

268
SUMMER
STREET

268



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS



268 Summer Street, located next to Fort Port Channel in the Seaport, is an eight-story repurposed industrial building offering brick-and-beam office space. Nicknamed the Innovation District for its top talent and diverse community, the area provides an ideal location for tech and life science companies.



- Building: 70,378 SF
- 8 stories
- Located in the thriving Seaport District
- Eight minute walk to South Station
- Surrounded by numerous restaurants, parking options, hotels and cafes
- Pricing is negotiable
- High ceilings, open layout, multiple conference/ huddle rooms, kitchen
- Great for technology users



Located Near Many
Neighborhood Amenities



Ideal for Tech Tenants



Walkable to South Station



Prime Seaport Location

RENOVATIONS COMING SOON!

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STREET



CLICK HERE
TO VIEW FLYTHROUGH

268 Summer Street
Boston, Ma 02210



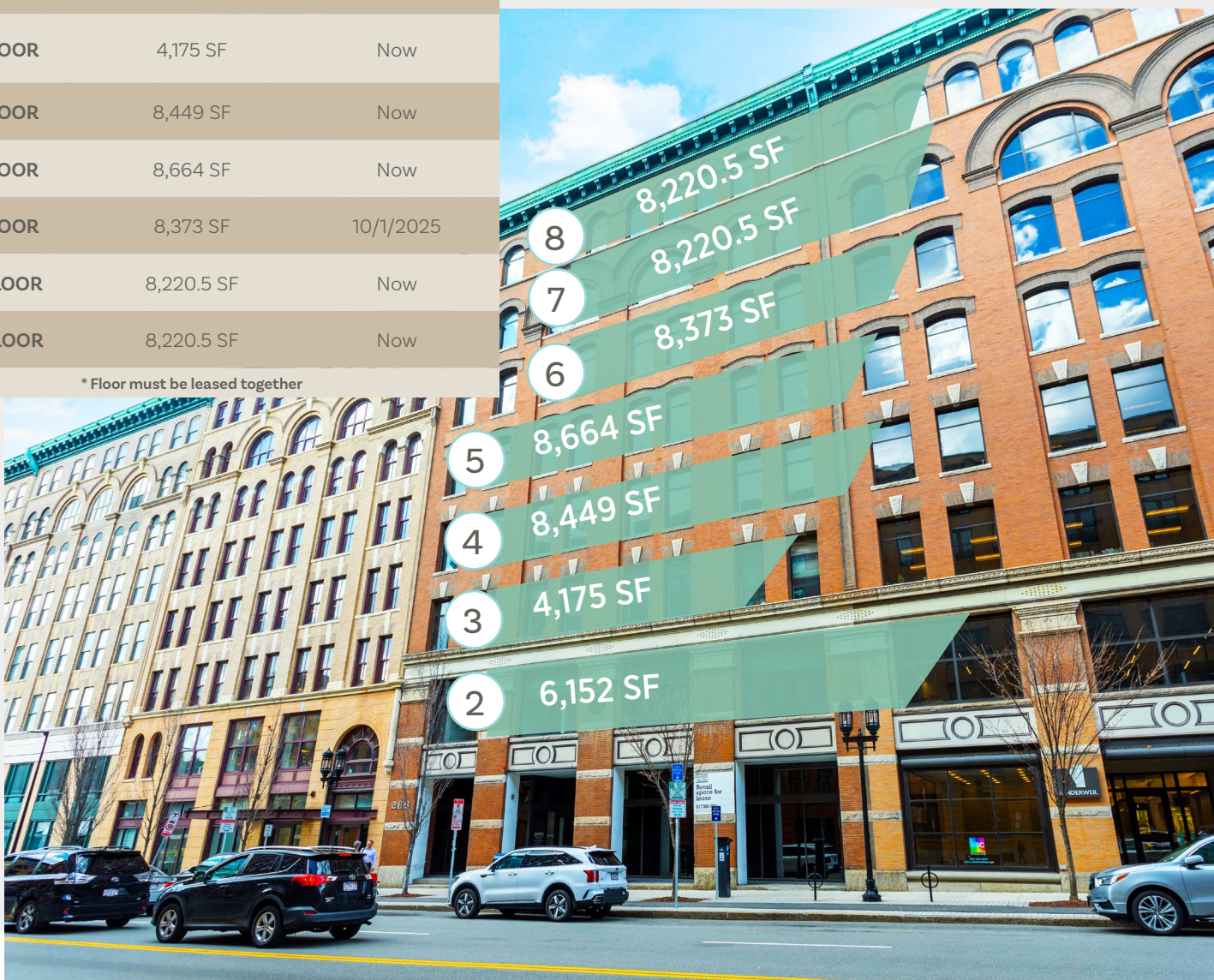
BUILDING AVAILABILITIES

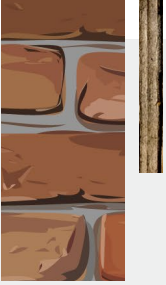
TOTAL AVAILABLE SF
52,254

FLOORS
8

FLOOR	SF	AVAILABLE DATE
2ND FLOOR	6,152 SF	Now
3RD FLOOR	4,175 SF	Now
4TH FLOOR	8,449 SF	Now
5TH FLOOR	8,664 SF	Now
6TH FLOOR	8,373 SF	10/1/2025
*7TH FLOOR	8,220.5 SF	Now
*8TH FLOOR	8,220.5 SF	Now

