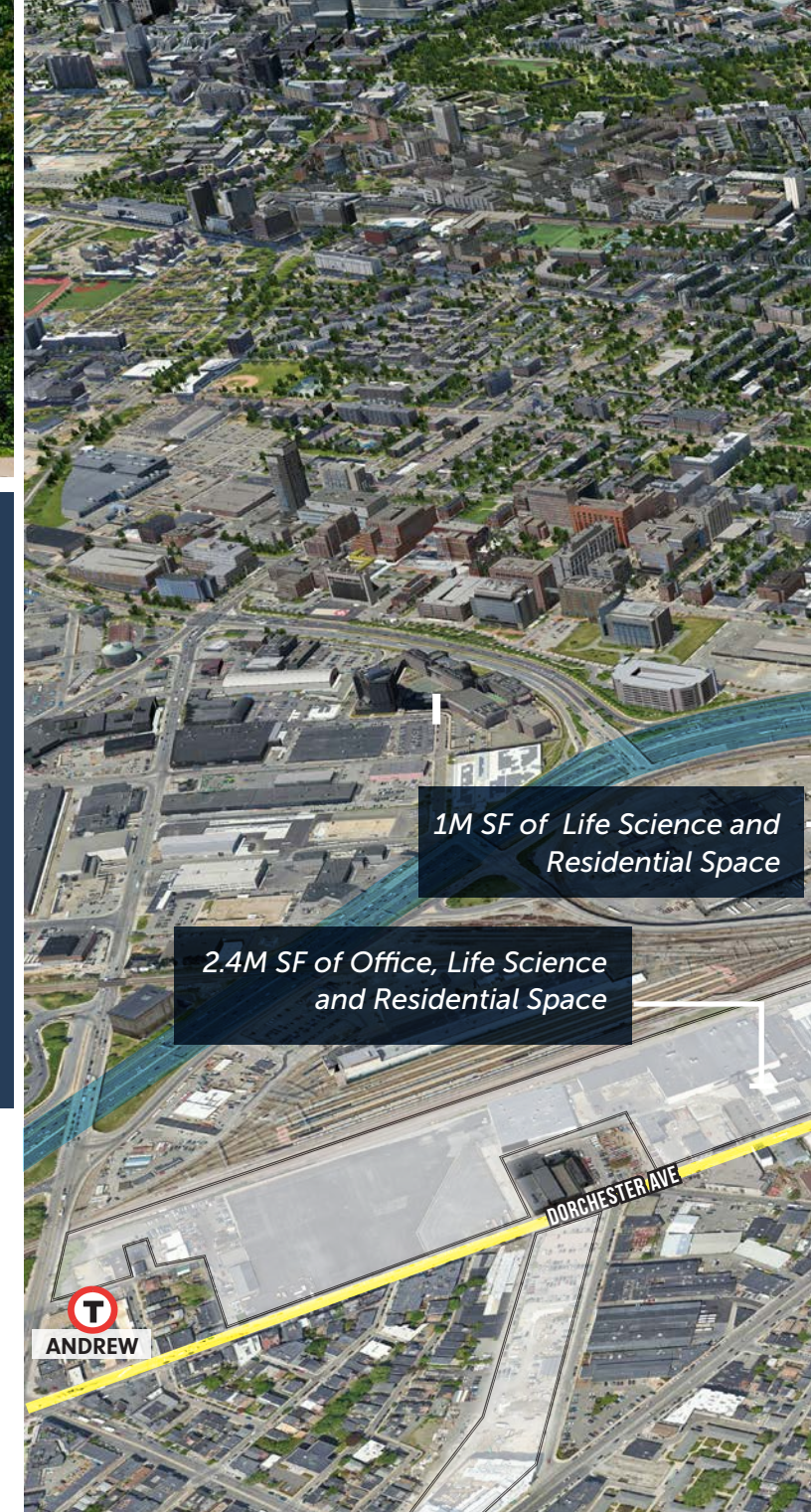
EXECUTIVE SUMMARY

Freudenheim Partners is pleased to present the opportunity to acquire 250 Dorchester Avenue, an 8,760 SF, two-story office building situated on 0.19 acres in South Boston, MA. Located just steps from the Broadway Red Line MBTA station and immediately off Dorchester Avenue, a key South Boston thoroughfare, this property offers exceptional access to public transportation and connectivity to downtown Boston.

