

BE PART OF THE TRANSFORMATION AT

131 DARTMOUTH

BOSTON, MA



Growth
Flexibility



Below-Grade
Parking



Outdoor
Space



Area
Amenities

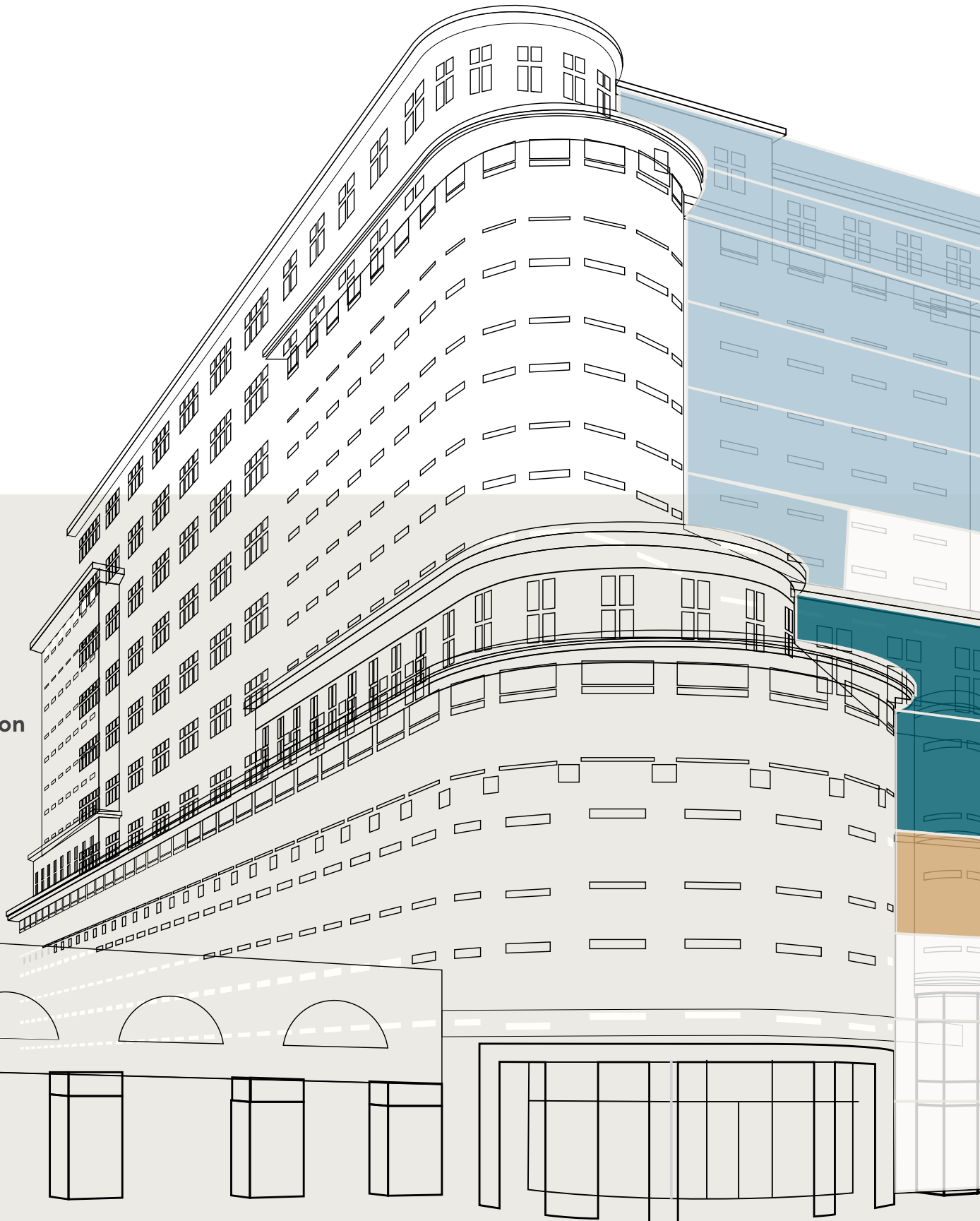


Equinox Full-Service
Fitness Center

AVAILABILITY

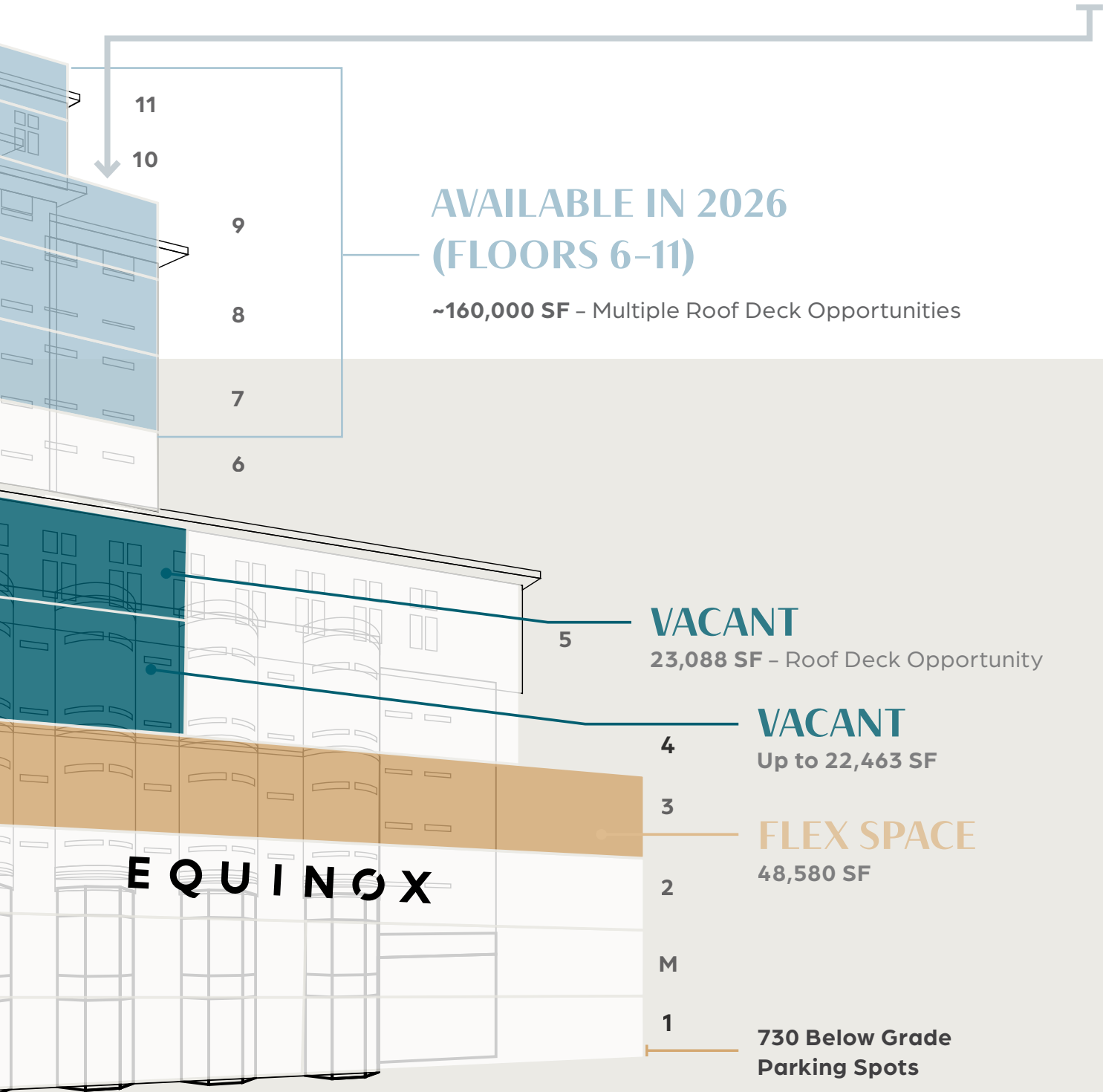
Stacked in your favor

