



**73,213 SF AVAILABLE**  
**FLAGSHIP RETAIL OPPORTUNITY**  
399 WASHINGTON STREET, BOSTON





# PRIME URBAN REAL ESTATE AT BOSTON'S HOTTEST DESTINATION

Colliers International is pleased to offer for lease 73,213 SF of prime urban real estate located in the vibrant neighborhood of Downtown Crossing across from the new Millennium Tower. This space features five-stories plus lower level of flagship retail and mixed-use opportunity right in the heart of the hub. With new ownership there is a Class A redevelopment undertaking of the entire building including brand new building systems, façade, roof etc. This location is one of Boston's hottest destinations with new mixed-use projects valued at nearly \$800 million planned or currently under way in Downtown Boston.



Class A redevelopment with new façade, roof, etc.



Adjacent to the city's busiest subway station, Downtown Crossing



Walking distance to Financial District, Theatre District, Waterfront, historic Boston Common & its Public Garden



Steps from the new Millennium Tower, a 1.4M-SF mixed use development with luxury condominiums, office, and thriving street retail



High daytime traffic with 51,501 daily pedestrians



Abundance of other nearby restaurants and retailers







# 24/7 NEIGHBORHOOD ACROSS FROM NEW MILLENNIUM TOWER



4.5M FREEDOM TRAIL VISITORS

250K PEDESTRIANS

165K OFFICE WORKERS

100K SUBWAY BOARDINGS

14K COLLEGE STUDENTS

8K RESIDENTS

1.8K HOTEL ROOMS

530 RETAIL BUSINESSES

11 PARKING GARAGES

*Metrics for Downtown Crossing District*

PRIMARK®

TJ·maxx®

Marshall's

Roche Bros.



CVS



boston sports clubs

★ macy's

BANANA REPUBLIC

DSW  
DESIGNER SHOE WAREHOUSE®

PAPYRUS

FOREVER 21

OLD NAVY

Walgreens





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