

# 630

WASHINGTON STREET

Boston, MA



Colliers  
INTERNATIONAL

north  
station ↑

government  
center

beacon hill

15 minute walk to Beacon Hill

dtx



boston  
common

3 minute walk to Boston Common



← back  
bay

630

WASHINGTON STREET

An aerial photograph of Downtown Boston, showing a dense cluster of skyscrapers and buildings. Overlaid on the left side of the image are several circular icons, each containing a white 'T' on a colored background (blue, orange, or grey). A yellow square icon is also present. In the top right, the word 'seaport' is written in blue with a white arrow pointing right. Below it, 'post office square' is written in blue. Further down, 'south station' is written in blue with a white arrow pointing right. A yellow banner with black text is located below 'south station'. A blue banner with white text is located in the bottom right corner. The background of the blue banner features a faint, stylized map of Boston.

seaport →

post office  
square

south  
station →

9 minute walk to South Station

**630**

WASHINGTON STREET

Colliers International is pleased to present **630 Washington Street**, an iconic mixed-use, transit-oriented building located in the heart of Downtown Boston. Anchored by **Bank of America** and **Dunkin' Donuts** with **37 gut renovated apartments** above, the buildings' strong in-place cash flow and central location provides an ideal investment opportunity. The 57,968 square foot building, over 5 stories, is marked with brick and beam loft space as well as high ceiling heights and ample windows.

In a market experiencing unprecedented growth, the 100% occupied property provides the opportunity for increased rental revenue or condo conversions. Ideally located in center of Downtown Boston, the property is walking distance to employers and amenities in the Financial District, Seaport, Back Bay, and Beacon Hill. Additionally the building is at the entrance of the MBTA Orange Line providing ideal access to other neighborhoods that are not already within walking distance.

Colliers International is offering **630 Washington Street** for sale as the whole building or the condominium interest in the residential and/or the retail.

# investment highlights

## HISTORIC ASSET

Completely gut renovated in 2015, **630 Washington** features loft-style luxury apartment units with exposed brick-and beam-interiors, 12' ceilings, energy efficient building systems, and views of downtown Boston.

## STABLE INCOME & UPSIDE POTENTIAL

At \$77/SF and \$57/SF respectively tenants Bank of America and Dunkin' Donuts provide AAA credit and highly valuable long-term leases. The 37 residential units above offer stabilized rental rates with the opportunity to take advantage of the neighborhoods strong condo prices and increasing rental rates.

## LIVE, WORK, PLAY

Walking distance to 200+ retailers and high profile, luxury developments including Millennium Tower, Winthrop Square, and South Station Tower, **630 Washington Street** is positioned in the center of the city's growth path.

## TRANSIT ORIENTED & CENTRALLY LOCATED

The Orange line is quickly becoming the main artery in the Boston transportation system. Connecting Malden to Forest Hills with stops throughout the downtown, **630 Washington Street** provides unmatched access. The property is walking distance to major employers located in the Financial District, Beacon Hill, and Back Bay