* Floor must be leased together



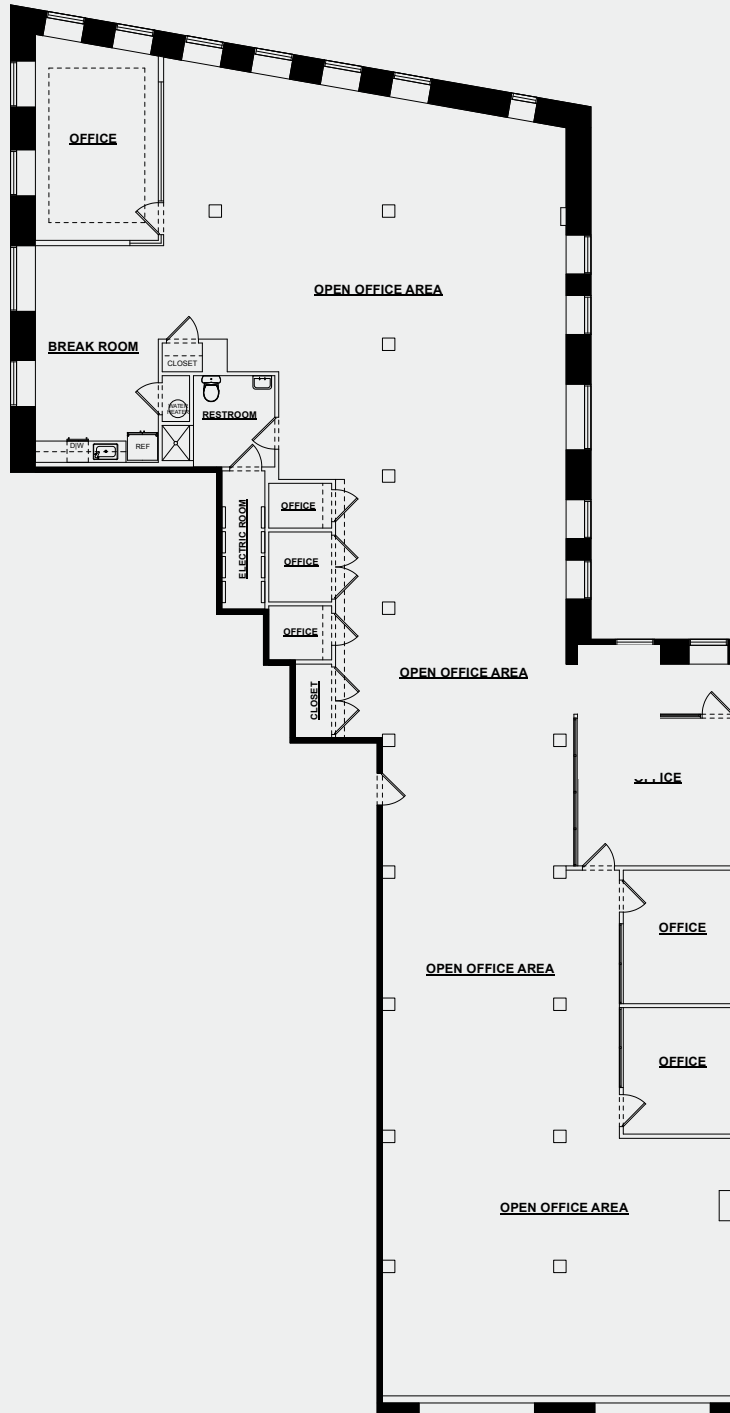


2nd FLOOR

6,152 SF



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