250 Dorchester Avenue presents a compelling investment opportunity, strategically positioned amid major development projects and transportation hubs. The high demand for residential units, coupled with significant ongoing and planned development in the area, primes this property for substantial appreciation. Investors stand to benefit from South Boston's rapid growth and transformation, driven by extensive commercial, residential, and life science developments. Its proximity to downtown Boston and accessibility via the Red Line MBTA station further enhance the property's appeal, ensuring sustained demand and long-term value.

PROPERTY SNAPSHOT

LAND AREA	BUILDING AREA	YEAR BUILT	STORIES
.19 Acres	8,760 SF	1960/2001	2
CURRENT USE	NEIGHBORHOOD	ZONING DISTRICT	
Office	South Boston	C	





CAMBRIDGE

BACK BAY

FINANCIAL DISTRICT



Planned Life Science Campus



SEAPORT

BROADWAY

BOSTON CONVENTION & EXHIBITION CENTER

DORCHESTER AVE

OLD COLONY AVE

250 DORCHESTER AVE

SOUTHIE

DEVELOPERS:

-  NATIONAL DEVELOPMENT
-  ALEXANDRIA.
-  CORE INVESTMENTS, INC.

INVESTMENT HIGHLIGHTS

RARE DEVELOPMENT OPPORTUNITY

250 Dorchester Ave offers a significant redevelopment opportunity in a highly desirable and rapidly developing area.

TRANSIT-ORIENTED ADVANTAGE

250 Dorchester Ave is strategically located within walking distance of the MBTA Red Line's Broadway Station, offering convenient access to the entire Boston metro area, with just one stop to South Station. Positioned at the intersection of South Boston, the Seaport District, and Fort Point, this site serves as a gateway to one of Boston's most active and sought-after neighborhoods for investment and future development.

A THRIVING RESIDENTIAL MARKET

South Boston's residential market is characterized by high demand and competitive pricing. The area offers a mix of housing options, including traditional triple-decker homes, modern condominiums, and luxury apartments. The influx of new residents and the limited supply of housing have driven up property values and rental rates. As of the latest reports, occupancy rates in South Boston remain high, reflecting its desirability among renters and homeowners alike.

RETAIL AND AMENITIES

South Boston offers a diverse array of retail options, ranging from local boutiques and restaurants to larger retail chains. The Seaport District, part of the greater South Boston area, has become a trendy destination with upscale dining, shopping, and entertainment venues. The neighborhood's amenities, including parks, beaches, and cultural institutions, enhance its attractiveness to residents and visitors alike.



TRANSFORMATIVE NEIGHBORHOOD

South Boston has become a hotspot for commercial and life science developments.

Significant projects include:

- Core Investments Project: On the Dot, an 11-building development featuring 2.4 million square feet of office and life science space and nearly 1,500 apartments
- National Development and Alexandria Real Estate are developing 325 Dorchester Ave, a life science development expected to include 1 million+ square feet
- National Development to develop a two-phase project called Iron Works along Dorchester Avenue and Old Colony which is expected to include 2 million square feet
- Other Notable Developments: HYM is teaming with Extell to develop an area along Dorchester Ave/Old Colony Ave/D Street

These developments are transforming South Boston into a key hub for innovation and business, attracting top-tier companies and boosting local employment opportunities.



Rendering of On the Dot Project



Rendering of 325 Dorchester Avenue Project



LOCATION SNAPSHOT

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South Boston, commonly known as “**Southie**”, is a vibrant and rapidly evolving neighborhood located just south of downtown Boston. Home to both long-time residents and a new wave of young professionals who are drawn to the area’s open space, emerging nightlife, and easy access to downtown. The neighborhood boasts miles of beaches and waterfront parks, including Carson Beach, L Street Beach, Pleasure Bay, and the Strandway.

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- Boston Planning & Development Agency



95% of 20–34 year-old South Boston residents are in the labor force, one of the highest percentages in Boston.

2017–2021 ACS



Between 2010 and 2021, South Boston’s population aged 25+ with a bachelor’s degree or higher increased from 48% to 69%.

2017–2021 ACS

DEMOGRAPHICS

Population
36,831

Avg Age
34

Avg HH Income
\$144,425

Bachelors or Higher
69%

DRIVE TIMES



South Station
5 MINS

Cambridge
10 MINS

I-93
2 MIN

I-90
3 MINS



RIDING THE RED LINE
(from Broadway Station)

2

minutes to
SOUTH STATION



4

minutes to
DOWNTOWN CROSSING

11

minutes to
KENDALL /MIT

18

minutes to
QUINCY CENTER

NEARBY AMENITIES



wahlburgers



Total Wine & MORE

250 DORCHESTER AVE

SOUTH BOSTON

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