

DOWNTOWN BOSTON

FLAGSHIP
RESTAURANT
OPPORTUNITY

OneBostonPlace

FLAGSHIP RESTAURANT OPPORTUNITY

7,086 SF available at One Boston Place in the heart of **Downtown Boston**

- Complete with sunny, **outdoor patio seating**, ventilation shaft and utilities brought to the space, this property is being prepared for delivery **Fall 2016**
- Views of the Boston Harbor, the Custom House tower and the Rose Kennedy Greenway
- **20-foot ceilings** (variable) with large, **floor-to-ceiling windows**
- Designated entry vestibule and shared loading dock on-site
- Available mezzanine and lower-level spaces, if desired
- Walkable to the entire Downtown submarket within 10 minutes
- Opportunity for nearby parking and possible valet



TRAFFIC DRIVERS

36 MSF of office space within 0.5-mile radius

Adjacent to the Freedom Trail (4M annual visitors)

New luxury residential projects within walking distance



RETAIL & DINING

b.good, Clover, DSW, Equinox, Forever 21, GEM Nightclub & Bar, Mast', King Street Tavern, PAUL Bakery, Primark, Roche Bros, Ruth's Chris Steak House, Staples, Starbucks, Thirst Juice Co., and many more



LOCATION & VISITORS

South of City Hall Plaza/ Government Center, across the street from historic Old State House.

Less than 0.5 mile away from Faneuil Hall Marketplace (70+ local/national retailers, 18M annual visitors)



HOTEL

10+ hotels within one mile
1,450+ rooms in immediate neighborhood



ACCESS

Immediate access to MBTA Blue, Green, Orange and Red Lines plus multiple bus stops

10-minute walk to South Station, just under 14 minutes to North Station (both Amtrak, commuter rail and MBTA service)



The asset is owned by a partnership between TIAA and Ivanhoe Cambridge, two large global real estate industry leaders with a long-term view of this property

LOCATION OVERVIEW

The immediate Downtown submarket is one of the most active districts in New England, boasting the region's **highest pedestrian count**. Recent office deals with BNY Mellon, Sonos, Carbonite, Arnold (Havas) and many more have further strengthened this neighborhood.

Residential activity is robust with the most expensive condo at Millennium Tower under agreement (\$37M at time of production) in addition to boasting 90% of the 442 units have been sold. Millennium Tower will be the tallest residential building in Boston. This project is complemented by other nearby luxury residential projects Millennium Place (256 units), 45 Province Street (145 units), The Residences at the Ritz (209 units), The Residences at the W Hotel (123 units) and many, many more.

Recent retail transactions have been a huge boost of strength to this neighborhood. **Wildly successful openings** include grocer **Roche Bros.**, apparel giants **Primark** and **Forever 21** (coming soon), and new dining selections such as Pret A Manger, PAUL Bakery, Caffé Nero, LX by Legal Seafoods and Clover among several others.



PAUL Bakery at One Boston Place



*The Burnham Building, Primark & Roche Bros.
(Millennium Tower behind)*



One Boston Place from State Street

DOWNTOWN HIGHLIGHTS

RESIDENTIAL

- **Millennium Place:** 256 luxury, residential units
- **Millennium Tower**
 - 60 stories, tallest building in Boston
 - 442 luxury condominiums, \$1.5B in condominium sales
 - 95,000 SF retail

RETAIL

- **The Burnham Building**
 - PRIMARK: 77,000 SF, first U.S. location
 - ROCHE BROS: 25,000 SF, first urban Boston location/format

HOTEL

- **The Godfrey Hotel Boston**
 - Opened in Fall 2015 on Washington Street (formerly Black and Amory office buildings)
 - 242-key, upscale boutique hotel aimed at young/tech guests

UNIVERSITIES & COLLEGES

- Suffolk University and Emerson College make up over 1 MSF of real estate in Downtown Crossing (over 50+ colleges and universities Greater Boston)

RECREATION

- Short walk to multiple public parks (Rose Kennedy Greenway, Dewey Square, Boston Common, Post Office Square)



