

149

NEWBURY  
STREET

L3 Capital

NEW CONSTRUCTION • CLASS-A QUALITY • BOUTIQUE OFFICE  
IN THE HEART OF BOSTON'S BACK BAY NEIGHBORHOOD



PRIVATE OFFICE LOBBY



149  
NEWBURY  
STREET

LUXURIOUS FINISHES





FLOOR-TO-CEILING WINDOWS

FULL RESTROOMS



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STREET

# ADDITIONAL HIGHLIGHTS

- LEED GOLD CERTIFICATION
- HIGH CEILINGS
- DEMISING POTENTIAL
- INSTITUTIONAL MANAGEMENT
- BUTTERFLY ACCESS CONTROL SYSTEM
- BIKE STORAGE ROOM
- DEDICATED BLUEBIKES STATION
- SPACIOUS ENTRYWAY PLAZA

[VIRTUAL TOUR](#)

HIGH CEILINGS



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# GROUND RETAIL | FULLY LEASED | 7,505 RSF

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*GROUND FLOOR RETAIL*  
**7,505 RSF | FULLY LEASED**

DARTMOUTH ST

NEWBURY ST

# SECOND OFFICE | AVAILABLE | 8,360 RSF

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DARTMOUTH ST

NEWBURY ST

THIRD OFFICE | AVAILABLE | 9,589 RSF

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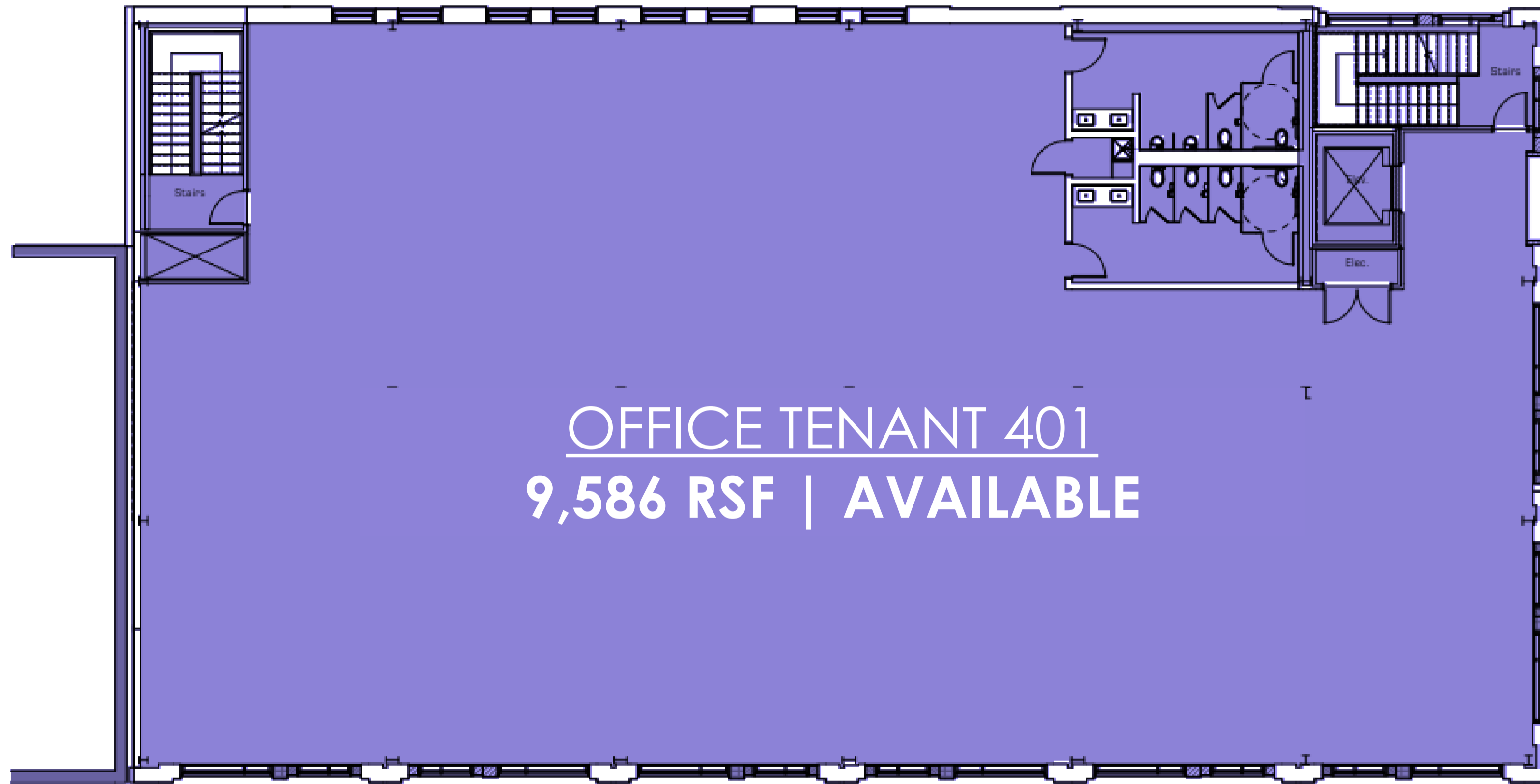


