

# FOR SALE 45 WEST THIRD STREET PORT 45

BOSTON, MA

SOUTH BOSTON



THE  
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**SIZE** |  
514 SF (MEZZANINE)

# SITE INFORMATION



In the heart of the evolving South Boston neighborhood at the intersection of the Seaport District and the South End.



Frontage along the heavily traveled A Street, which connects South Boston to the Fort Point neighborhood



Development includes a 105-unit residential building and over 100 parking spaces.

# MARKET INFORMATION



315 Board Approved hotel rooms in immediate area



608 Residential Units Board approved or under construction in immediate area

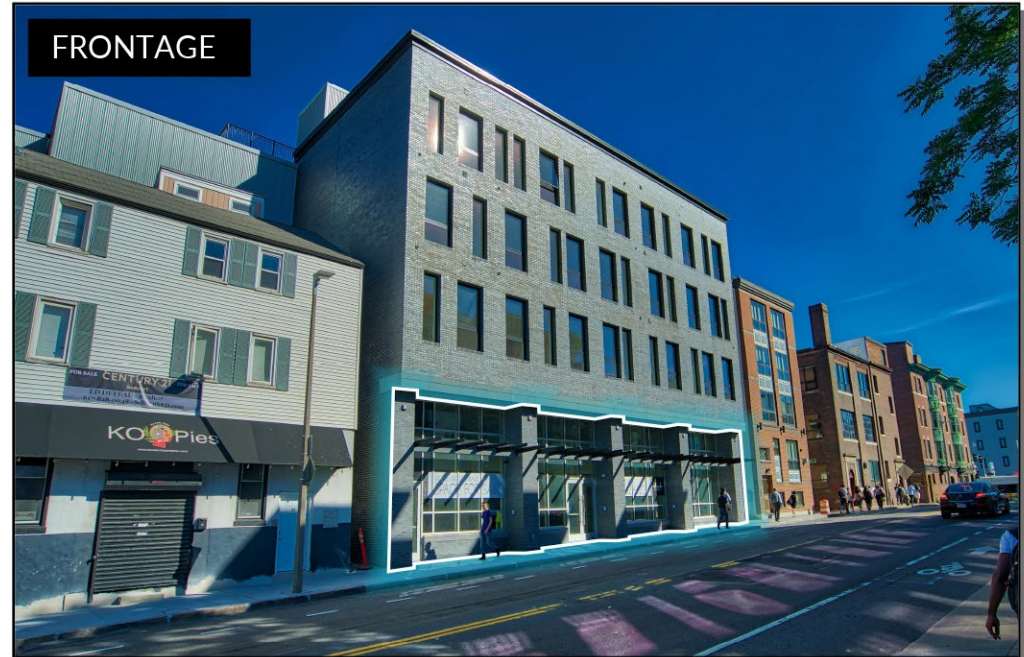


Less than a quarter mile from Gillette's World Headquarters, home to over 1,000 employees

# DEMOGRAPHIC INFORMATION

	.25 MILE	.5 MILE	1 MILE
Daytime Population	3,514	9,809	184,538
Population	3,149	10,983	58,533
Avg HH Income	\$132,526	\$122,845	\$123,218

## FRONTAGE



A great opportunity to buy in an emerging residential and retail area. Within walking distance to the Boston Convention Center, the evolving Seaport District, and the Broadway T-Stop. This opportunity provides investors and owner/operators the ability to join South Boston's newest luxury development, Port45, which is 80% pre-sold.



