

1330 BOYLSTON STREET

FENWAY - Boston, Massachusetts



1330 BOYLSTON STREET is a \$150 million mixed-use building completed in late fall of 2008.

It includes 200 luxury apartments, 95,000 sf of office space and 15,000 sf of retail space.

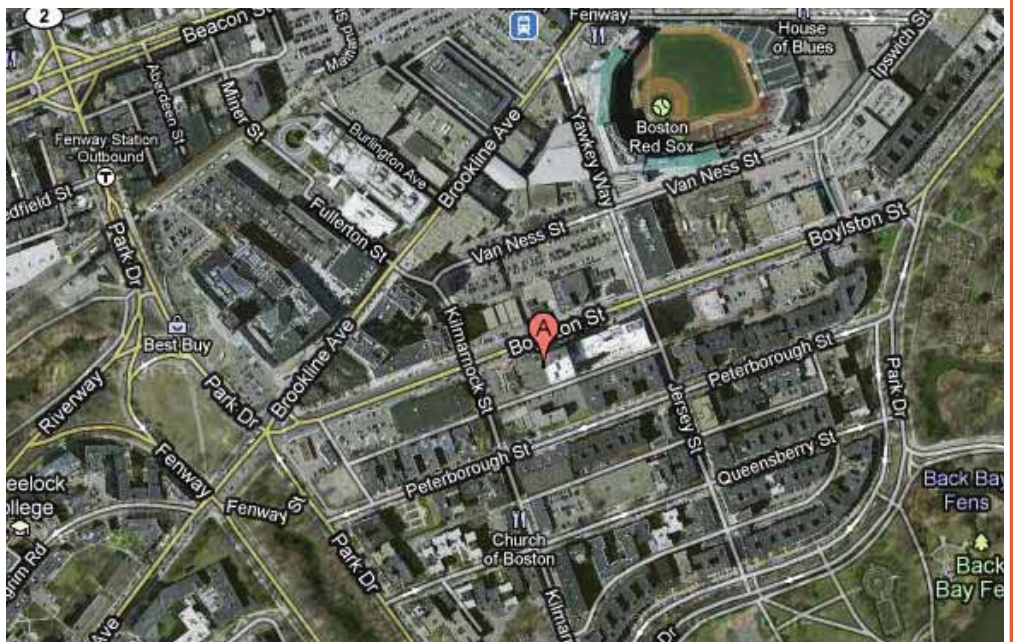
The property is currently fully leased for the exception of this one last opportunity.

► **CO-TENANCY:**

- Basho Japanese Brasserie
- The Upper Crust Pizzeria
- The Citizen (by Franklin Cafe),
- Fenway Health Center.

