

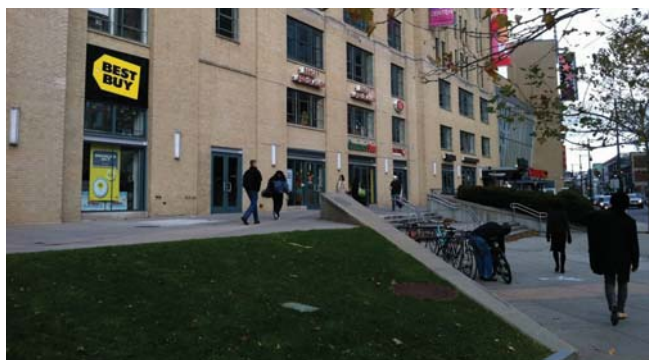
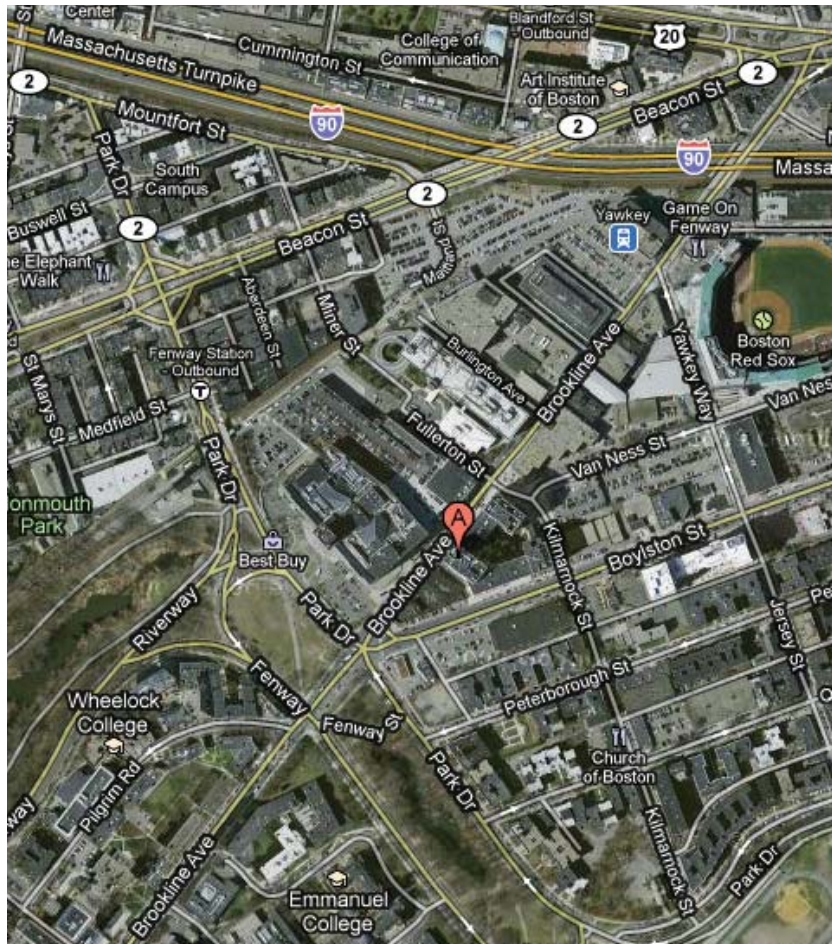
401 Park Drive – Landmark Center

Fenway, Boston, Massachusetts



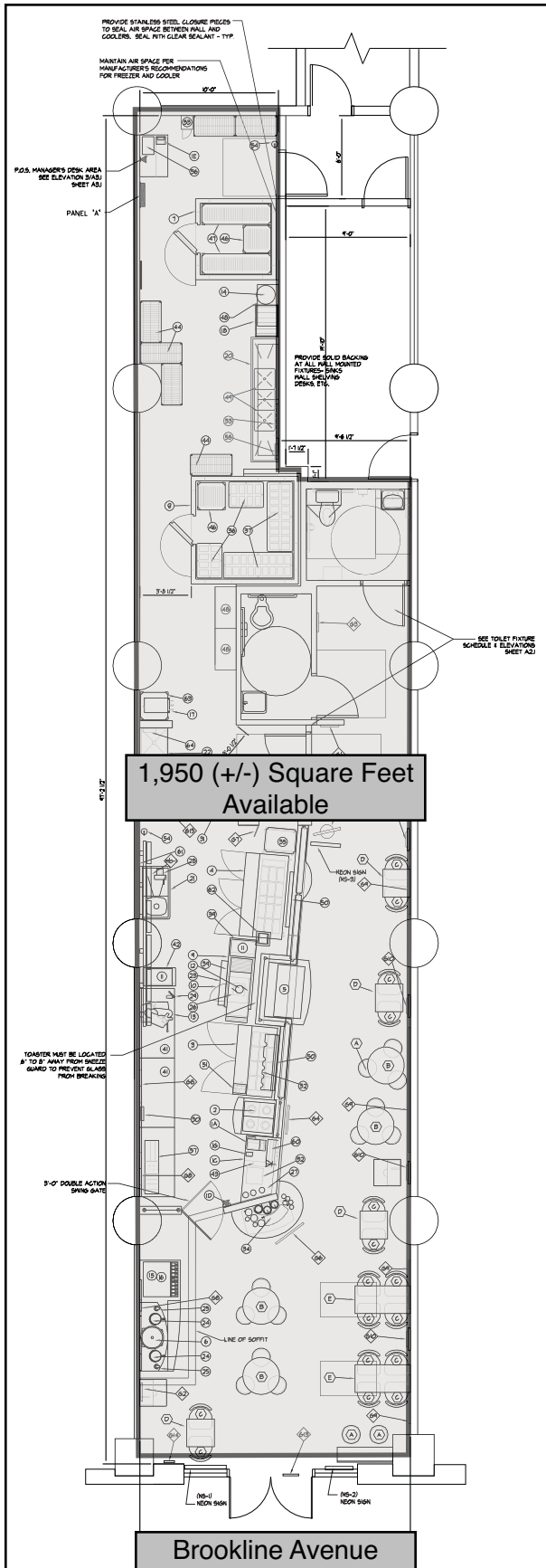
401 PARK DRIVE, Boston, MA – The Landmark Center – is a cornerstone of the rapidly developing Fenway Neighborhood. Located adjacent to the \$200M mixed-use Trilogy building providing almost 600 luxury apartments, roughly 50k sf of retail space and a 600 car sub-surface garage. Within a five minute walk of this location, there are 20M SF of office/lab space (LMA 74,000 workers) and 80,000 college students.

- ▶ +/- 1,950 SF Are available on the street level.
- ▶ The space is currently built out as a Quiznos.
- ▶ This space is available upon lease execution.
- ▶ Starbucks, Best Buy, Fed Ex/Kinko's, Citibank, Boston Sports Clubs, REI, Panera, Longhorn Steakhouse, Regal Cinema and Staples.



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DEMOGRAPHICS:

MARKET PROFILE	0.5 MILE	1 MILE	3 MILES
POPULATION 2010 estimate	27,620	80,157	489,730
POPULATION 2009 estimate	24,070	73,474	464,369
TOTAL INCREASE	12%	10%	5%
AVERAGE HOUSEHOLD INCOME 2009 estimate	74,646	81,207	84,389