

44 SCHOOL STREET

DOWNTOWN CROSSING
BOSTON ~ MA



LINDSEY SANDELL
617.369.5936
lsandell@dartco.com

MARK GILDEA
617.369.5901
mgildea@dartco.com

+/- 618 SF AVAILABLE

THE OPPORTUNITY

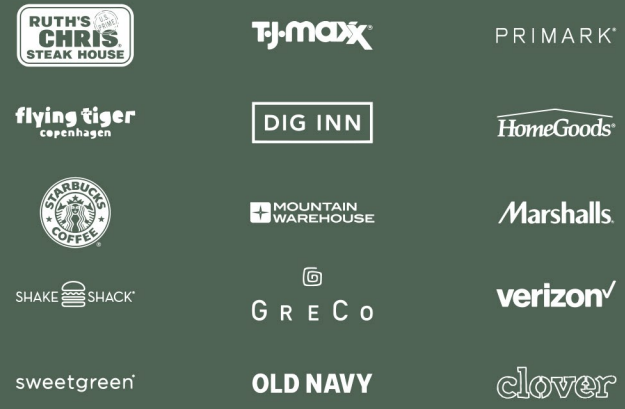
- 618 SF available upon lease execution
- Rare, small street level space formerly occupied by Thirst Juice
- Downtown Crossing is home to over 500 shops & restaurants
- Located within a 5 minute walk from three MBTA stations

Park Street  Downtown Crossing  State Street 
 (19,653 daily riders) (23,478 daily riders) (13,258 daily riders)

- Approximately 12,000 students of higher education in the immediate vicinity with Emerson College and Suffolk University
- Across the street from the Freedom Trail which sees over 4 million visitors per year