Less than a 5 minute walk from Broadway Station, which has 5,300 daily riders



Walk score of 89

THE NEIGHBORHOOD

COPPERSMITH

THE HANDLE BAR

SOCIAL WINES  
Curated Craft Beer & Spirits

AVAILABLE NOW



# SOUTH BOSTON DEVELOPMENTS



**6 WEST**  
UNDER CONSTRUCTION  
87,000 SF HOTEL  
156 KEYS

**14 WEST**  
UNDER CONSTRUCTION  
90,000 SF, 49 UNITS  
6,000 SF RESTAURANT  
+ROOF DECK BAR

**22-26 WEST BROADWAY**  
PROJECT COMPLETE  
31 RESIDENTIAL UNITS  
WITH 38,242 SF AND  
3,834 SF FOR RETAIL

**BROADWAY T-STOP**  
5,246 ENTRIES



**39 A STREET**  
BOARD APPROVED  
24,650 SF WITH  
23 CONDO UNITS

**PORT 45**  
45 WEST THIRD  
105 CONDO UNITS

**69 A STREET**  
BOARD APPROVED  
51,700 SF OFFICE  
12,000 SF RETAIL

**181 WEST 1ST STREET**  
90,000 SF  
97 RESIDENTIAL UNITS  
4,000 SF OF RETAIL SPACE

**148-152 DORCHESTER AVE**  
CURRENTLY UNDER  
CONSTRUCTION WILL  
BE 30 CONDO UNITS  
BUILDING SF IS 48,790

**87-93 WEST BROADWAY**  
BOARD APPROVED  
98,000 SF WITH  
19,723 LAND SF  
65 RESIDENTIAL UNITS WITH  
5000 SF SET ASIDE FOR  
COMMERCIAL SPACE

# SOUTH BOSTON, BOSTON



**WESTIN**  
HOTELS & RESORTS  
1,350 EMPLOYEES  
**SAUCIETY**  
CITY BAR  
**LAUGH**  
BOSTON

**ROW 34**

**PAPAGAYO**  
MEXICAN MICHIGAN + LEGAL BAR

**BASTILLE KITCHEN**

**trillium**  
BREWING COMPANY

**OAK+ROWAN**

**BLUE DRAGON**

**GE**  
WORLD HQ  
OPENING 2018/2019  
390,000 SF  
800 EMPLOYEES

**Barlow's**  
RESTAURANT

**BCEC**  
BOSTON CONVENTION & EXHIBITION CENTER  
500,000 SF

**FLATS ON D**  
198,335 SF

**SOUTH STATION**  
112,800 DAILY RIDERS  
**TAVERN in the SQUARE**  
**STARBUCKS COFFEE**  
**oath**  
**CHEESEBOY**  
**pinkberry**

**STATE STREET**  
3,500 EMPLOYEES

**EVERYBODY FIGHTS**

**Gillette**  
WORLD HQ  
1,350 EMPLOYEES

**the Lawn on D**

**aloft**  
BOSTON SEAPORT  
330 ROOMS

**MBTA RED LINE**  
OVER 270,000 DAILY RIDERSHIP  
TRAIN EVERY 9 MINUTES  
RUNS 5:15AM-2:15AM DAILY

**INK BLOCK**  
COMPLETED 2015  
550,000 SF  
470 UNITS  
**Capital One**  
**WHOLE FOODS MARKET**  
**sweetgreen**  
**corepower**  
**YOGA**  
**fuji**  
at kendall  
**BAR MEZZANA**

**181 WEST 1ST STREET**  
90,000 SF  
97 RESIDENTIAL UNITS  
4,000 SF OF RETAIL SPACE

**element**  
180 ROOMS

**BROADWAY**

**WORDEN HALL**

**COPPERSMITH**

**KO Pies**

**PORT 45**

**321 HARRISON AVE**  
UNDER CONSTRUCTION  
216,000 SF OF OFFICE SPACE

**TROY BOSTON**  
380 RESIDENTIAL UNITS  
330,000 SF  
COMPLETED 2015

**14 WEST**  
UNDER CONSTRUCTION  
90,000 SF  
49 UNITS  
6,000 SF RESTAURANT  
+ROOF DECK BAR

**Am Rhein's**

**simply barre**

**Foodie's**

**loco**  
tacos + oyster bar

**345 HARRISON AVE**  
UNDER CONSTRUCTION  
545,000 SF  
560 RESIDENTIAL UNITS  
30,000 SF OF RETAIL

**370 - 380 HARRISON AVE**  
356,000 SF  
280 UNITS

**SOCIAL WINES**  
Curated Craft Beer & Spirits

**STARBUCKS COFFEE**

**THE HANDLE BAR**  
brewing

**MOLNSHINE 152**

**EST. 2013**

**LINCOLN**  
tavern & restaurant

# FLOOR PLAN