Back Bay
Transit Station





VIEW FROM 10TH FLOOR ROOF DECK



**AVAILABLE IN 2026
(FLOORS 6-11)**

~160,000 SF - Multiple Roof Deck Opportunities

VACANT

23,088 SF - Roof Deck Opportunity

VACANT

Up to 22,463 SF

FLEX SPACE

48,580 SF

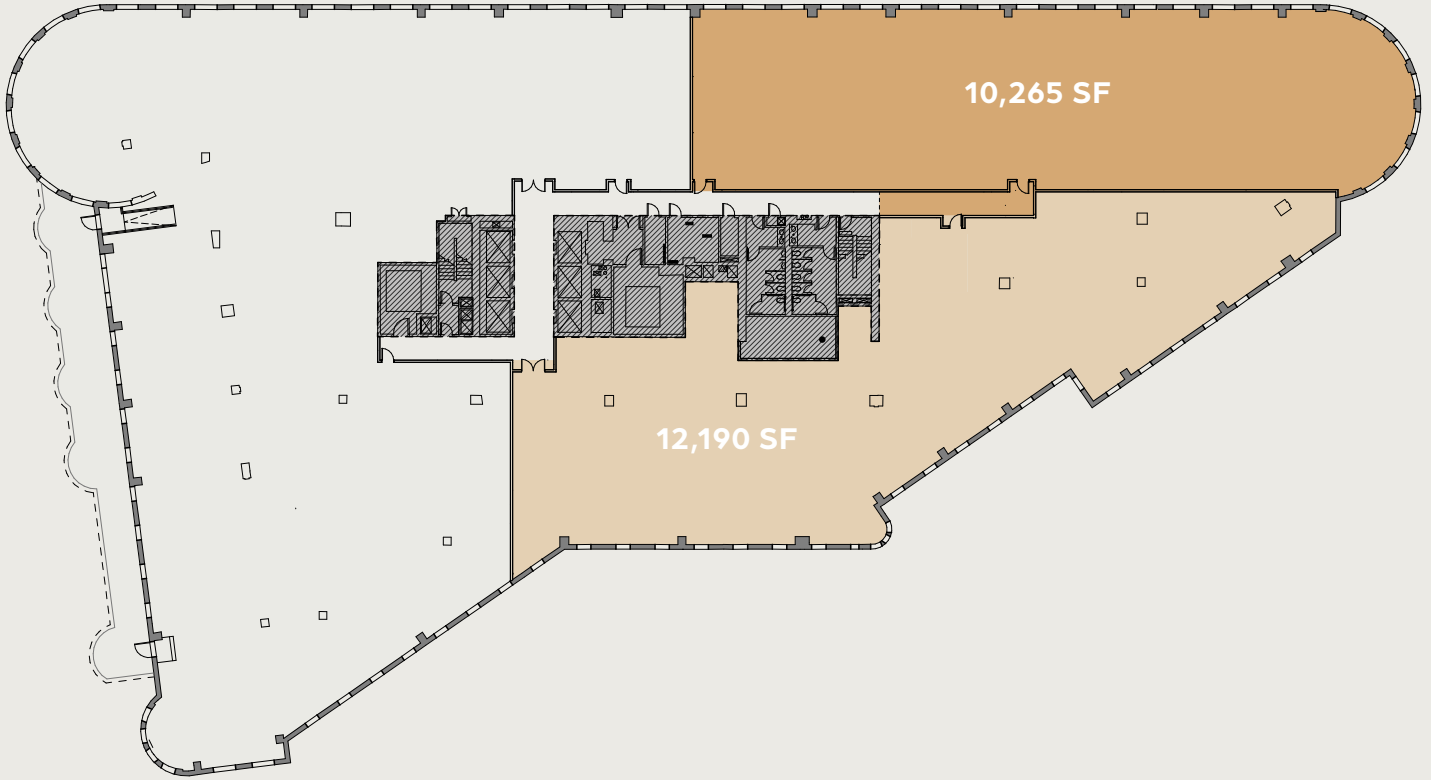
730 Below Grade
Parking Spots

EQUINOX

FLOOR PLANS

FOURTH FLOOR

Speculative Fit Plan 10,265–22,463 SF



FIFTH FLOOR

As Built Plan 23,088 SF

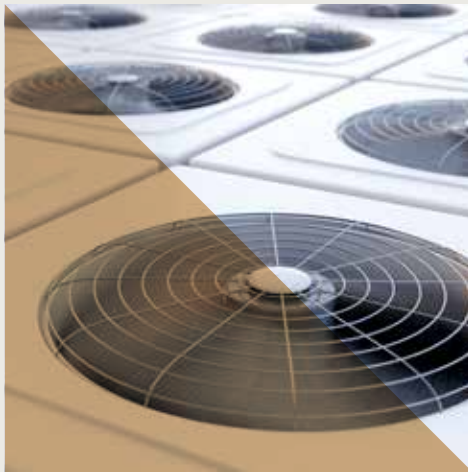




131 Dartmouth received LEED Gold certification in 2022. In addition, the building is ES certified and provides the following:



