

176 FEDERAL STREET

BOSTON, MASSACHUSETTS

IN THE HEART OF BOSTON'S CENTRAL BUSINESS DISTRICT

AVAILABLE: 2,225 SF
1,254 SF
1,000 SF

FOR MORE INFORMATION, PLEASE CONTACT: **EMILY OU** | EXCLUSIVE AGENT | **617.204.4142**



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176 Federal Street is strategically located in the heart of Boston's Central Business District, only steps away from South Station. This corner site is a highly visible location with tremendous foot traffic throughout the day. During commuting hours, tens of thousands of people traveling on the South Station Red Line, commuter rail, buses and Amtrak walk by this location as they enter the Central Business District.

BUILDING FEATURES

AVAILABLE 1,254 SF Street
2,225 SF Street
1,000 SF Basement

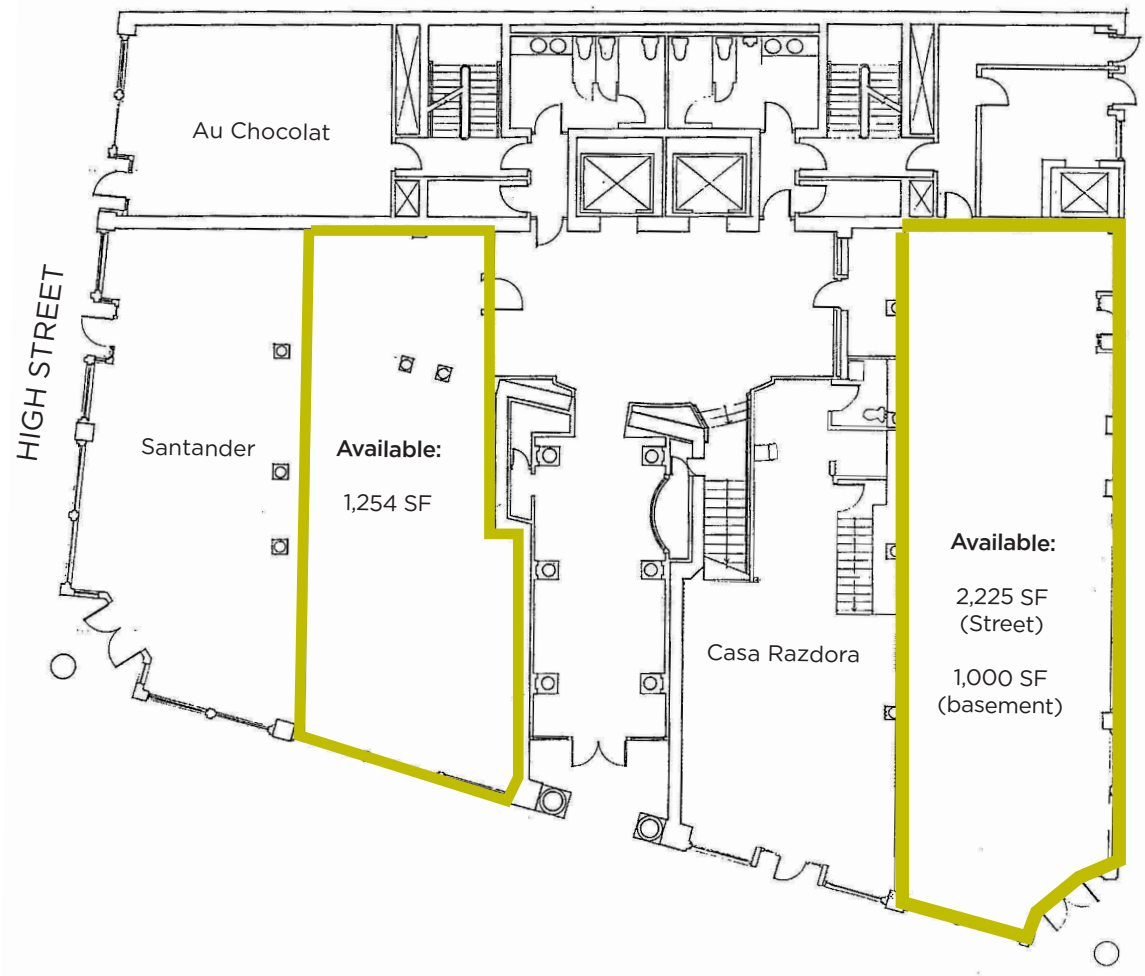
ASKING RENT Upon Request

LOCATION Central Business District

AREA NEIGHBORS Bank of America, Serafina, Chipolte, Boloco, The Palm, Santander, For Eyes

COMMENTS

- Highly visible locations
- One-half block from MBTA Red Line at South Station
- (commuter rail, Amtrak, buses)
- 3.0 MSF of office space within a two-block radius
- Potential outdoor seating
- Tremendous foot traffic
- ±10,000 Central Business District workers within a two-block radius



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