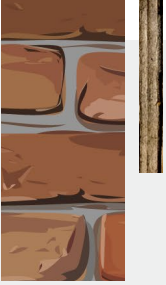
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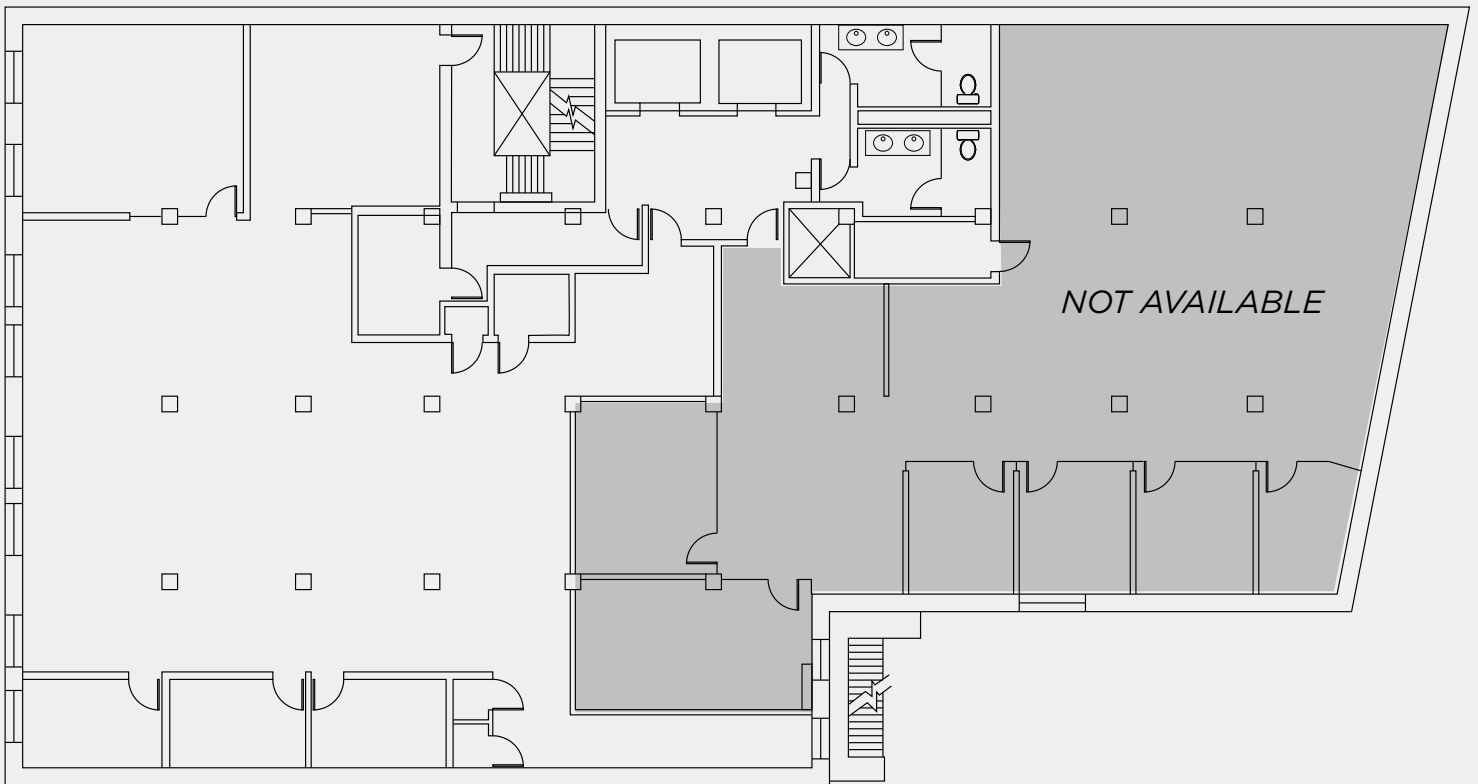


