

630

WASHINGTON STREET

Boston, MA



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

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





NORMANDIE BALLROOM 1935
MELODEON 1839
1882
BROAD BEAM 1908

PARAMOUNT

FREEDOM

SUFFOLK UNIVERSITY

BOSTON OPEN HOUSE

ME
JUNE
CON
OPEN

PARAMOUNT

SUFFOLK UNIV

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  Stops

150,000
weekday employees

150+
bars and
restaurants



60 acres
of Green Space

200+
retailers

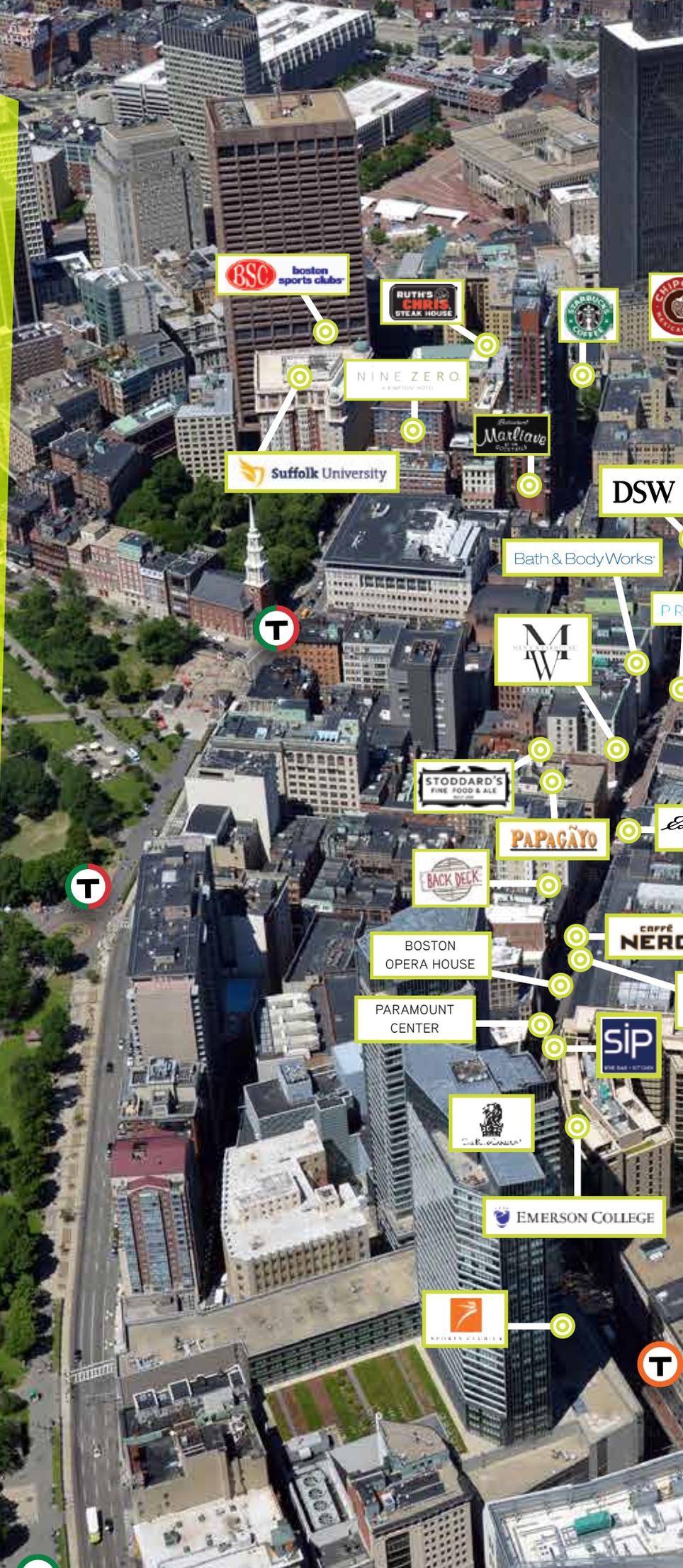
2,000 residential units
completed since 2011



10 historic
landmarks

1,800
hotel rooms

2,800 businesses



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.







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