**37**  
LUXURY  
APARTMENTS



**24/7**  
NEIGHBORHOOD





# location overview



**630**  
WASHINGTON STREET

**T** ORANGE LINE

**H** HUBWAY STATION

**T** GREEN & ORANGE LINE

**T** SILVER LINE

**T** GREEN LINE

**T** RED & GREEN LINE

**T** COMMUTER RAIL,  
RED & SILVER LINE

**T** BLUE LINE

**T** RED LINE

**T** ORANGE & BLUE LINE

**T** COMMUTER RAIL,  
ORANGE & GREEN LINE

# AMENITIES

LESS THAN A 5-MINUTE WALK



10 **T** Stops

150,000  
weekday employees

150+  
bars and  
restaurants



60 acres  
of Green Space

200+  
retailers

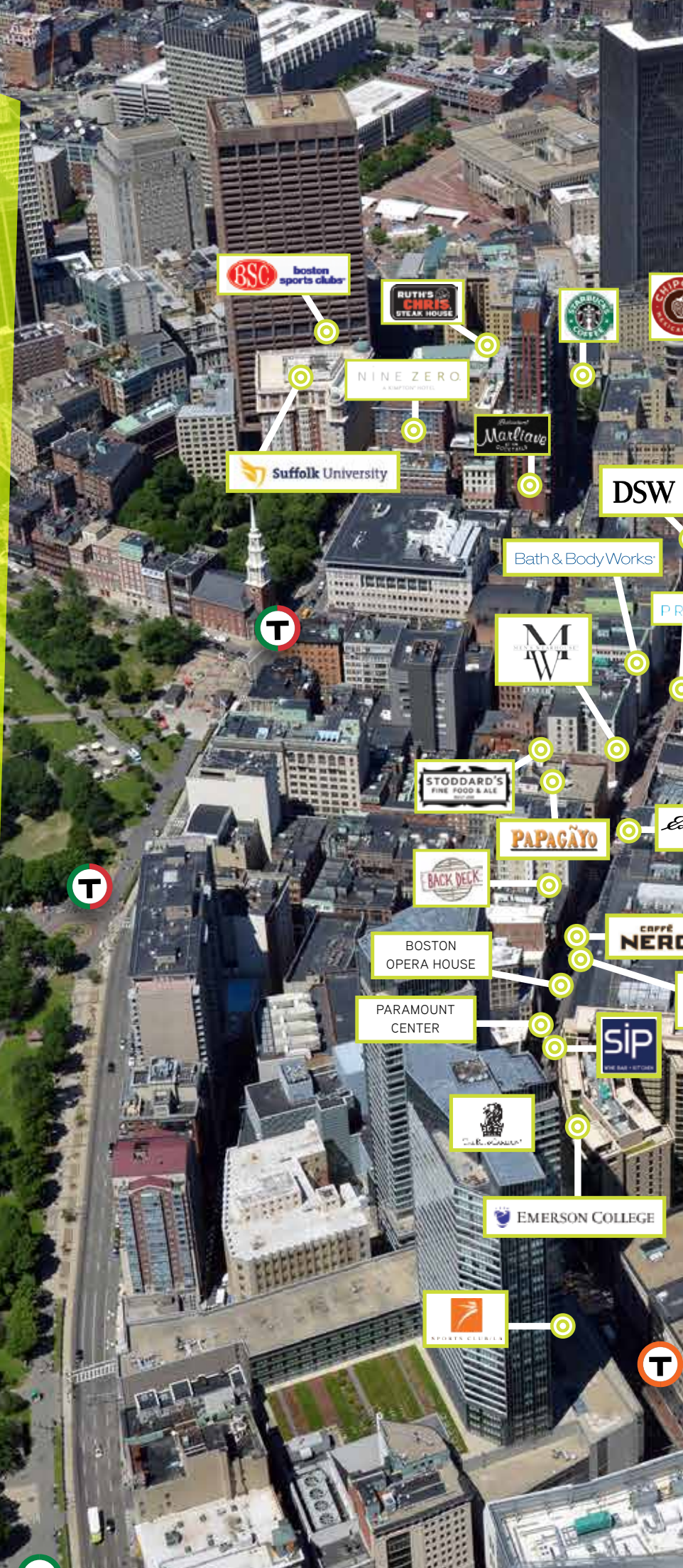
2,000 residential units  
completed since 2011



10 historic  
landmarks

1,800  
hotel rooms

2,800 businesses



# 24/7 NEIGHBORHOOD



**630**  
WASHINGTON STREET

# specifications

## SITE

Property Details:	630 Washington Street Boston, MA 02111
Land Area:	8,611 SF
Zoning Subdistrict:	Liberty Tree Protection Area Commercial Chinatown

## PROPERTY

Year Built:	1850
Year Renovated:	2015
Building Size:	+/- 57,968 SF
Floors:	5 plus Basement
Unit Mix:	2 Ground Fl Retail Spaces 8 Studios 11 One Bed/One Bath 17 Two Bed/Two Bath 1 Three Bed/Three Bath
MBTA:	Orange Line entrance at base of building on Washington St
Elevators:	2 Passenger & 1 Freight
Life & Safety:	Fully Sprinklered

## UTILITIES

Water & Sewer:	City of Boston
Natural Gas:	National Grid
Electricity:	Eversource
Metering:	Tenants responsible for heat, hot water, and electric.







## MULTI-FAMILY

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## RETAIL LEASING

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