SUITE 300B

4,175 SF



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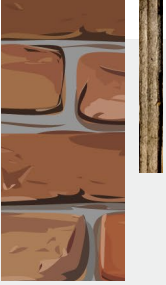
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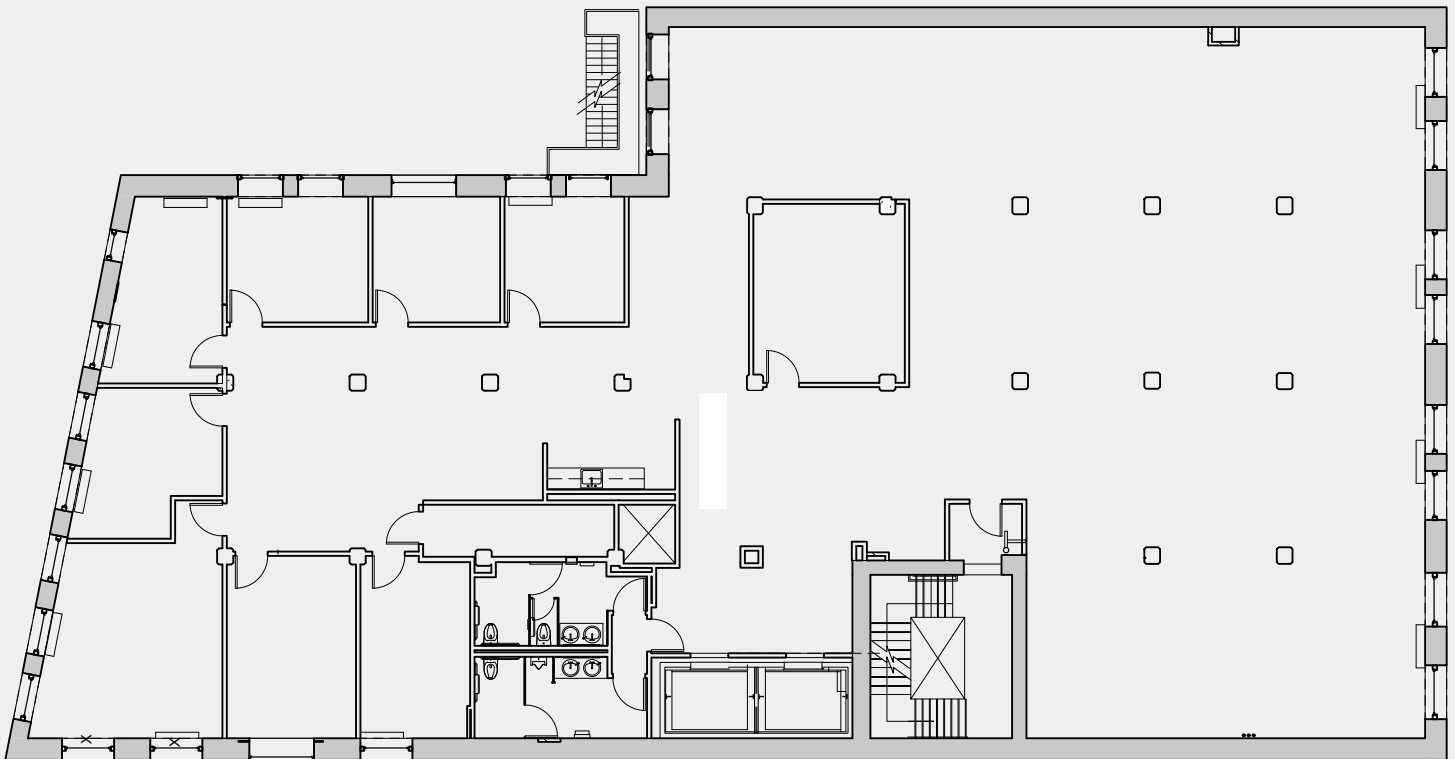


SUITE 400

8,449 SF



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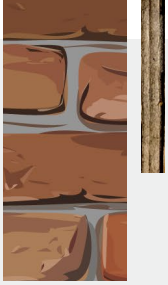
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SUITE 500

