



501 BOYLSTON

COPLEY SQUARE

±175,000 SF

BACK BAY OFFICE OPPORTUNITY BOSTON, MA

**±175,000 SF
AVAILABLE
IMMEDIATELY**

OPPORTUNITY

8TH FLOOR - 61,513 SF

7TH FLOOR - 62,173 SF

6TH FLOOR - 51,515 RSF

- High ceilings, internal lightwells and oversized windows provide exceptional natural light and dramatic views of the Back Bay and Copley Square
- In-building parking garage
- Unique 60,000 SF floor plates with generous column spacing
- Spectacular build-out opportunities allow tenants to showcase their unique personalities and cultures
- On-site Boston Sports Club fitness center and pool along with several other in-building retailers



NEWLY RENOVATED LOBBY

WITH ENTRANCES ON BOYLSTON & NEWBURY STREETS



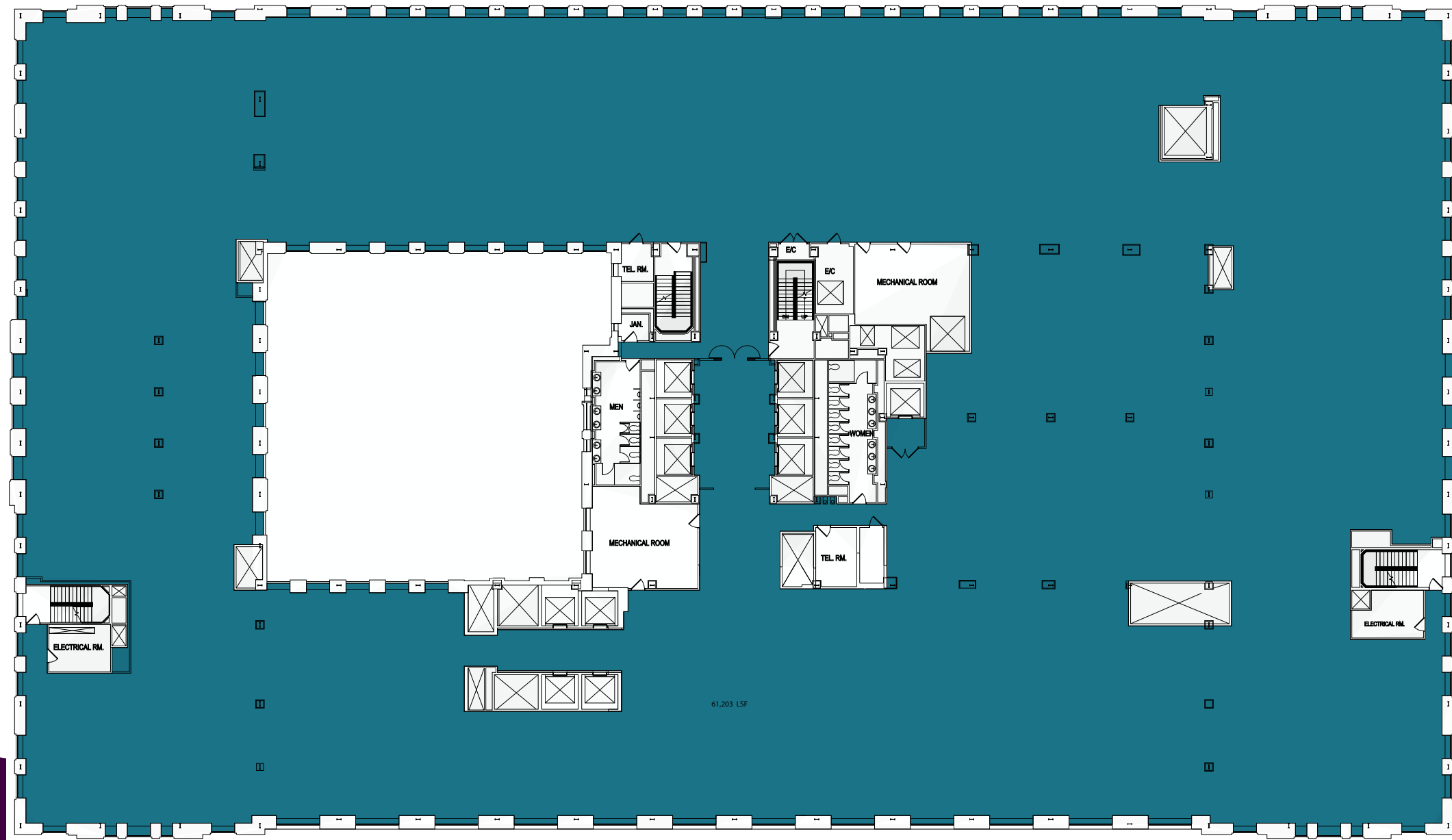
IMPRESSIVE VIEWS

NORTH FACING VIEWS FROM BUILDING



CREATIVE INTERIOR DESIGN





CORE & SHELL PLAN

8TH FLOOR | 61,513 SF

OFFICE-INTENSIVE FULL FLOOR PLAN

WORKSTATIONS - 33

OFFICES - 84

BENCH SEATING - 92

TOTAL STAFF - 209



TEST FIT PLAN