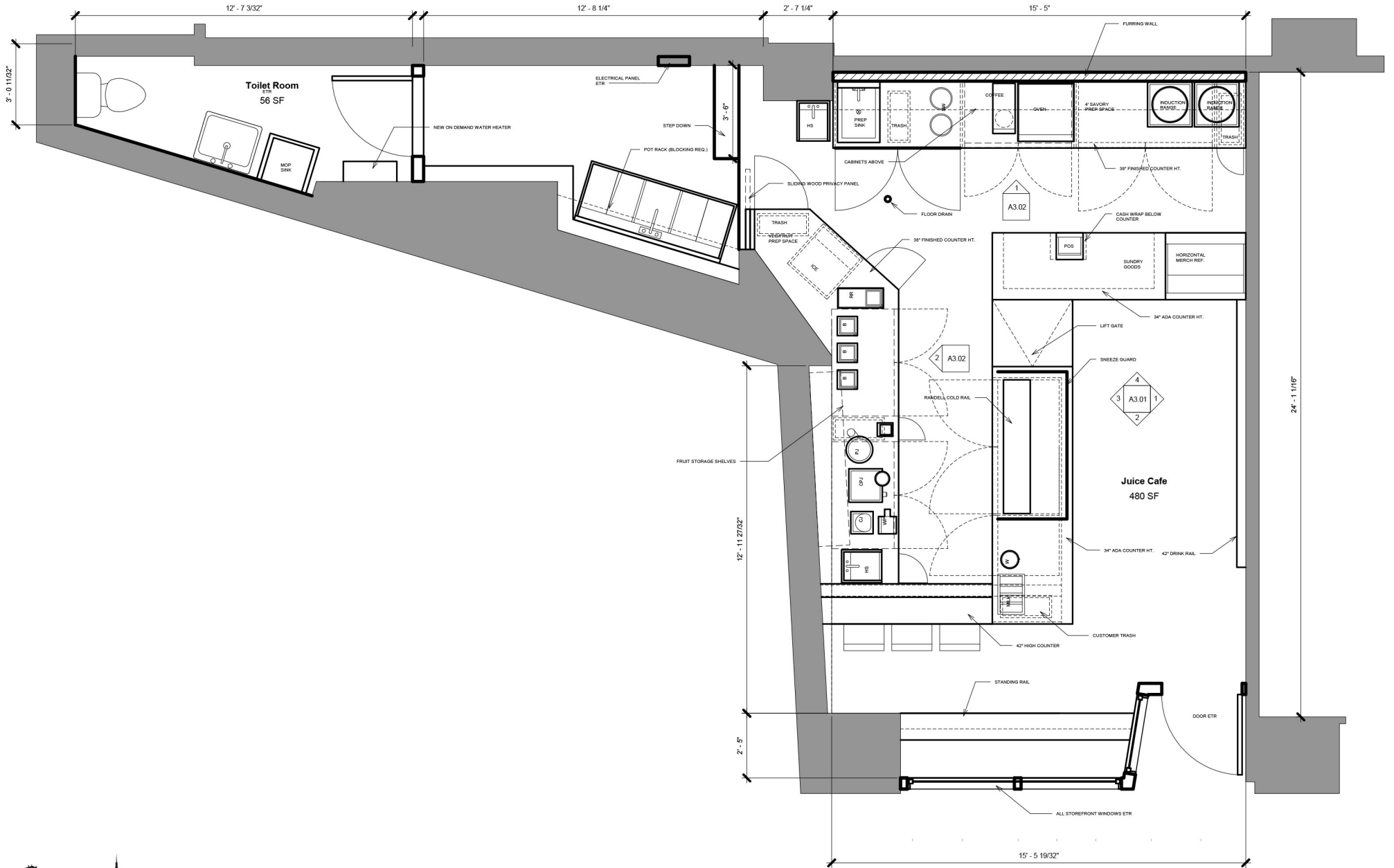
THE NEIGHBORHOOD



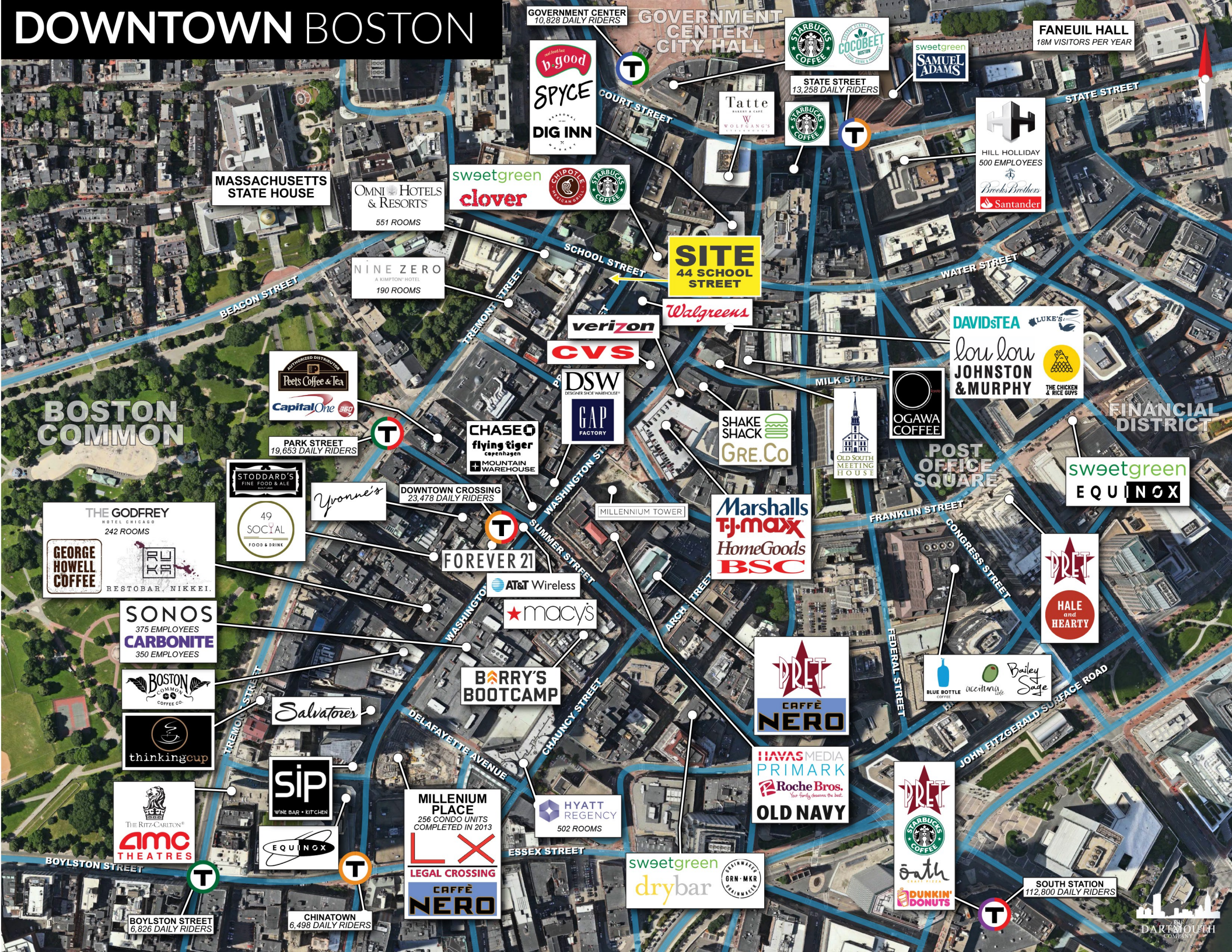
DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Population	3,801	23,490	61,235
Daytime Population	72,345	182,070	327,421
Avg HH Income	\$107,569	\$140,347	\$147,221