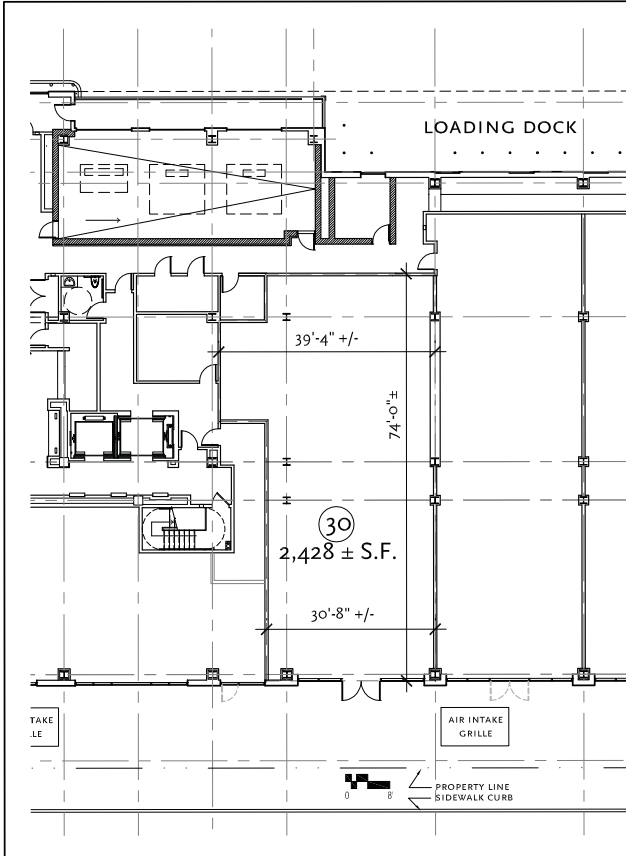
► **SQUARE FOOTAGE:**

2,405 sf +/-



NEIGHBORHOOD DEMOGRAPHICS

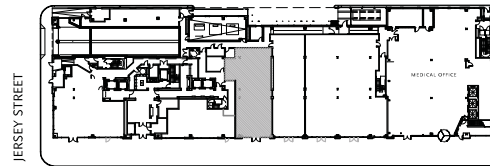
	0.5 MILES	1 MILE	3 MILES
POPULATION (2010)	27,620	80,157	489,730
POPULATION (2009)	24,070	73,474	464,369
TOTAL INCREASE	12%	10%	5%
AVERAGE HH INCOME	\$74,646	\$81,207	\$84,389



TENANT SPACE 30 PLAN



TENANT SPACE 30 ELEVATION



BOYLSTON STREET

SPACE 30



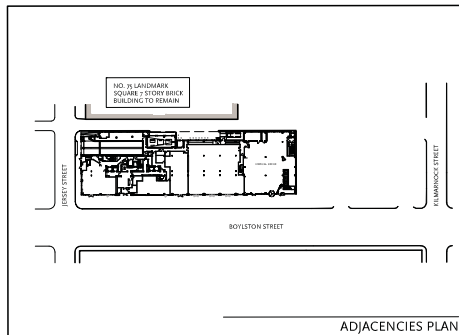
DATE:
NOVEMBER 11, 2008

ELKUS | MANFREDI
ARCHITECTS

300 A STREET
BOSTON MASSACHUSETTS 02210

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SAMUELS & ASSOCIATES

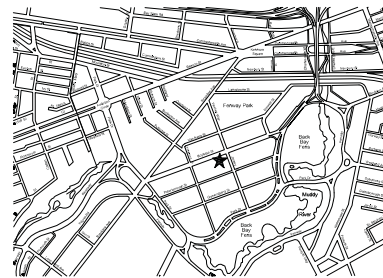


ADJACENCIES PLAN

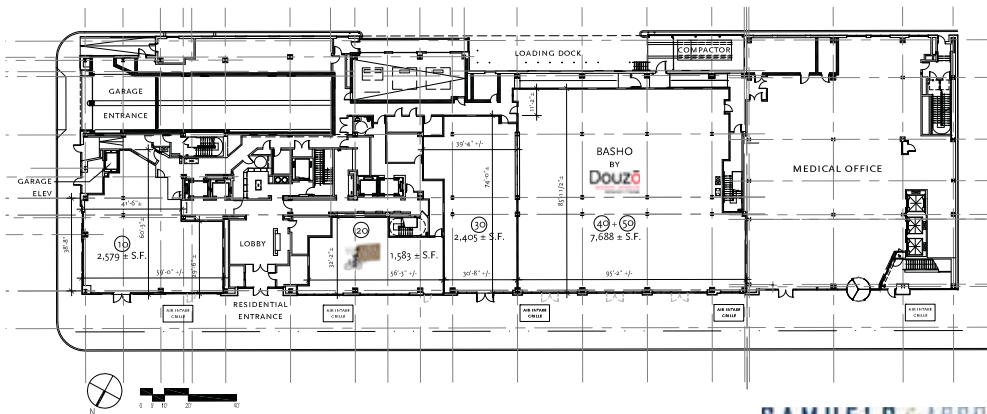
1330 BOYLSTON LEASING DIAGRAM

SPACE	SQUARE FOOTAGE
TENANT 10	2,579 ± S.F.
TENANT 20	1,583 ± S.F.
TENANT 30	2,405 ± S.F.
TENANT 40 - 50	7,688 ± S.F.
OFFICE	91,518 ± S.F.
RESIDENTIAL	200 UNITS
PARKING	278 SPACES

PARKING SPACES PER LEVEL:
B1 - B0 TOTAL - 3 H.C.
B2 - B07 TOTAL - 2 H.C.
B3 - B1 TOTAL



VICINITY PLAN



SAMUELS & ASSOCIATES



DATE:
MAY 07, 2008

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