

BOSTON, MA



DOWNTOWN
CROSSING

WEST

TD GARDEN

Government Center



State Street

Financial
District

Beacon Hill

State
House

Downtown
Crossing

Park Street



Downtown Crossing



Boston
Common

Tremont Street

Beacon Street



NEW ENGLAND MULTIFAMILY
ADVISORY GROUP

CUSHMAN &
WAKEFIELD



EXECUTIVE SUMMARY

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire **25 West Street**, an approximately 25,418 square-foot, 5-story building, located in the heart of downtown Boston.

Situated steps from the iconic Boston Common, **25 West Street** is ideally located in Boston's vibrant Downtown Crossing neighborhood, which is surrounded by, and in walking distance to, the Financial District, the Theater District, the Seaport, Beacon Hill, Back Bay, Newbury Street, and the Boston Public Garden. The area is home to many daytime & evening tourist attractions, amenities, employers, colleges, and open green spaces. With a Walking Score of 98/100, and multiple transit T stations (Orange, Green, Red) just a few feet from the building, its location is unrivaled.

25 West Street is currently configured as a mixed-use commercial building with ground floor retail and office space above, however, the asset is primed for multifamily repositioning. The building is currently vacant, allowing investors immediate access to redevelop the property. Furthermore, the property offers additional available "as of right" FAR, which could allow additional square footage to be added above the current top floor of the asset.

25 West Street is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".



PROPERTY SNAPSHOT

Address	25-31 West Street, Boston, MA 02111
Parcel ID	0304817000
Lot Size	4,475 SF*
GSF	25,418
NSF	20,838 SF*
Floors	5
Year Built	1899

*Per City of Boston Assessing Department





INVESTMENT HIGHLIGHTS



UNMATCHED LOCATION

Boasting a 98 Walk Score, 25 West Street is located in the heart of Boston's downtown district. Perfectly situated between major employers, the property is easily walkable to the surrounding restaurants, shops, parks, and theaters of Downtown Boston, Back Bay, and the South End.



EPICENTER OF GROWTH & DEVELOPMENT

Downtown Crossing has experienced a surge in development with many upcoming large-scale projects in the pipeline across all sectors, including retail, and academic uses. Notable developments include Millennium Tower, 101 Tremont, and the Winthrop Square tower.



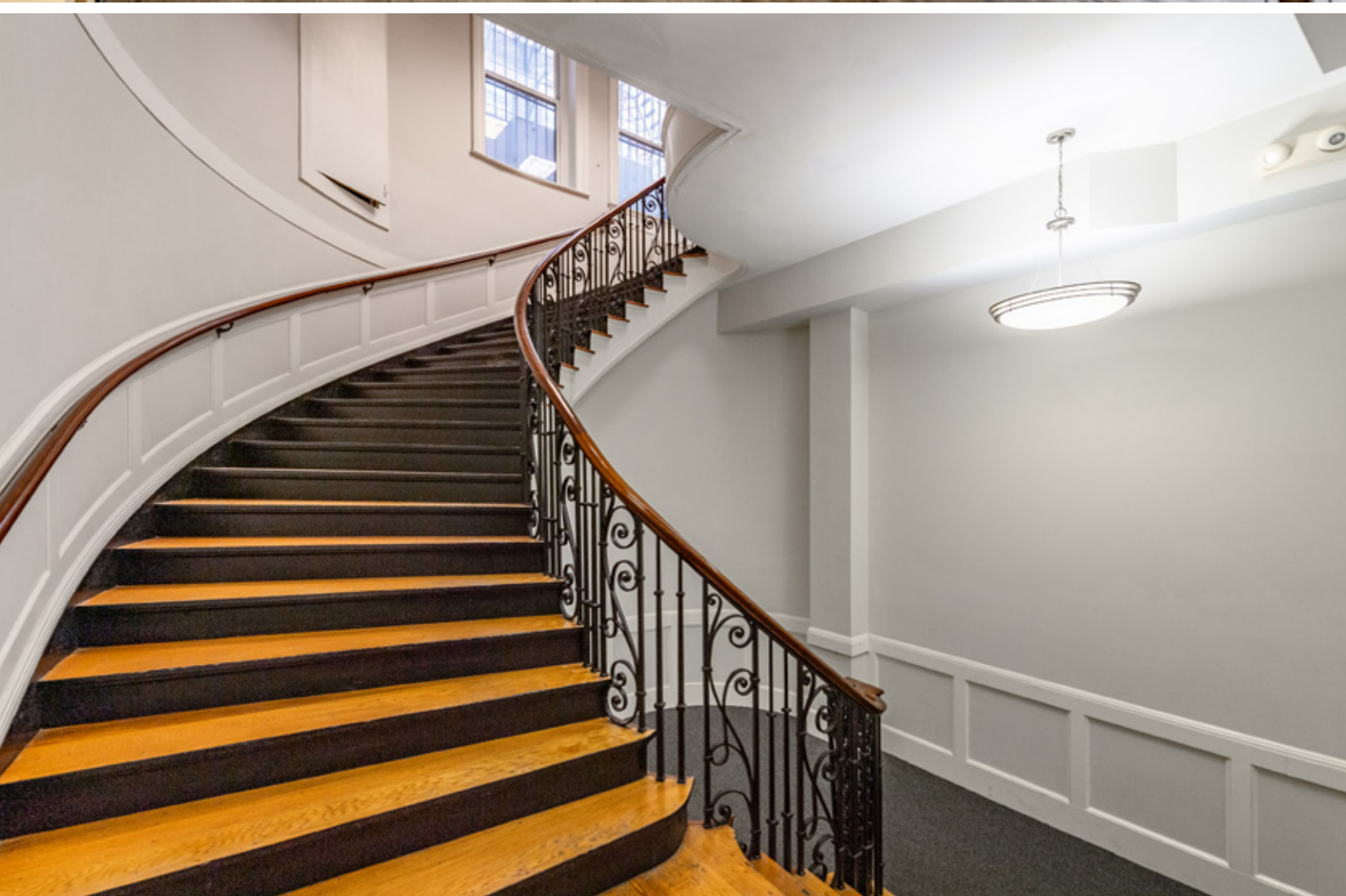
RESIDENTIAL CONVERSION OPPORTUNITY

25 West Street is a prime candidate for Boston's Downtown Residential Conversion Incentive Program for high vacancy office buildings in the Downtown area. The program offers several incentives including fast tracked processing for permits and as-of-right zoning for conversion to residential.



TRANSIT ORIENTED

One of the most accessible locations in Boston by public transit or car, 25 West Street is steps away from the Park Street and Downtown Crossing MBTA stops. All MBTA lines are within a five-minute walk of the Property, and it is equidistant to both North and South Stations. 25 West Street is also surrounded by an abundance of parking garages within the immediate area.



98
WALKER'S
PARADISE

(Daily errands do not require a car)

100
TRANSIT SCORE

(World-class public transportation)

73
BIKE SCORE

Very Bikeable





25
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CROSSING
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NEW ENGLAND MULTIFAMILY ADVISORY GROUP



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