DARTMOUTH ST

NEWBURY ST

# FOURTH OFFICE | AVAILABLE | 9,586 RSF (SINGLE TENANT)

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OFFICE TENANT 401  
**9,586 RSF | AVAILABLE**

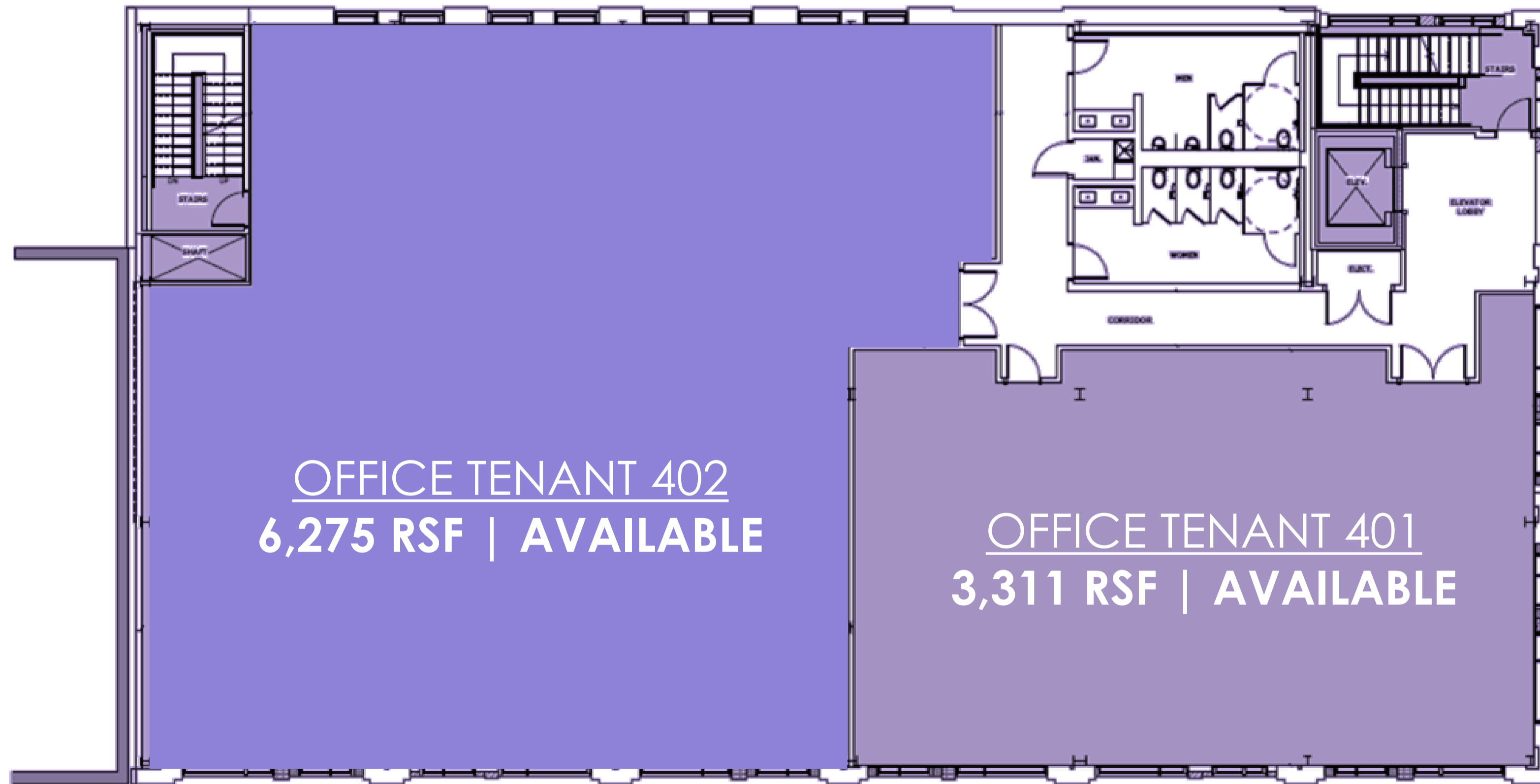
