

607

BOYLSTON

BOSTON, MASSACHUSETTS

RICH IN HISTORY STEPS FROM LUXURY

Situated alongside the picturesque Charles River in Boston's historic Back Bay neighborhood, 607 Boylston Street offers unparalleled convenience and superior access.

Famous for its rows of Victorian-era brownstones and architecturally-significant buildings, including the Boston Public Library and Trinity Church, the Back Bay reigns as one of Boston's premier shopping destinations. Steps from the famed Newbury Street shopping district, the Copley Place shopping center and the Shoppes at the Prudential Center, there is no shortage of luxury retailers in the area. From the Mandarin Oriental to the Taj, ritzy hotels combine with upscale dining to round out the Back Bay's skyline.

In addition to these world-class retail options, the Back Bay boasts an abundance of other amenities. The neighborhood's location along the Charles River allows for a considerable amount of waterfront property, and the Charles River Esplanade is a popular greenspace for walkers, runners, and cyclists. Boston Public Gardens and Boston Common are practically right next door, giving residents and tourist alike easy access to the city's most famous parks. The Prudential Center Skywalk Observatory provides one of the best vantage points for soaking in views of Boston, and outdoor concerts can be found at the Hatch Memorial Shell.



CHARLES RIVER

BACK BAY AT A GLANCE

49% RESIDENTS AGED 18-34

5 HIGHER EDUCATION INSTITUTIONS

83% RESIDENTS THAT HAVE BA DEGREE OR HIGHER

1/2 MORE THAN OF 1/2 BACK BAY COMMUTERS WALK TO WORK



PRUDENTIAL TOWER

NEWBURY STREET

BUTTERMILK & BOURBON

HANCOCK TOWER

STARBUCKS

THE MET

WINSTON FLOWERS

LOLITA

BOLOCO

NIKE

BEN & JERRY'S

CVS

ATLANTIC FISH

DUNKIN DONUTS

SWEETGREEN

COPLEY

APPLE

ABE & LOUIE'S

THE LENOX

FAIRMONT COPLEY

LORD & TAYLOR

WESTIN COPLEY

EATALY

STAR MARKET

BOSTON MARIOTT

COPLEY PLACE

BACK BAY

LUCCA

NEIMAN MARCUS

SALTY PIG

BARNEYS

CHEESECAKE FACTORY

COLONNADE BOSTON

CHARLES RIVER

10 MINUTES

5 MINUTES

1 MINUTE

ARLINGTON

BACK BAY

HYNES

PRUDENTIAL

90

90

STUART STREET

COLUMBUS AVENUE

BEACON STREET

CLARENCE STREET

TRINITY PLACE

BLAGDEN STREET

BOYLSTON STREET

EXETER STREET

FAIRFIELD STREET

STORROW DRIVE

GLoucester Street

Haverford Street

Belvidere Street

Masachusetts Avenue

Edgarly F

Fenway

Hemenway Street

Belvidere Street

Clearway Street

Belvidere Street

AT THE CORNER OF VALUE & CONVENIENCE

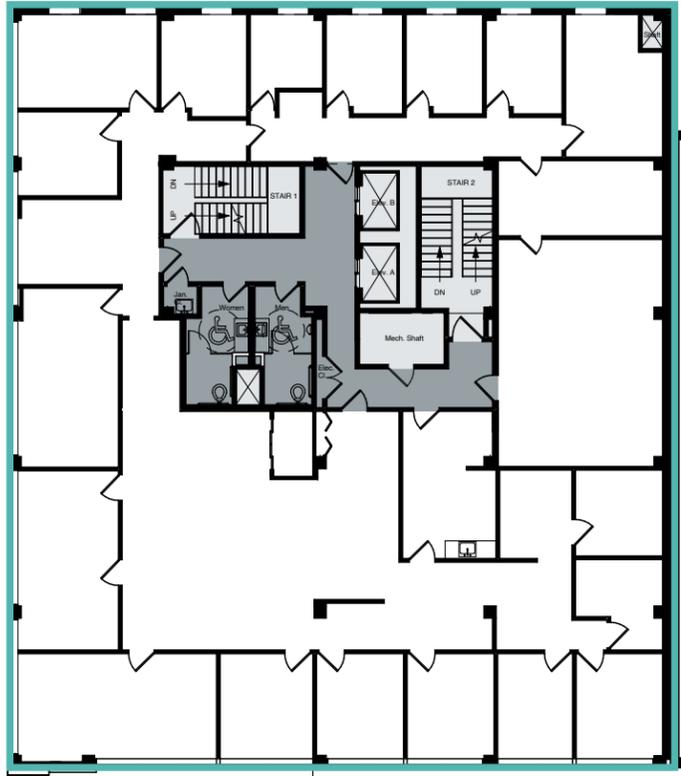
Positioned in the epicenter of one of Boston's largest and most sought-after office markets, 607 Boylston Street offers prime Class B office space along one of the city's most traveled thoroughfares.

