

609

EAST FOURTH STREET | SOUTH BOSTON

Redevelopment Opportunity / For Lease



FOR LEASE: 44,000 SF

44,000 SF former elementary school located in the heart of the East Side of South Boston near the intersection of L Street and East Broadway. Building can be master-leased long-term and redeveloped by tenant or developer. Potential uses include educational, multi-family, assisted living/skilled nursing, and office.

BE CONNECTED



A BLOCK
AWAY



4 BUS
ROUTES



ACCESS TO MAJOR
ROADWAYS



BIKE FRIENDLY
COMMUNITY



15 MIN WALK TO ANDREW SQ
& BROADWAY MBTA STATIONS



ZONING: Multi-Family Residential

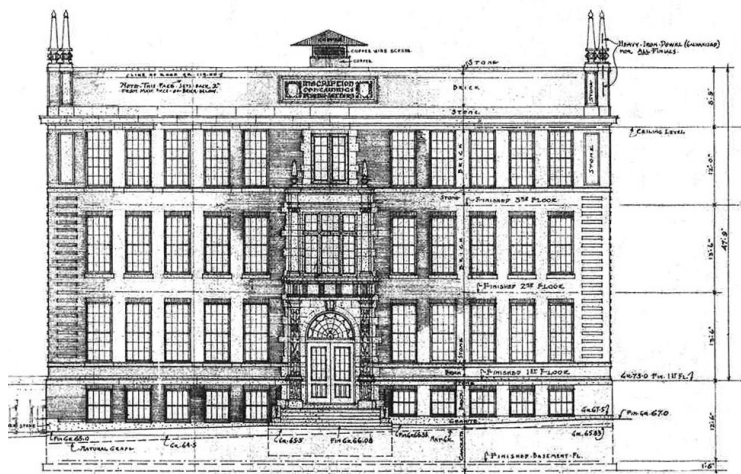
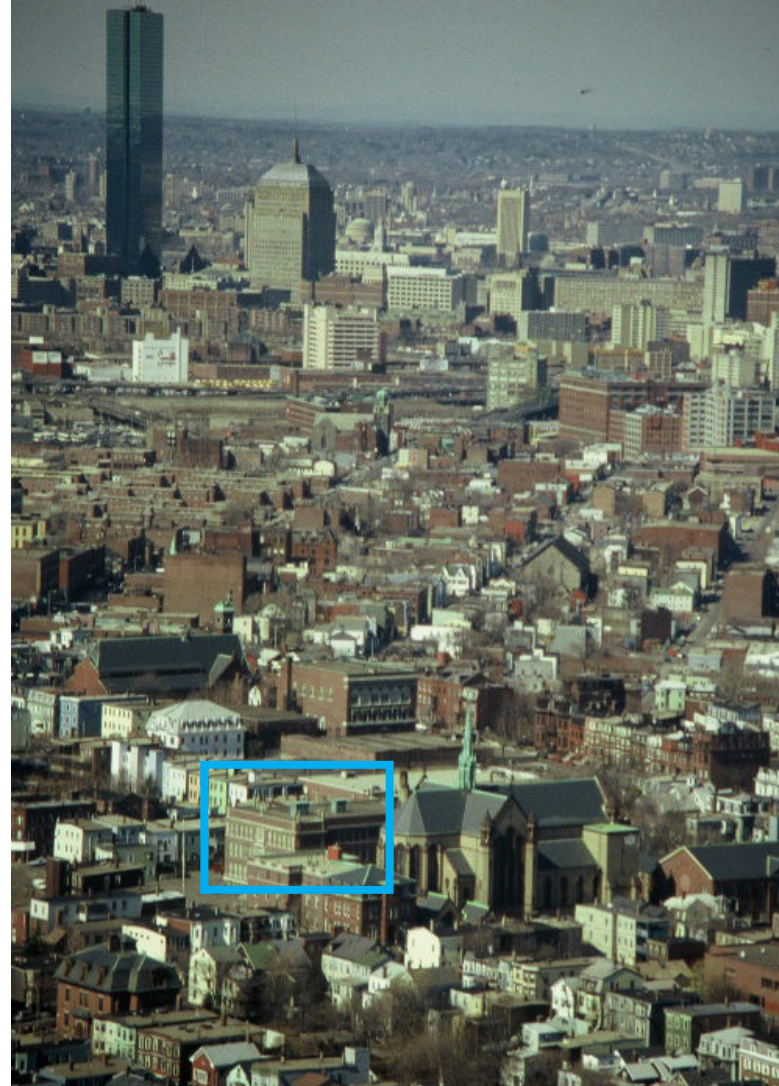
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NORTH (EAST 4TH ST) ELEVATION

- > **PROPERTY SIZE**
44,288 SF
11,072 SF per floor
- > **# OF FLOORS**
4 Floors
- > **YEAR OF CONSTRUCTION**
1920s
- > **CONSTRUCTION**
Foundation is concrete and masonry stem walls over concrete footings. Interior is timber frame floors with heavy plank subfloors. Roof is tar and gravel.
- > **ELECTRICAL**
3 phase / 440 amps
- > **FIRE ALARM**
Existing system connected to BFD
- > **HVAC**
Forced Hot Water by gas with cast iron radiators.
- > **UTILITIES**
Public electricity, water, natural gas, sewer

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