7TH FLOOR | 62,173 SF

OPEN FULL FLOOR PLAN

WORKSTATIONS - 65

OFFICES - 28

BENCH SEATING - 178

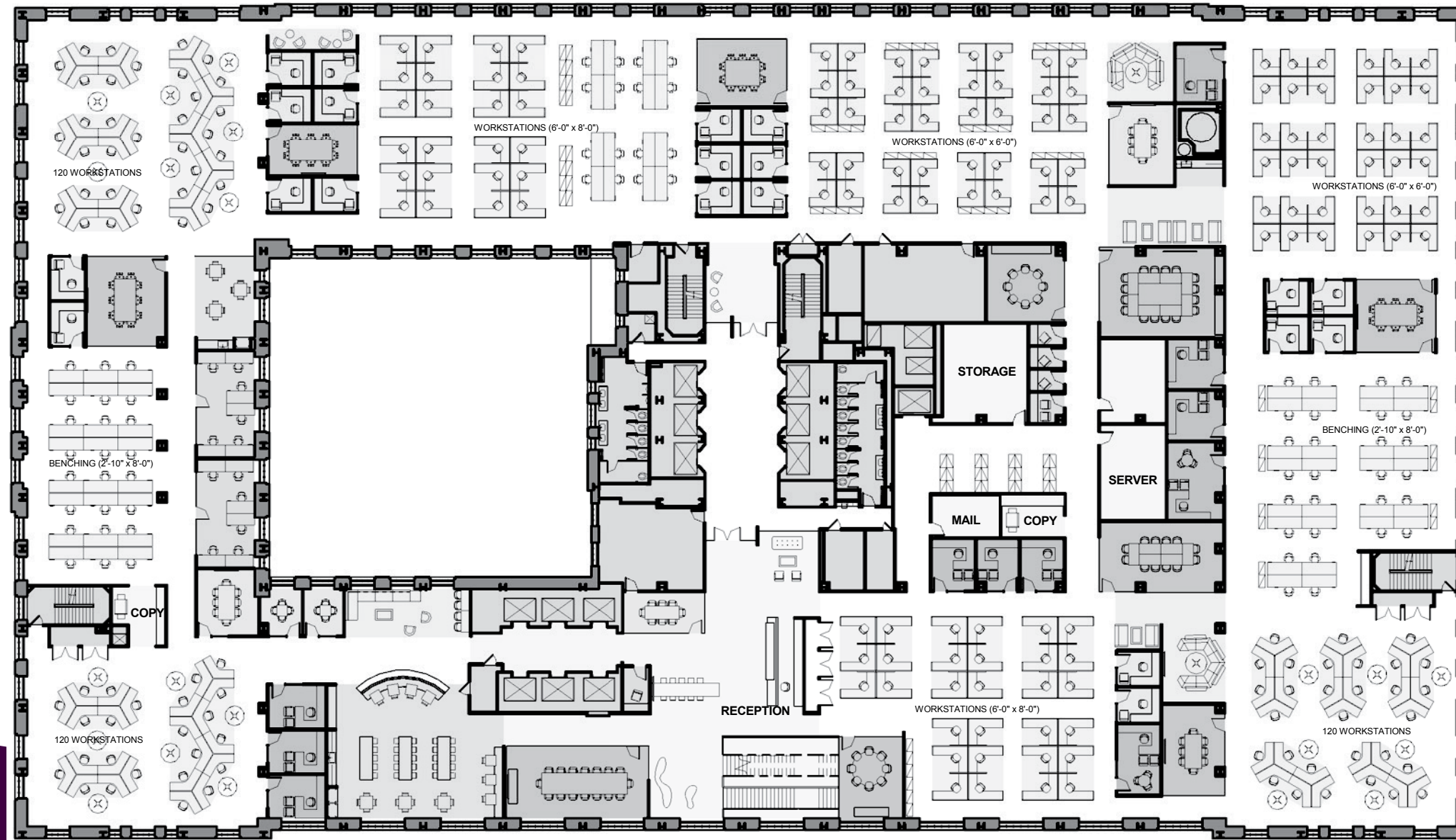
TOTAL STAFF - 271



TEST FIT PLAN

7TH FLOOR | 62,173 SF

HIGH-DENSITY FULL FLOOR PLAN



WORKSTATIONS - 28

OFFICES - 39

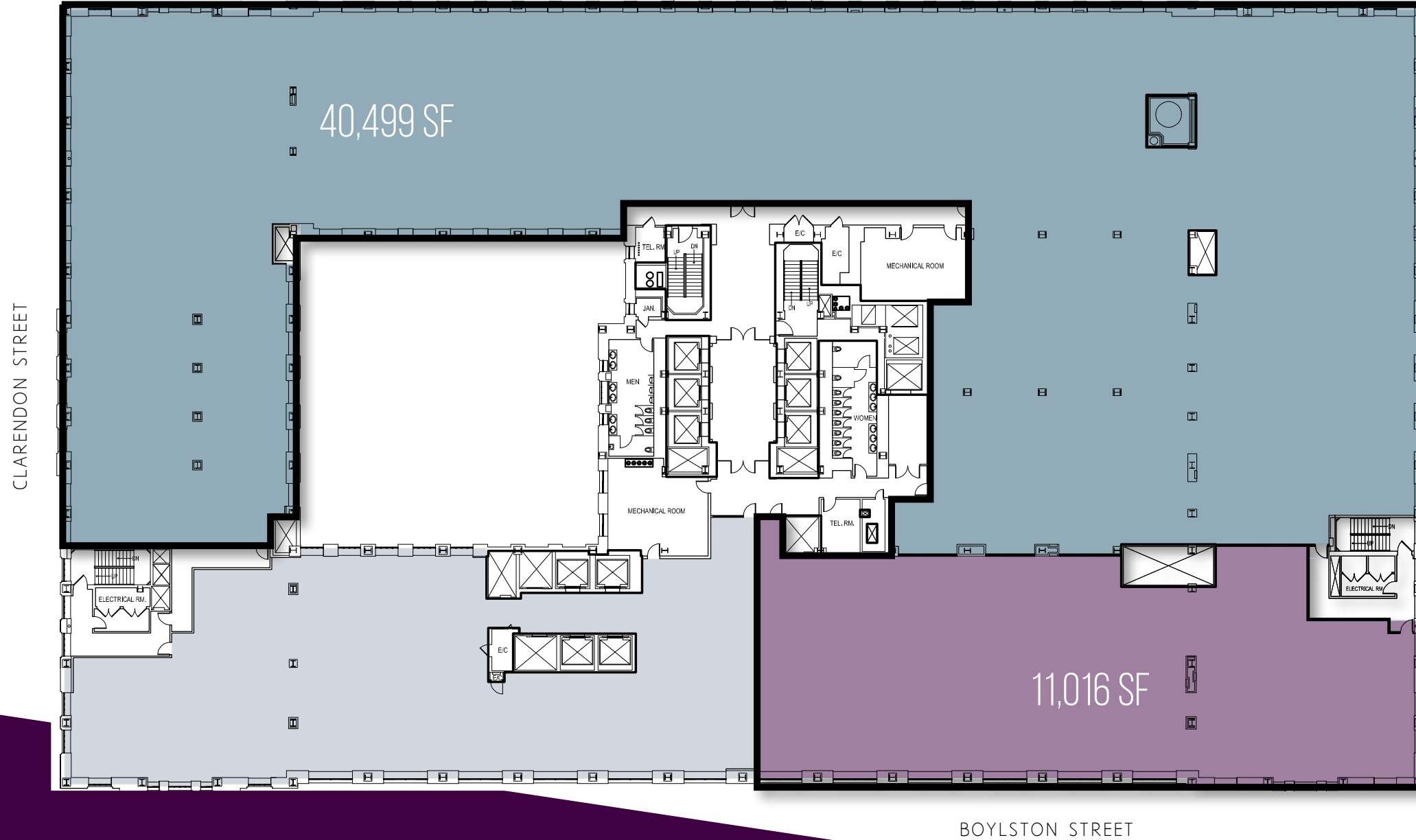
CONFERENCE ROOMS - 24

TOTAL STAFF - 324

