

1241 Boylston Street, Boston, Massachusetts



BOSTON, MASSACHUSETTS

# Boylston Street

1241 fenway





## the availability

4,130 SF of restaurant space

## the facts

Proposed 8-story 184 key Upscale Hotel at the gateway of the Fenway neighborhood on Boylston Street

One block from Boston's first City Target (170,000 SF)

200 yards from Fenway Park's Gate B Entrance and it's 3.6 million visitors per year

Prominent 4,130 SF restaurant opportunity with 18' ceilings serving breakfast, lunch and dinner with a bar to service the hotel guests

Neighborhood includes +/- 2,500 new residential units recently delivered, planned or under construction

Adjacent to Proposed Fenway Theater - 5,400 seats

Join new Time Out Market an active and growing dining and entertainment destination in Boston

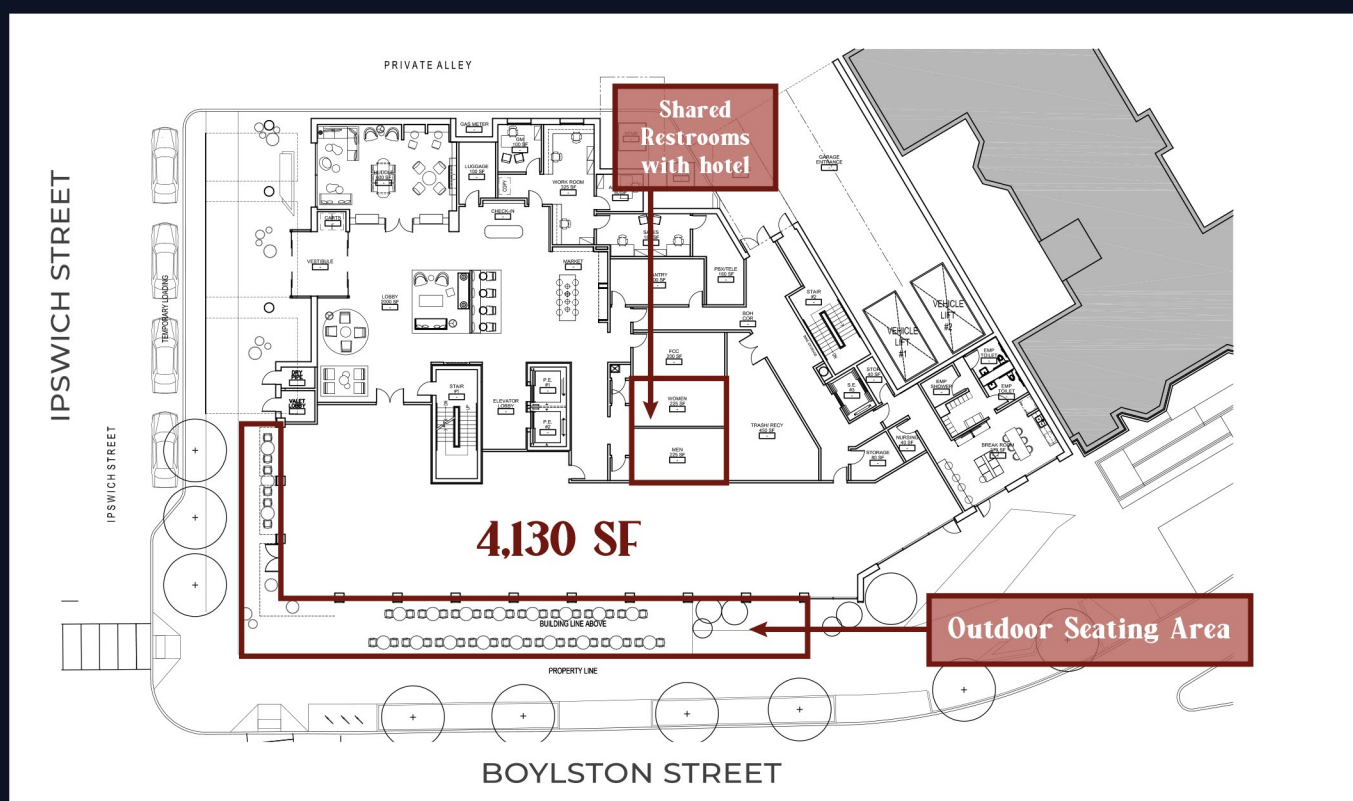
1.7M + SF of new/redeveloped area office space

