



dtx / 399

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



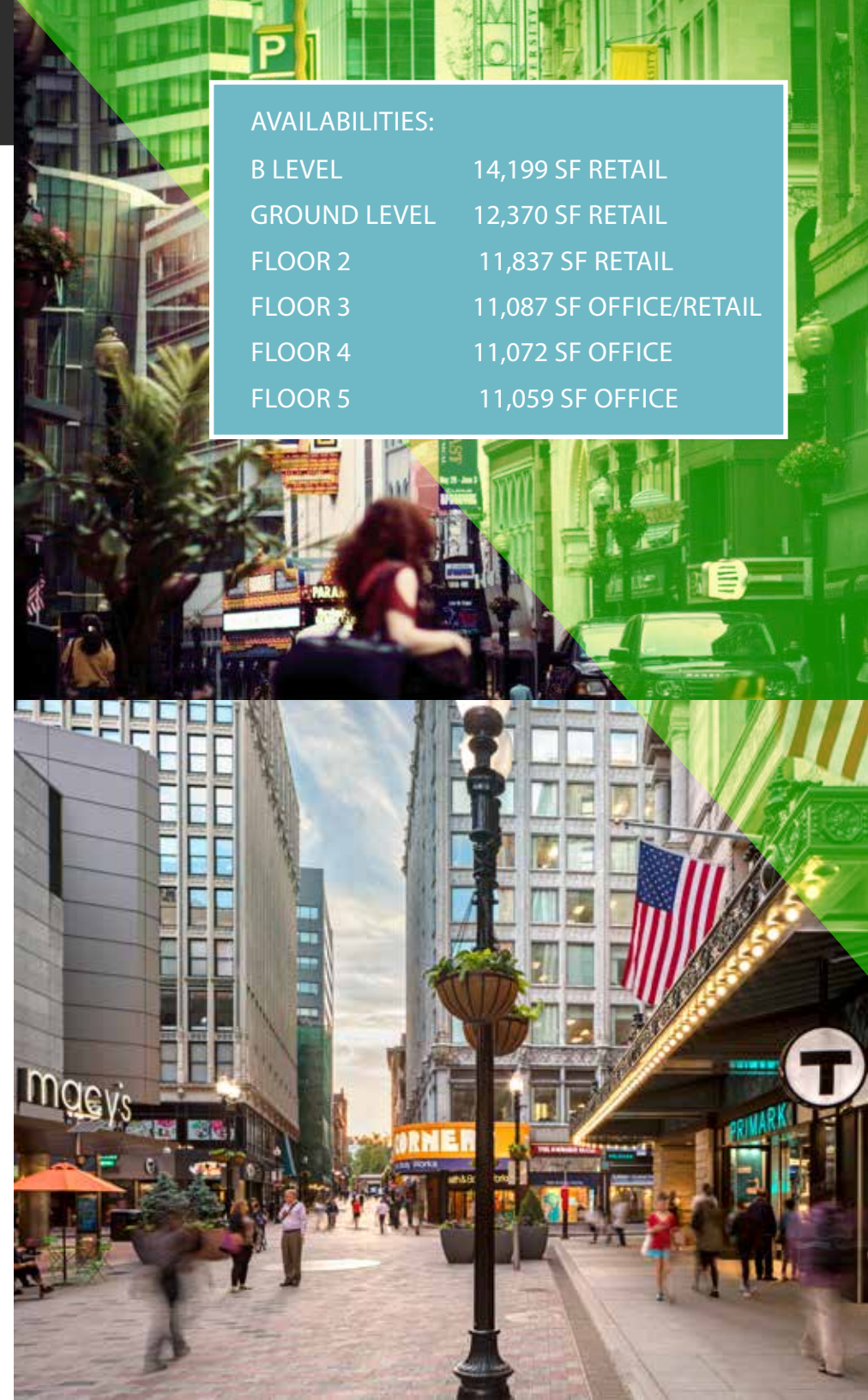
High daytime traffic with 51,501 daily pedestrians