8,664 SF



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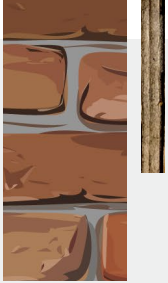
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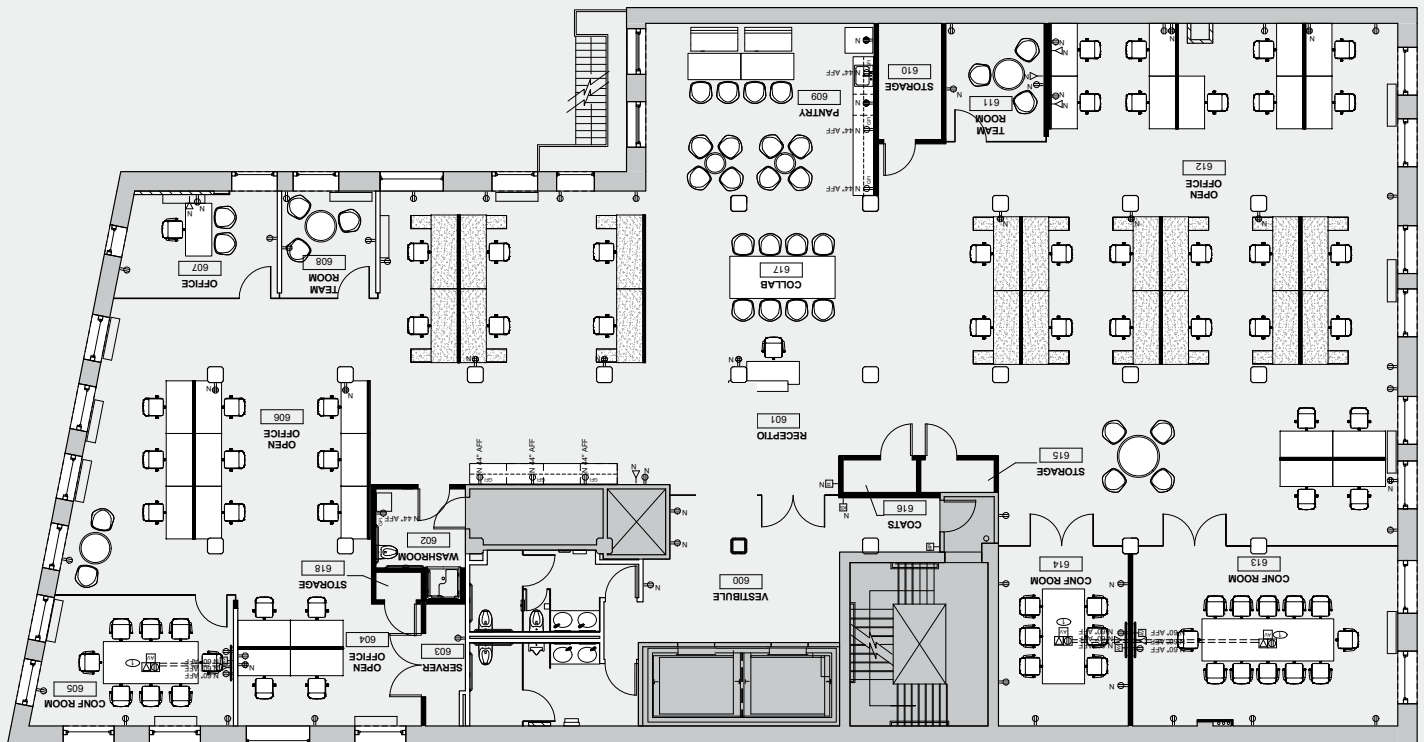


SUITE 600

8,373 SF

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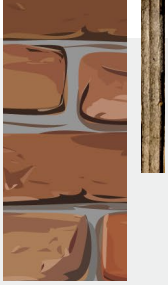
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SUITE 700 & 800