## the neighborhood

The Handle Bar | Citizen Republic House | Cava | Tatte | Pavement | Target | Eventide Tasty Burger | The Verb | Honeygrow | Sephora | Blaze Pizza | Tony C's | REI | Orfano | Nathalie | Wahlburgers | by Chloe | Tiger Mama | Sweet Cheeks | Hojoko | Corepower | Oath | Basho | Lucky Strike | House of Blues



S  
I  
T  
E  
S  
T  
A  
L  
L  
S  
I  
T  
E  
S  
T  
A  
L  
L  
S  
I  
T  
E





DAVID ORTIZ DRIVE  
BROOKLINE AVE



LANDSDOWNE STREET



4M visitors to Fenway

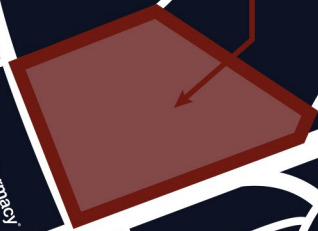
Fenway Park Gate B

MGM Music Hall at Fenway  
(BPDA approved) 5,400 seats

Boylston Street  
1241 Fenway

JERSEY STREET

VAN NESS STREET



WHOOOP  
BURTON  
SEPHORA  
Bank  
CITIZEN  
BASHO  
THE HANDLE BAR  
PAYEMENT  
Cava



PETERBOROUGH STREET

PARK DRIVE

The Fenway Victory Gardens

Restaurant

# FENWAY, BOSTON

## LEGEND

- BOARD APPROVED
- UNDER CONSTRUCTION
- UNDER REVIEW
- CONSTRUCTION COMPLETE



## PROJECT DEVELOPMENTS

- 1 FENWAY THEATER**  
BOARD APPROVED | FENWAY SPORTS GROUP  
SEATS: 5,400
- 2 60 KIMARNOCK STREET**  
BOARD APPROVED | CABOT, CABOT & FORBES  
UNITS: 435
- 3 KENMORE SQUARE REDEVELOPMENT**  
BOARD APPROVED | RELATED BEAL  
BUILDING: 280,500 SF - OFFICE/RETAIL
- 4 665 COMMONWEALTH AVE**  
BOARD APPROVED | BOSTON UNIVERSITY DATA SCIENCE CENTER
- 5 819 BEACON STREET**  
BOARD APPROVED | BOSTON'S CHILDREN HOSPITAL  
BUILDING: 245,840 MIXED USE: OFFICE/RETAIL
- 6 1252 - 1270 BOYLSTON**  
BOARD APPROVED | SCAPE BOYLSTON LLC  
BUILDING: 226,700 SF MIXED USE DEVELOPMENT  
UNITS: 447 UNITS, RETAIL, THEATER
- 7 839 BEACON STREET**  
UNDER CONSTRUCTION | YAU YAN FONG & WINNIE IP  
BUILDING: 146,950 UNITS: 45 RETAIL: 4,500
- 8 FENWAY CENTER**  
UNDER CONSTRUCTION | GEROLDING EDLEN/MERIDETH  
BUILDING: 1.1M MIXED USE: RESIDENTIAL/RETAIL/OFFICE
- 9 THE PEIRCE**  
UNDER CONSTRUCTION | SAMUELS & ASSOCIATES  
BUILDING: 348,235 UNITS: 342 RETAIL: 15,000
- 10 401 PARK**  
CONSTRUCTION COMPLETE | SAMUELS & ASSOCIATES  
BUILDING: 1.4M OFFICE: 1.1 M RETAIL: 308,000
- 11 THE VERDIAN**  
CONSTRUCTION COMPLETE | THE ABBEY GROUP  
BUILDING: 348,235 UNITS: 342 RETAIL: 15,000
- 12 TRILOGY**  
CONSTRUCTION COMPLETE | SAMUELS & ASSOCIATES  
BUILDING: 1.1M UNITS: 576 RETAIL: 43,500
- 13 VAN NESS**  
CONSTRUCTION COMPLETE | SAMUELS & ASSOCIATES  
BUILDING: 700,000 UNITS: 172 RETAIL: 200,000
- 14 900 BEACON ST**  
CONSTRUCTION COMPLETE | MARK LUY, ALICE, AND DAN YU  
BUILDING: 38,950 UNITS: 32 RETAIL: 4,470

BOSTON, MASSACHUSETTS

# Boylston Street

1241 fenway

Peter Considine  
617.369.5959  
pconsidine@dartco.com

Peter Lyons  
617.304.1292  
plyons@dartco.com