DARTMOUTH ST

NEWBURY ST



# FOURTH OFFICE | AVAILABLE | DEMISING SCENARIO

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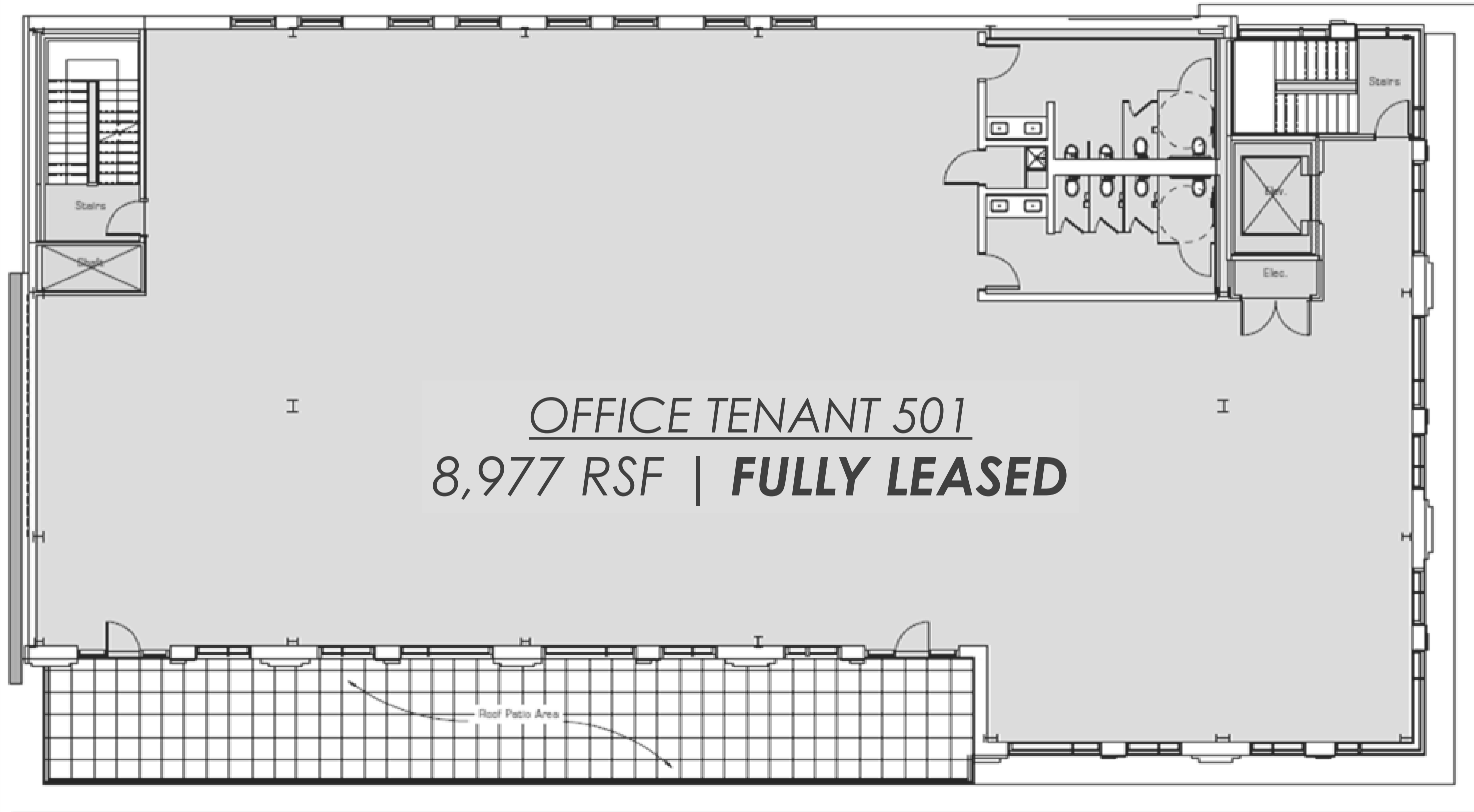