Abundance of other nearby restaurants and retailers

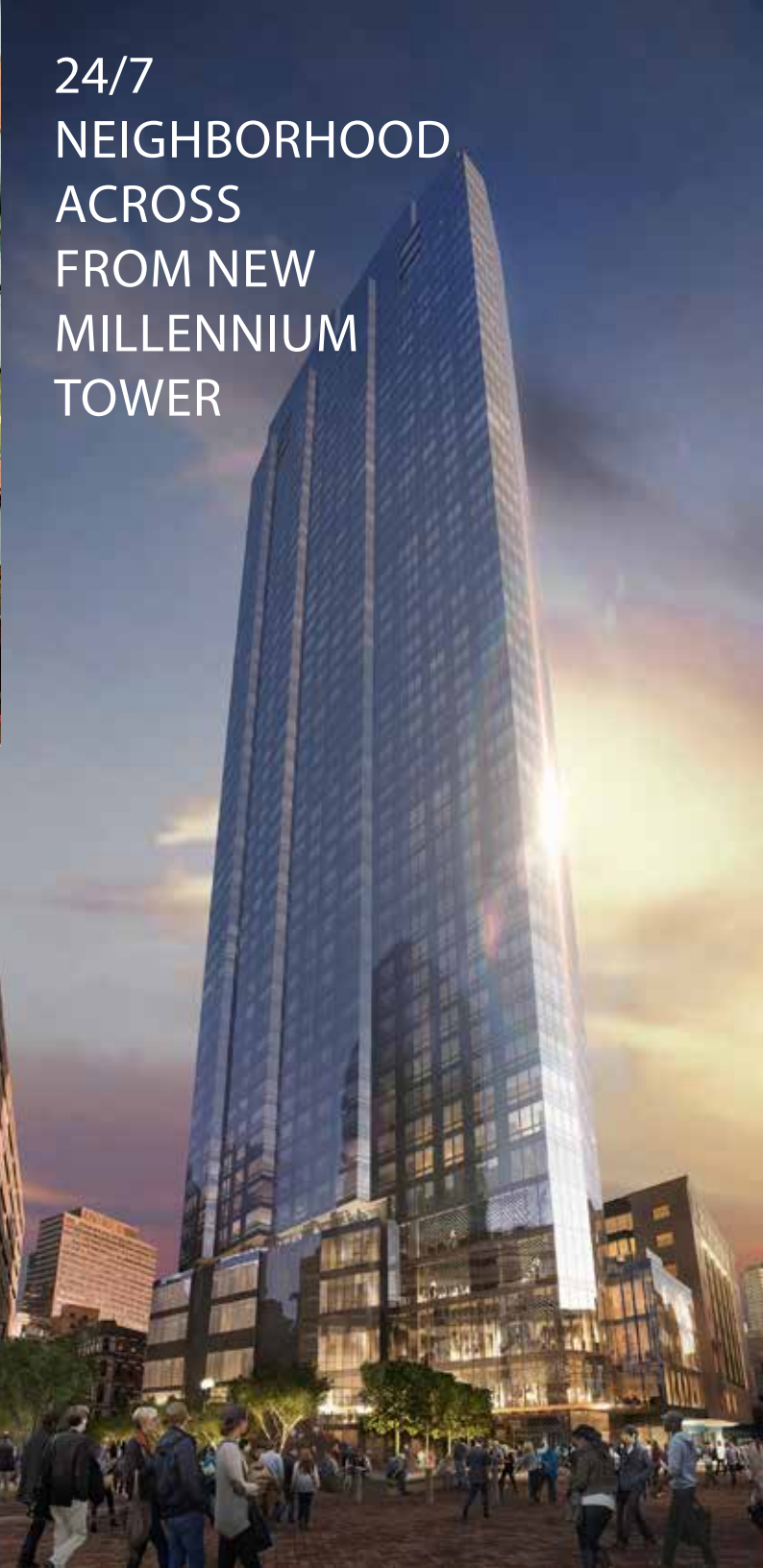
AVAILABILITIES:

B LEVEL	14,199 SF RETAIL
GROUND LEVEL	12,370 SF RETAIL
FLOOR 2	11,837 SF RETAIL
FLOOR 3	11,087 SF OFFICE/RETAIL
FLOOR 4	11,072 SF OFFICE
FLOOR 5	11,059 SF OFFICE





24/7
NEIGHBORHOOD
ACROSS
FROM NEW
MILLENNIUM
TOWER



PRIMARK®

TJ-maxx®

Marshalls

Roche Bros.



CVS



★ macy's

**boston
sports clubs**

BANANA REPUBLIC

DSW
DESIGNER SHOE WAREHOUSE®

PAPYRUS

FOREVER 21

OLD NAVY

Walgreens

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

