

123 EAST DEDHAM STREET, BOSTON MA

THE  
SMITH  
SOUTH END



# THE SOUTH END

The South End is a culturally rich neighborhood with restored victorian row houses surrounding quaint English-style squares. Its popular dining and bar scene spans family-friendly bistros, trendy eateries, bars and low-key pubs. Specialty shops, vintage markets, and abundant parks and green spaces make this the ideal area for any urban dweller. The Smith, along with other mixed-use redevelopments, is enhancing the existing framework of the South End. The loft office space and nearby Boston Medical Center both contribute to the already strong daytime population of the neighborhood. The southern portion of the neighborhood has experienced an impressive amount of mixed-use development, bringing new life to a previously underutilized area of this charming and cherished neighborhood.

# MIXED-USE DEVELOPMENT

SOUTH END



**6.1M**  
**SQUARE FEET OF**  
**TOTAL DEVELOPMENT**

**3,800 UNITS**  
**IN TOTAL ADDED**  
**TO THE NEIGHBORHOOD**

**OVER 1.2M SF**  
**OF OFFICE SPACE**

**THE SMITH**  
 SOUTH END

## CONSTRUCTION COMPLETE

ADDRESS	TOTAL SIZE	RESI UNITS	OFFICE SF	RETAIL SF
1 136 SHAWMUT AVE	57,904	33	-	-
2 INK BLOCK	550,000	650	-	85,000
3 345 HARRISON AVE	563,000	560	-	30,000
4 AC HOTEL - 237 ALBANY ST	95,000	200	-	-
5 THE TROY - 275 ALBANY ST	330,000	380	-	-
6 199 WEST BROOKLINE ST	25,000	9	-	-
7 477-481 HARRISON AVE	36,700	18	-	-
8 600 HARRISON AVE	193,300	160	-	3,600
9 46 WAREHAM ST	64,530	18	32,875	-
10 5-10 ST. GEORGE ST	45,000	33	-	-
11 PARCEL F - 625-710 ALBANY ST	540,500	-	-	-

## UNDER CONSTRUCTION

ADDRESS	TOTAL SIZE	RESI UNITS	OFFICE SF	RETAIL SF
12 SHAWMUT AVE/WASHINGTON ST BLOCK - 112 SHAWMUT AVE	617,216	536	-	-
13 321 HARRISON AVE	218,500	-	216,000	-
14 370-380 HARRISON AVE	356,000	273	-	8,500
15 THE SMITH - 660 HARRISON AVE	710,000	650	40,100	14,100
16 THE COSMOPOLITAN - 771 HARRISON AVE	91,547	63	-	-

## BOARD APPROVED

ADDRESS	TOTAL SIZE	RESI UNITS	OFFICE SF	RETAIL SF
17 217 ALBANY ST	139,900	180	-	-
18 80 EAST BERKELEY	308,000	-	290,000	18,000
19 EXCHANGE - 540 ALBANY ST	1,599,425	-	640,540	42,500

**HISTORIC SOUTH END**      **DEVELOPING SECTION OF SOUTH END**

# ALL ABOUT THE SMITH

DELIVERY STARTING Q3/Q4 2020

## THE DEVELOPMENT

- 650,000 sf mixed-use development, including retail, residential, and cultural space
- The project is being completed in phases with the first delivering Q3/Q4 2020
- Two 11-story buildings with remarkable amenities, 50 multi-family units in a converted historic building, 20,000 SF of retail with landscaped outdoor space, and 650 car below grade parking
- The Smith, is named for the artisan history of this area of the South End, South of Washington, dubbed SoWa
- The Property is less than a block from the future Exchange, which will bring over 600,000 square feet of office space to the area

## THE OPPORTUNITY

- Phase I consists of 3 commercial spaces: 3,323 sf, 1,803 sf and a 1,300 sf community space
- Ample outdoor seating for dedicated patios and impressive storefronts facing East Dedham Street
- Located at the base of the first 11-story building, a 299-unit new residential tower
- Q3/Q4 2020 Delivery

## ACCESSIBILITY

- 2 minute drive (0.2 mile) to the I-93 on-ramps
- 7 Minute walk (0.3 mile) to Union Park Silver Line station
- Less than 1 mile walk to Back Bay Station and the Broadway Station in South Boston



# EAST DEDHAM STREET ELEVATION

SOUTH END

**575 ALBANY**  
45 rental units  
6,250 sf corner retail  
Future delivery

**BUILDING 2**  
305 rental units  
2 retail spaces  
Future delivery

**PHASE ONE**  
299 rental units  
2 retail spaces  
1 community space  
Q3/Q4 2020 delivery

**GAMBRO**  
35,000 sf existing  
medical office  
Future retail



ALBANY STREET      SERVICE DRIVE      PEDESTRIAN GREEN      ANDREWS STREET      HARRISON AVENUE



# SITE PLAN - PHASE 1 & AVAILABLE RETAIL SPACE

SOUTH END



● PHASE 2 RETAIL

# SOUTH END AERIAL



123 EAST DEDHAM STREET, BOSTON MA



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SOUTH END

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