44 SCHOOL STREET FLOOR PLAN



DOWNTOWN BOSTON



GOVERNMENT CENTER
10,828 DAILY RIDERS

GOVERNMENT CENTER
CITY HALL

FANEUIL HALL
18M VISITORS PER YEAR

b.good
SPYCE
DIG INN

STARBUCKS COFFEE
COCOBEET
sweetgreen
SAMUEL ADAMS
STATE STREET
13,258 DAILY RIDERS

HILL HOLIDAY
500 EMPLOYEES
Brooks Brothers
Santander

MASSACHUSETTS
STATE HOUSE

OMNI HOTELS & RESORTS
551 ROOMS

sweetgreen
clover
CHIPOTE
STARBUCKS COFFEE

Tatte
WOLFGANG'S

NINE ZERO
A KIMPTON HOTEL
190 ROOMS

SITE
44 SCHOOL STREET

Walgreens

verizon

CVS

DAVID'S TEA
LUKE'S
lou lou
JOHNSTON & MURPHY
THE CHICKEN & RICE GUYS

BOSTON COMMON

Peet's Coffee & Tea
Capital One

DSW
DESIGNER SHOE WAREHOUSE
GAP
FACTORY

SHAKE SHACK
GRE.CO

PARK STREET
19,653 DAILY RIDERS

CHASEO
flying tiger
copenhagen
MOUNTAIN WAREHOUSE

OGAWA COFFEE

STODDARD'S
FINE FOOD & ALE
49
SOCIAL
FOOD & DRINK

Yvonne's

DOWNTOWN CROSSING
23,478 DAILY RIDERS

FOREVER 21

MILLENNIUM TOWER

Marshalls
TJ-maxx
HomeGoods
BSC

POST OFFICE SQUARE

sweetgreen
EQUINOX

THE GODFREY
HOTEL CHICAGO
242 ROOMS
GEORGE HOWELL COFFEE
RESTOBAR, NIKKEI.

SONOS
375 EMPLOYEES
CARBONITE
350 EMPLOYEES

AT&T Wireless
macy's

DRET
CAFFÈ NERO

DRET
HALE and HEARTY

BOSTON COMMON COFFEE CO.

Salvatore's

BARRY'S BOOTCAMP

BLUE BOTTLE COFFEE
acorn cafe
Bailey Sage

thinkingup

sip
WINE BAR + KITCHEN

MILLENNIUM PLACE
256 CONDO UNITS
COMPLETED IN 2013

HYATT REGENCY
502 ROOMS

HAVAS MEDIA
PRIMARK
Roche Bros.
Your family deserves the best.

DRET
STARBUCKS COFFEE
oath
DUNKIN' DONUTS

SOUTH STATION
112,800 DAILY RIDERS

BOYLSTON STREET
6,826 DAILY RIDERS

CHINATOWN
6,498 DAILY RIDERS

LX
LEGAL CROSSING
CAFFÈ NERO

sweetgreen
drybar
GRN-MKR
GRAINWORKS