Accessibility is paramount at 607 Boylston. Conveniently located at the corner of Dartmouth Street, with scenic views of Copley Square from all levels, the Copley Green Line Station is a stone's throw from the building's newly renovated lobby. Key commuting routes, including Storrow Drive, Route 93, and the Mass Pike, are just minutes away. Back Bay is also one of the densest neighborhoods in the city; resulting in a highly walkable and bikeable area.

While traditional office users like Liberty Mutual and John Hancock Insurance remain key Back Bay drivers, the area's roster of corporate neighbors is diversifying. Wayfair, Draft Kings, WeWork, and other TAMI (Technology, Advertising, Media, and Information) tenants are expanding here. Strong leasing in this traditional high-rise market has led to a swift decline in office vacancies over the past 12 months. This growth is here to stay, as the Back Bay has the right amenities, public transit options, and all of the attractive features today's companies are looking for.

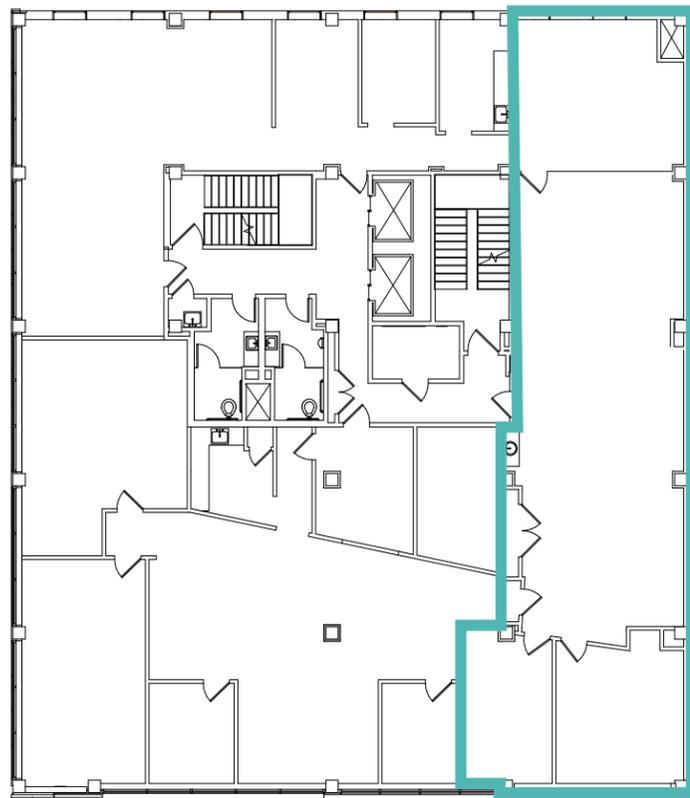


Dartmouth Street below



FIFTH FLOOR
6,734 SF

Boylston Street below

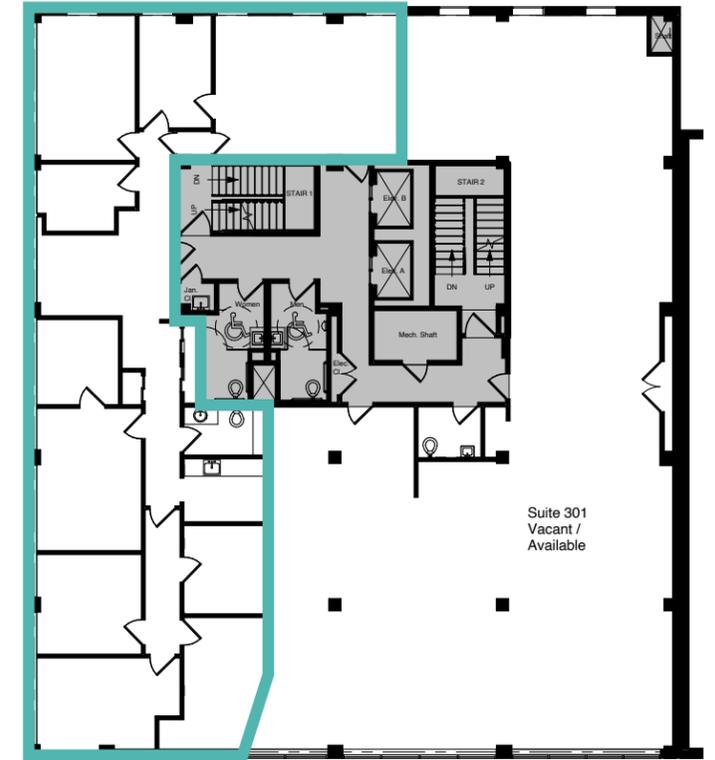


FOURTH FLOOR
2,341 SF

LIVE
WORK
PLAY
EAT
SHOP
EXPLORE

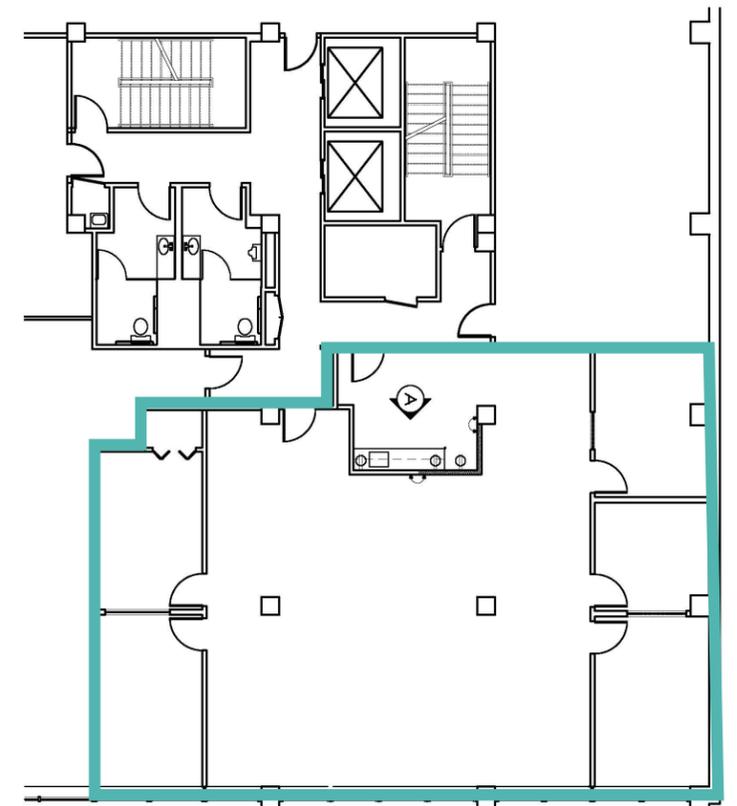


Dartmouth Street below



THIRD FLOOR
2,985 SF

Boylston Street below



SECOND FLOOR
2,683 SF

Boylston Street



NEWLY RENOVATED LOBBY EXPERIENCE

- RBA:** 49,615 SF
- TOTAL AVAILABLE:** 11,758 SF
- STORIES:** 7
- TYPICAL FLOOR:** 9,075 SF
- CLASS:** B
- CONSTRUCTION:** Reinforced Concrete
- YEAR BUILT/RENOVATED:** 1900/1993
- TENANCY:** Multi
- ELEVATORS:** 2
- PROFESSIONALLY MANAGED**



607 BOYLSTON

BOSTON, MASSACHUSETTS

CONTACT US TO ARRANGE A TOUR

PETER BEAN

Executive Vice President
617.457.3238

PBEAN@HUNNEMANRE.COM

 **HUNNEMAN** It means more to us.

303 Congress Street | Boston, MA 02210 | 617.457.3400 | www.hunnemanre.com

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