DARTMOUTH ST

NEWBURY ST

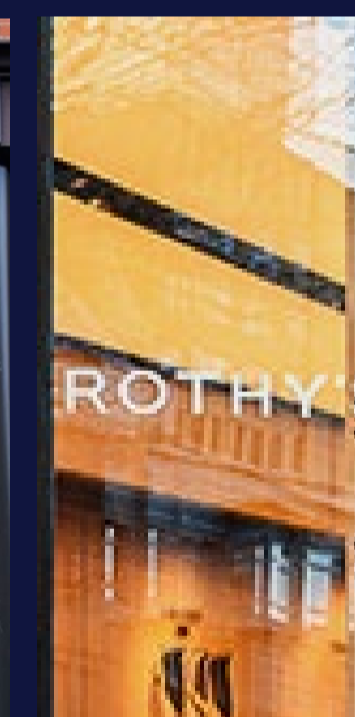
FIFTH OFFICE | FULLY LEASED | 8,977 RSF

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DARTMOUTH ST

NEWBURY ST



# BACK BAY NEIGHBORHOOD

**149**  
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JOHN HANCOCK BUILDING

BOSTON PUBLIC GARDEN

COPLEY SQUARE

BOSTON PUBLIC LIBRARY

# LOCATION

**5 million** annual visitors to B-C & C-D blocks of Newbury Street

Steps from **Copley Place, Copley Square, & Back Bay Station**

**14,201** avg. weekday entries to MBTA Station

**207,169** employees, **49,233** households, & **101,500** residents with an average household income of **\$145,808** within one mile of 149 Newbury Street

Walking distance from luxury hotels **The Four Seasons, The Newbury, Mandarin Oriental Hotel, & Fairmont Copley Plaza**

# BACK BAY NEIGHBORHOOD

WALK RADIUS

5-min.

10-min.

15-min.

DAYTIME POP.

+18,640

+60,160

+102,090

MEDIAN HH INCOME

+\$178,670

+\$154,117

+\$141,334

HYNES CONVENTION CENTER  
**ARC'TERYX**  
**patagonia**  
**VANS**  
**THE NORTH FACE**

**LADY M**  
**MiniLuxe.**  
 pressed juicery™  
**PAVEMENT**

**DUNKIN'**  
**SUITSUPPLY**  
 SHAKE SHACK  
**ZARA**  
**NIKE**

BOYLSTON STREET ↓  
 COPLEYSquare  
 COPLEYSquare  
 STEPHANIE'S ON NEWBURY  
**Levain**  
*Alice and Olivia*  
**bluemercury**  
**benefit**  
**FRAME DENIM**

**LUSH**  
**Marine Layer**  
**COS**  
**new balance**  
**Glossier.**  
 MEJURI  
**H&M**  
**ATHLETA**  
**SEPHORA**  
 ANTHROPOLOGIE  
**RH**

Van Cleef & Arpels  
*Cartier*  
 GIORGIO ARMANI  
 BVLGARI  
**ROLEX**  
**CHANEL**  
**BURBERRY**

MASSACHUSETTS AVE  
 SPACES  
 LIKEMINDS  
**URBAN OUTFITTERS**  
**MUJI**  
**Reformation**  
 Brandy Melville  
**SEE LO**  
*Champion*  
*Madewell*  
 Abercrombie & Fitch

HEREFORD ST  
**WOOLRICH**  
**MOTHER JUICE**  
*Tracksmith*

GLOUCESTER ST  
**BoConcept**  
 topdrawer  
**DeLuca's Market**

FAIRFIELD ST  
 BANG & OLUFSEN  
**ROTHY'S**  
*allbirds*  
**Dr. Martens**  
**VUORI**

EXETER ST  
 credo  
**BLUE BOTTLE COFFEE**  
 THE CAPITAL BURGER  
**149**  
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DARTMOUTH ST  
**BONOBOS**  
 SALTIE GIRL SEAFOOD  
**VERONICA BEARD**  
**BYRETD**  
**LE LABO**  
 LIVELY  
**FAHERTY**  
 rag & bone  
**RALPH LAUREN**  
**INDOCHINO**  
**JENNI KAYNC**  
**WARBY PARKER**  
 INTERIOR DEFINE  
**VINGE.**  
 MaxMara

CLAREDON ST  
**VALENTINO**  
*Loro Piana*  
**A-K-R-I-S-**  
**BRUNELLO CUCINELLI**  
 Ermenegildo Zegna  
**TIFFANY & CO.**

BERKELY ST  
**VALENTINO**  
*Loro Piana*  
**A-K-R-I-S-**  
**BRUNELLO CUCINELLI**  
 Ermenegildo Zegna  
**TIFFANY & CO.**  
 ARLINGTON ST

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