DEMOGRAPHICS

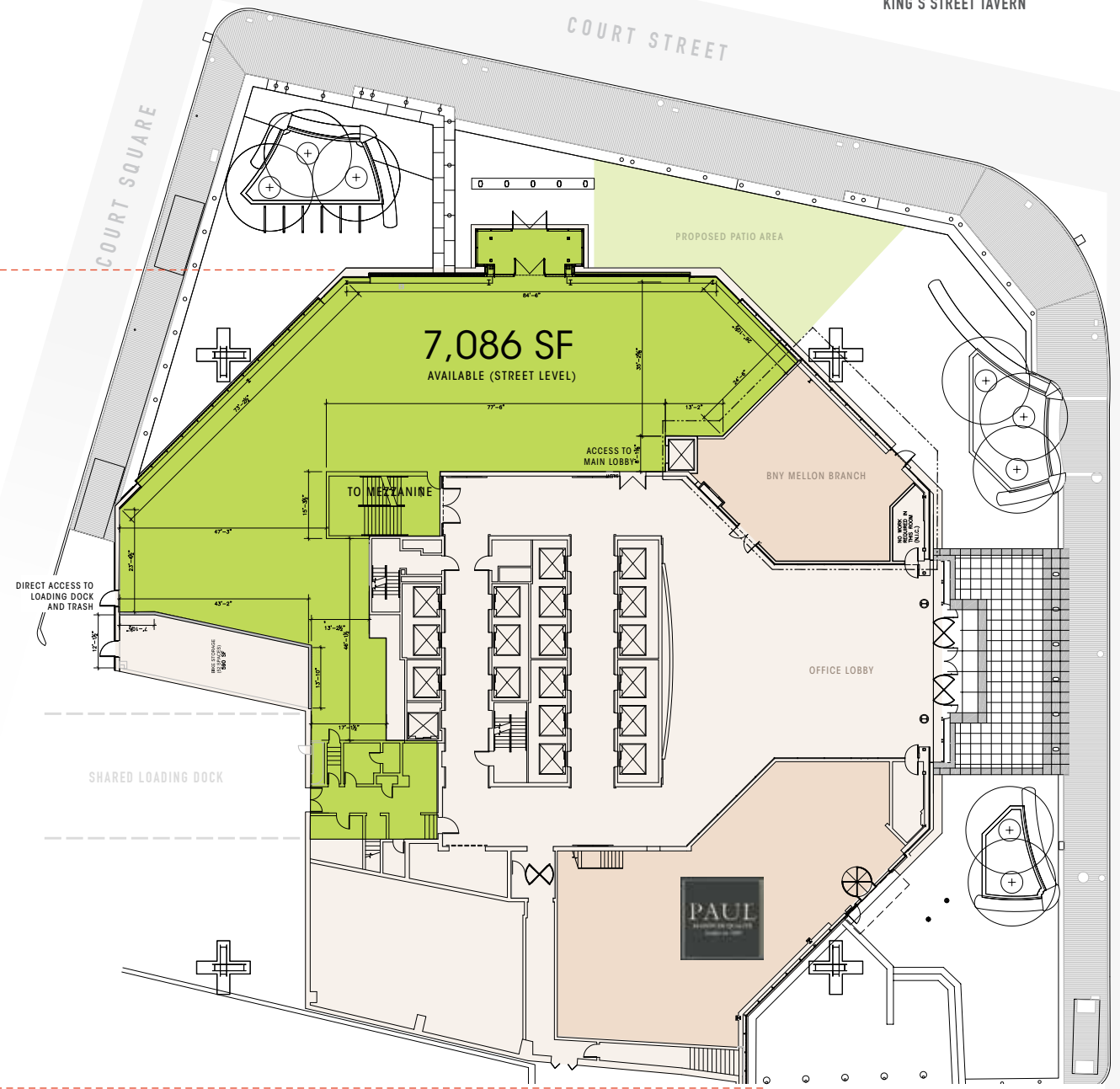
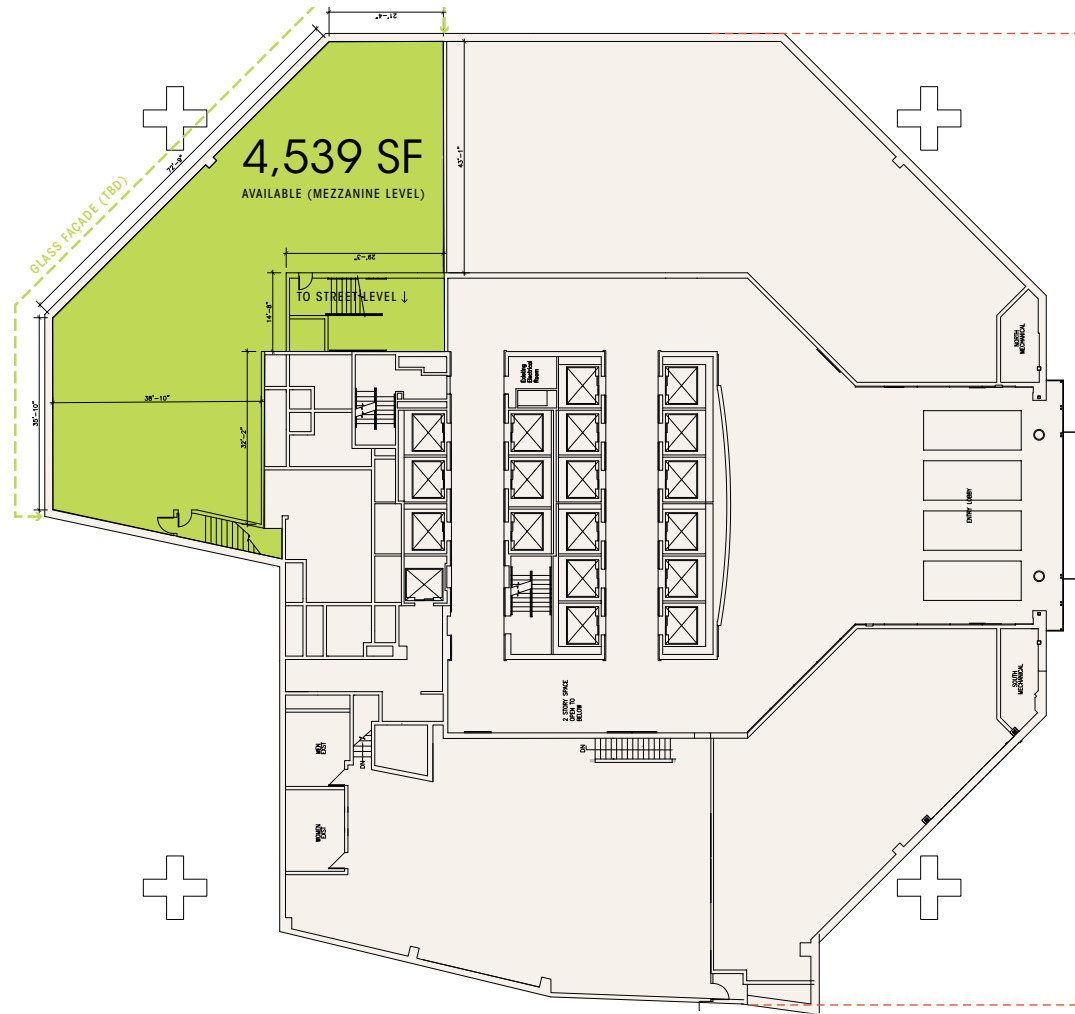
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2015 EST. POPULATION	1,943	20,549	41,413	49,699
2015 EST. HOUSEHOLDS	1,026	11,123	22,021	26,199
2015 EST. AVG. HOUSEHOLD INCOME	\$128,425	\$123,802	\$116,802	\$116,675
2015 EST. DAYTIME POPULATION	84,600	184,465	260,901	315,775

RECENT ADDITIONS TO MARKET



FLOOR PLANS

- 20-foot ceilings (variable)
- Restaurant-ready with utilities planned in space
- Bright, windowed-space
- Proposed outdoor seating



AMES HOTEL

KING'S STREET TAVERN

(60 STATE STREET) →
28 STATE STREET



OLD STATE HOUSE
(53 STATE STREET) →

PRET A MANGER

STARBUCKS

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