TEST FIT PLAN

8TH FLOOR | 61,513 SF

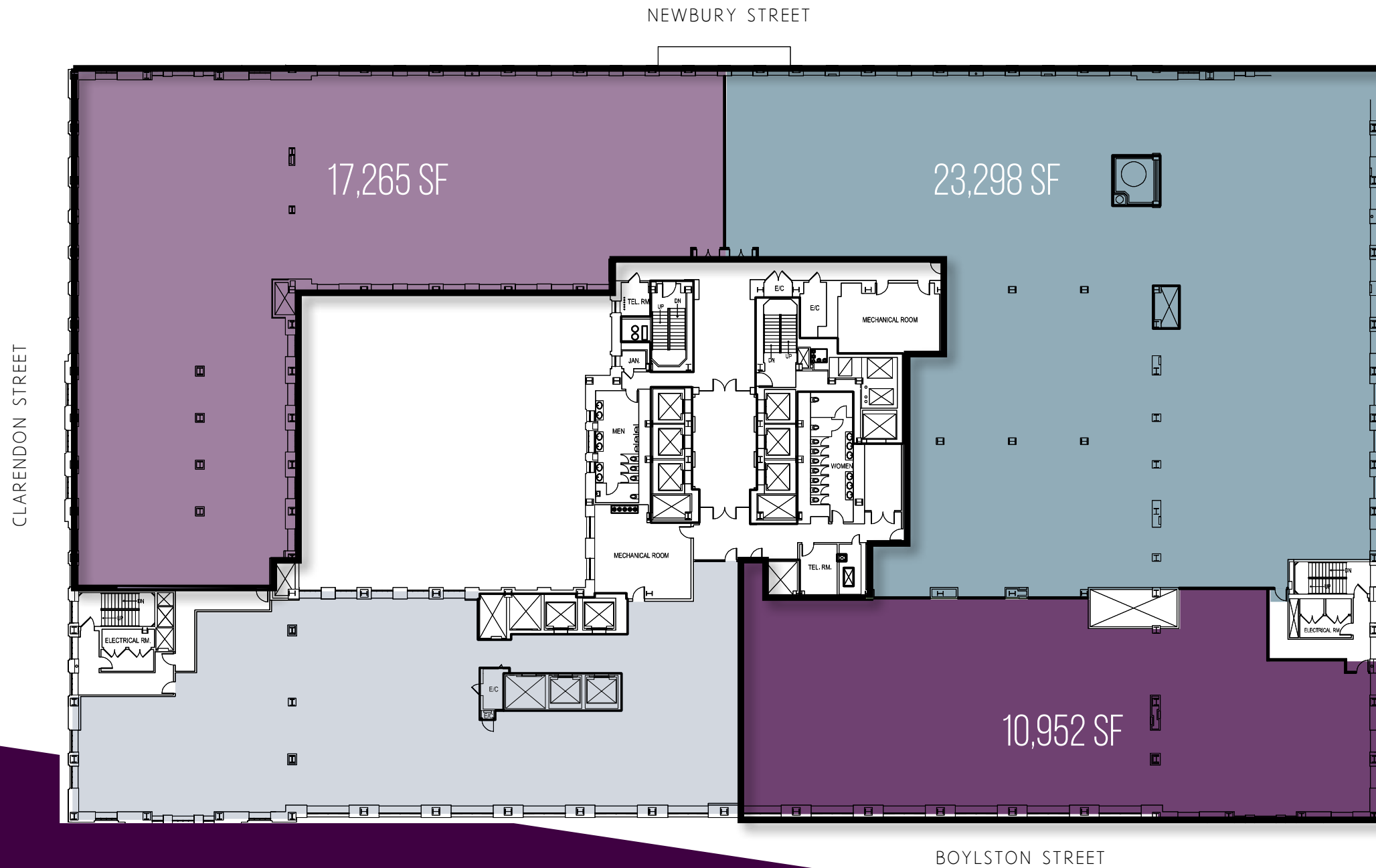
NEWBURY STREET



BOYLSTON STREET

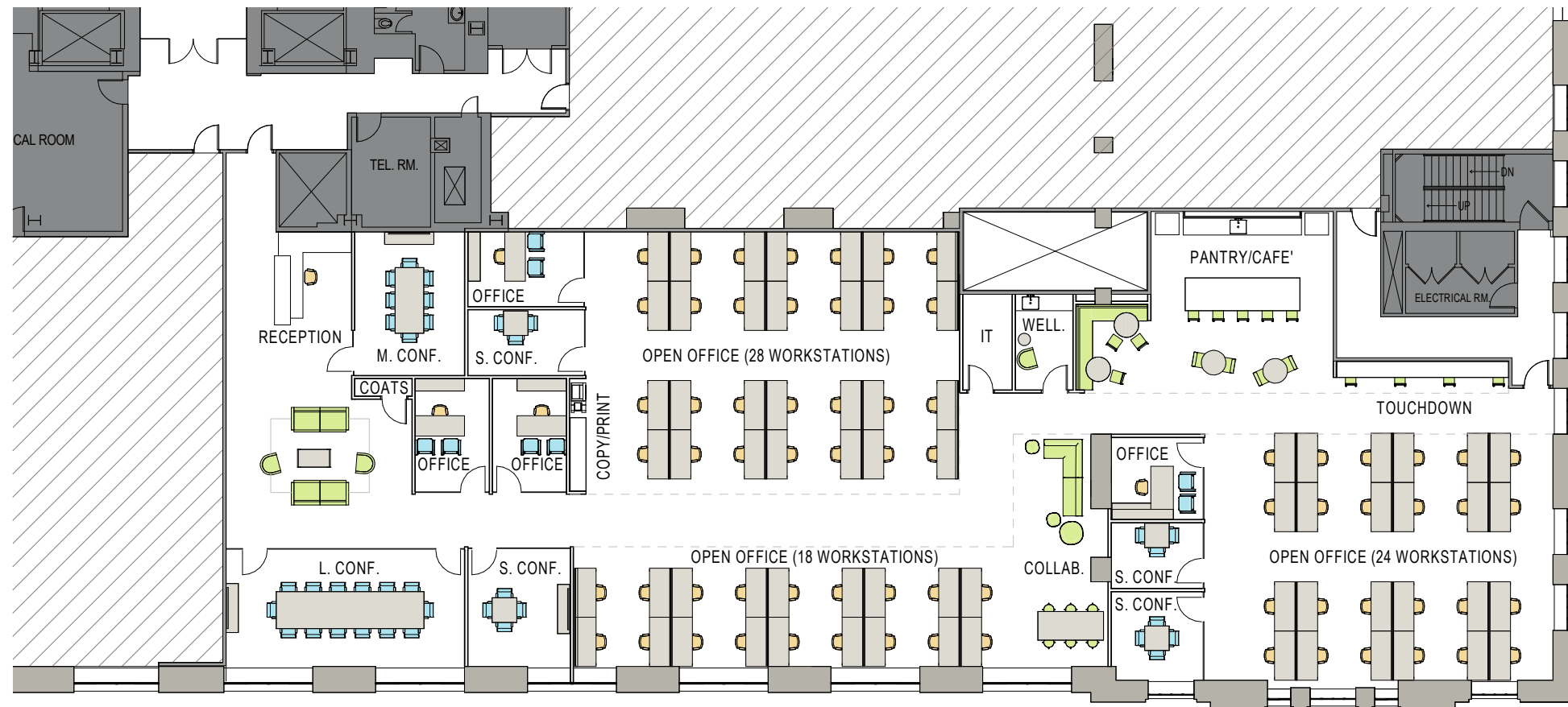
SIXTH FLOOR SUBDIVISION PLAN

POTENTIAL SUBDIVISION PLANS | 51,515 SF

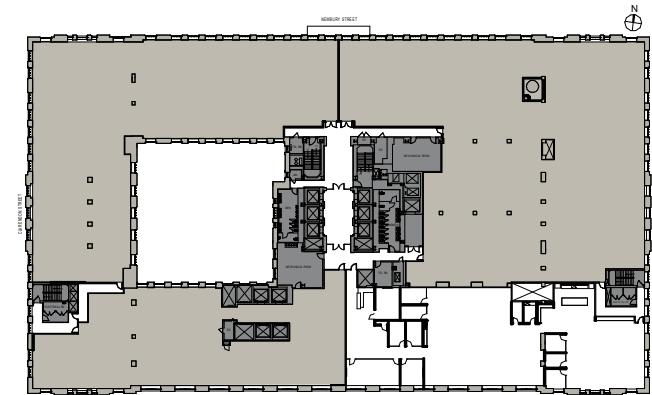


SIXTH FLOOR SUBDIVISION PLAN

POTENTIAL SUBDIVISION PLANS | 51,515 SF



FIT PLAN LEGEND		
PROGRAM TYPE	COUNTS	COMMENTS
	ACTUAL	
RECEPTION	1	
LARGE CONFERENCE ROOM	1	SEATS 14
MEDIUM CONFERENCE ROOM	1	SEATS 8
SMALL CONFERENCE ROOM	4	SEATS 3-4
OFFICE	4	
OPEN OFFICE WORKSTATION	70	
PANTRY/CAFE'	1	
WELLNESS ROOM	1	
OPEN COLLABORATION SPACES	1	
TOUCHDOWN AREAS	1	
COPY/PRINT	1	
COAT CLOSET	1	
IT ROOM	1	