HVAC ionization system installed in every AHU in the building

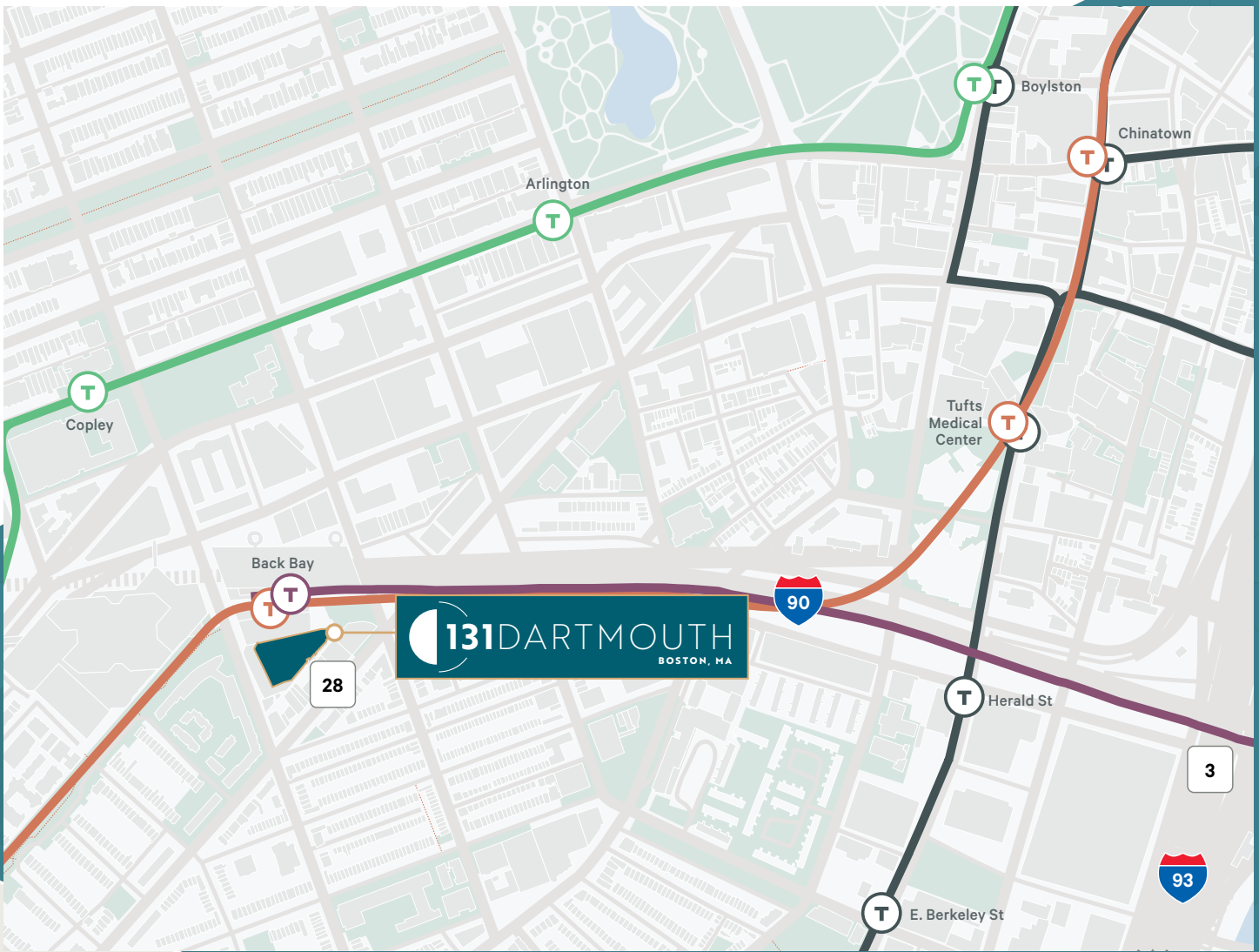


EV charging stations (4) installed on ground level of garage (free charging for office tenants)



LED retrofit for building common area and garage

SUSTAINABILITY



EASY ACCESS



STEPS to
Back Bay Station



5 MINUTE
walk to Copley Station



1 MINUTE
from the Mass Pike



10 MINUTES
from Logan Int/ Airport

ABUNDANT AREA AMENITIES

WITHIN 0.5 MILES

13
Theaters & Museums

16
Parking Garages

19
Hotels

27
Coffee Shops

101
Fast-Casual Eateries
& Restaurants

6,572
Residential Units



THE NEIGHBORHOOD

CONTACT US

JON FRENI
Senior Vice President
+1 617 912 7044
jonathan.freni@cbre.com

TIM LAHEY
Senior Vice President
+1 617 933 0158
tim.lahey@cbre.com

JEFF LANDERS
Senior Vice President
+1 617 933 0155
jeff.landiers@cbre.com



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.