

# 11

## AVENUE DE LAFAYETTE

BOSTON, MA



BOUTIQUE BRICK AND BEAM  
INVESTMENT OPPORTUNITY

**CBRE**

# INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale 11 Avenue de Lafayette (“11 ADL” or “the Property”), a 56,868 SF boutique office/retail building located in the heart of downtown Boston. Presently 34% leased to 3 tenants, the Property presents investors with the opportunity to add value through releasing, repositioning, or adding additional density. This boutique, brick and beam asset comes with an adjacent surface parking lot that totals 3,545 SF and has space for 8 cars and loading.

Currently owned and occupied by Road Scholar, 11 ADL is being offered for sale for the first time in over 20 years, creating a truly rare opportunity to acquire a jewel box building in Downtown Boston. Upon sale, Road Scholar will lease back the third floor at market rates for 2 years with a landlord termination option, providing new ownership with cash flow and flexibility.



**34%  
LEASED**  
TO THREE  
TENANTS

**56,868 SF**  
BOUTIQUE  
OFFICE/RETAIL  
BUILDING

**RENOVATION**  
TO HIGHER AND  
BETTER USE  
(LIFE SCIENCE  
ALLOWED AS OF  
RIGHT)



**REDEVELOPMENT**  
OPPORTUNITY UPON  
NEAR TERM EXPIRATIONS

LOCATED **CENTRALLY**  
WITHIN BOSTON'S  
HIGHLY SOUGHT-AFTER  
FINANCIAL DISTRICT

**UNMATCHED**  
**CONNECTIVITY**  
THROUGHOUT BOSTON  
(STEPS FROM SOUTH  
STATION, DOWNTOWN  
CROSSING MBTA, &  
BOYLSTON STREET MBTA)

The site is at the center of it all within the Financial District and surrounded by the city's commercial hubs including the Seaport, Back Bay, Beacon Hill, and within close proximity to North Station and Cambridge, offering its tenants walking-distance to a wide array of restaurants, sports and entertainment venues, retail shops and open spaces.

11 ADL is only a 5 minute walk to South Station, Boylston Street MBTA, and Downtown Crossing MBTA stations, providing rail access throughout Boston via the Green, Orange and Red Lines. The Property also boasts tremendous vehicular access throughout as it is located directly off of the Surface Road with seamless connectivity to Interstate 93 and Interstate 90 (Massachusetts' Turnpike).

11 Avenue de Lafayette is being offered for sale without a formal asking price and free and clear from existing debt. Once qualified investors have had an opportunity to thoroughly review, CBRE will schedule a "call for offers".

# INVESTMENT HIGHLIGHTS



RARE GENERATIONAL OPPORTUNITY



WELL MAINTAINED ASSET WITH  
BEST-IN-CLASS AMENITIES



VALUE-ADD OPPORTUNITY



UNMATCHED CONNECTIVITY  
THROUGHOUT BOSTON



"RED HOT" NEIGHBORHOOD SURROUNDED  
BY WORLD CLASS DEVELOPMENTS





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## AVENUE DE LAFAYETTE BOSTON, MA

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