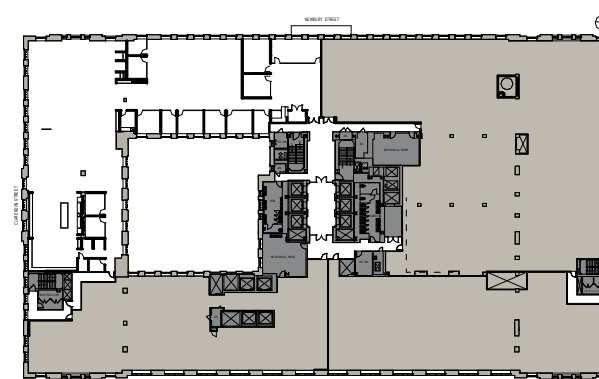


SIXTH FLOOR SUBDIVISION PLAN

POTENTIAL LAYOUT | 10,952 SF

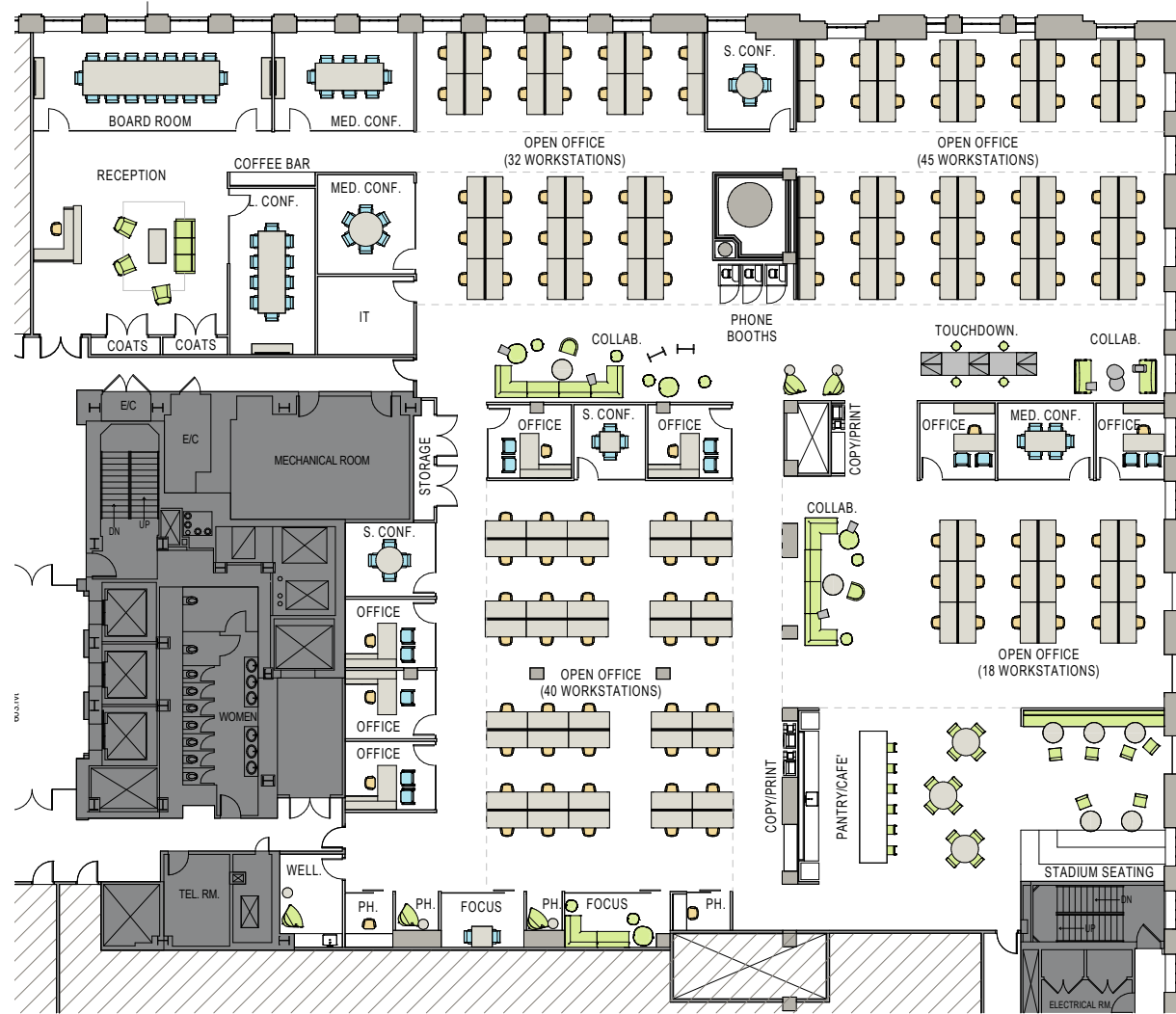


FIT PLAN LEGEND		
PROGRAM TYPE	COUNTS	COMMENTS
	ACTUAL	
RECEPTION	1	
LARGE CONFERENCE ROOM	1	SEATS 14
MEDIUM CONFERENCE ROOM	5	SEATS 6-8
SMALL CONFERENCE	4	SEATS 4
OPEN OFFICE WORKSTATION	79	
OFFICE	6	
PANTRY/CAFE	1	
COFFEE BAR	2	
WELLNESS ROOM	1	
PHONE BOOTHS	8	
OPEN COLLABORATION SPACES	1	
TOUCHDOWN AREAS	2	
COPY/PRINT	1	
COAT CLOSET	1	
STORAGE ROOM	1	
IT ROOM	1	

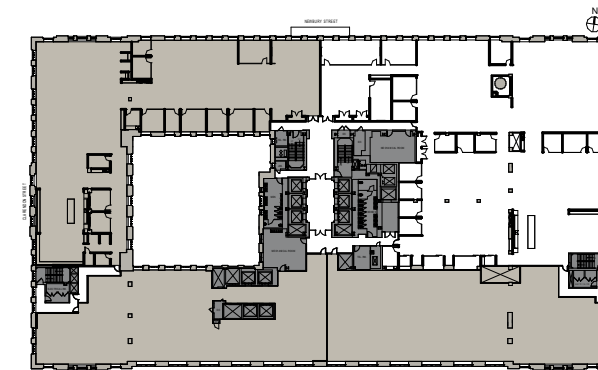


SIXTH FLOOR SUBDIVISION PLAN

POTENTIAL LAYOUT | 17,265 SF



FIT PLAN LEGEND		
PROGRAM TYPE	COUNTS	COMMENTS
	ACTUAL	
RECEPTION	1	
BOARD ROOM	1	SEATS 16
LARGE CONFERENCE ROOM	1	SEATS 10
MEDIUM CONFERENCE ROOM	3	SEATS 6-8
SMALL CONFERENCE ROOM	3	SEATS 4
FOCUS ROOM	2	SEATS 2
OFFICE	7	
OPEN OFFICE WORKSTATION	135	30" X 72"
PANTRY/CAFE	1	
COFFEE BAR	1	
WELLNESS ROOM	1	
PHONE ROOMS / BOOTHS	7	
OPEN COLLABORATION SPACES	3	
TOUCHDOWN AREAS	1	
COPY/PRINT	2	
COAT CLOSET	1	
STORAGE ROOM	1	
IT ROOM	1	



SIXTH FLOOR SUBDIVISION PLAN

POTENTIAL LAYOUT | 23,298 SF

AMENITIES & TRANSIT



SOUTH END

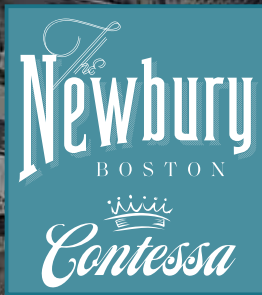
BACK BAY FENS



M I S T R A L



SAMURAI SUSHI



OAK LONG BAR + KITCHEN

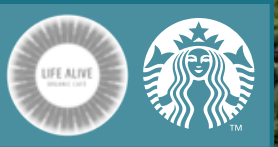
SORELLINA



DIG

BOYLSTON STREET

NEWBURY STREET



COMMONWEALTH AVENUE



BOSTON PUBLIC LIBRARY



sweetgreen



501 BOYLSTON
COPLEY SQUARE

THINKING CUP COFFEE SHOP

Tatte by CHLOÉ.
BAKERY & CAFÉ

PARISH
— CAFE & BAR —



GRECO

HYNES CONVENTION CENTER

UNI RESTAURANT

Deuxave



FOUR SEASONS
Hotels and Resorts

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