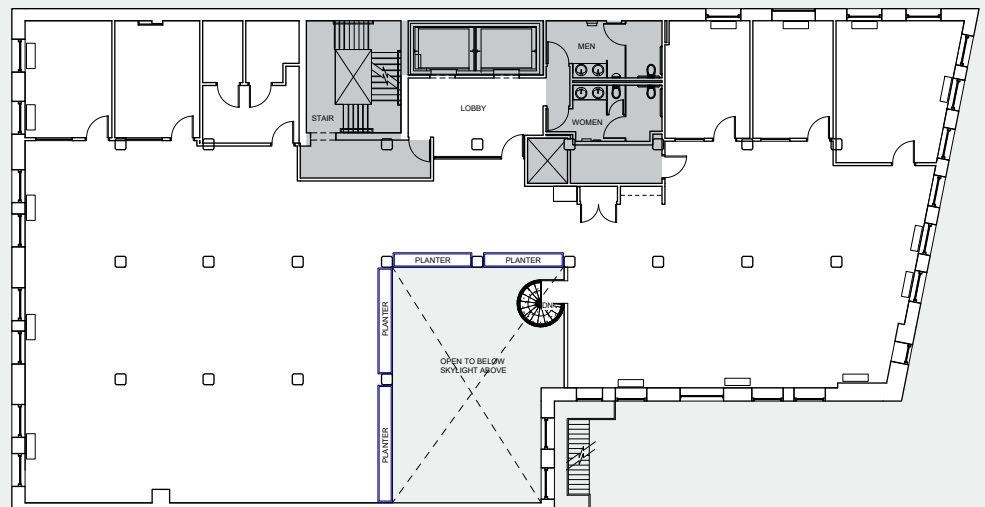
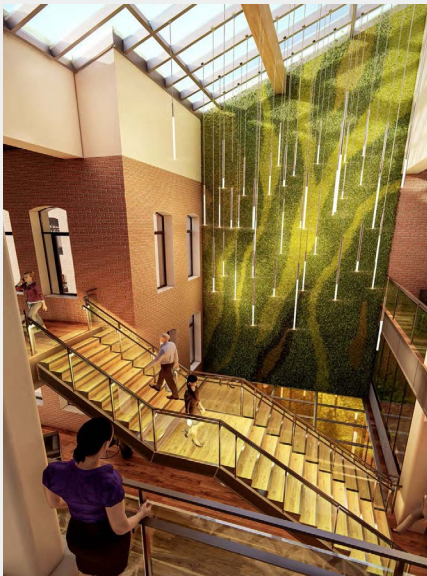
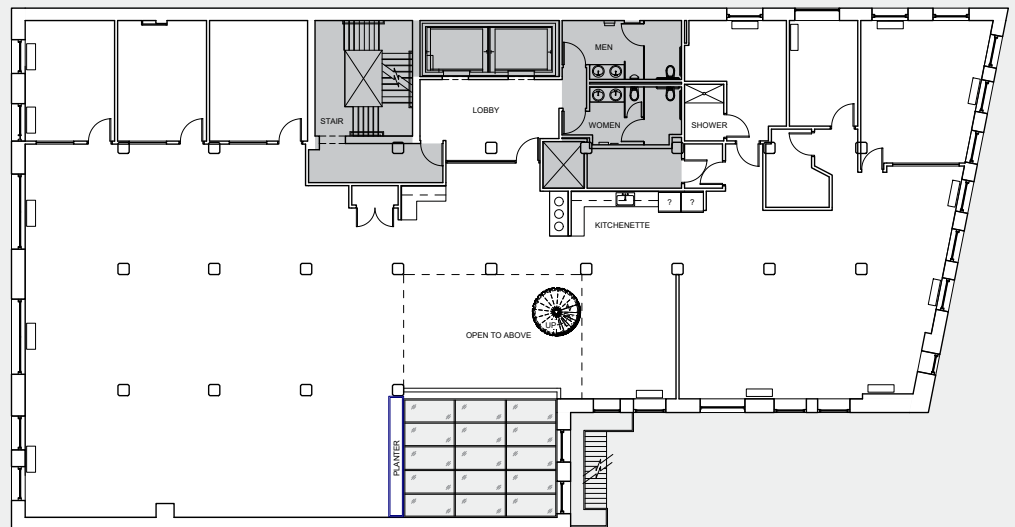
Each 8,220.5 SF

Total 16,441 SF

*Must be leased together

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WALKABLE AMENITIES

BAKERIES

1. Caffe Strega
2. Sorelle Bakery
3. Flour Bakery & Cafe

BARS

1. Para Maria
2. Barking Crab
3. Outlook Kitchen & Bar
4. Committee
5. Flight Club Darts Boston
6. Scorpion Bar Boston
7. Empire
8. The Sky Lounge & Rooftop Terrace
9. Cisco Brewers
10. Trillium Brewing Company
11. Drink
12. Herman Miller
13. SPIN Boston
14. City Tap House

FITNESS

1. CorePower Yoga
2. Equinox Seaport
3. Soulcycle

GROCERIES

1. Frank Anthony's
2. Trader Joe's

CAFES

1. Starbucks
2. La Columbe
3. Caffe Nero
4. Brew
5. Capital One Cafe
6. Starbucks
7. Caffe Nero

RESTAURANTS

1. Mastro's Ocean Club
2. Davio's Northern Italian Steakhouse
3. Lola 42
4. Serafina Seaport
5. LoLa Burger
6. Strega Italiano - Seaport
7. Sweetgreen
8. Paris Creperie - Seaport
9. Tuscan Kitchen
10. Tuscan Kitchen
11. Gather
12. Yotel Deck 12
13. Shake Shack
14. Ben & Jerry's
15. Mooo Seaport

SHOPPING

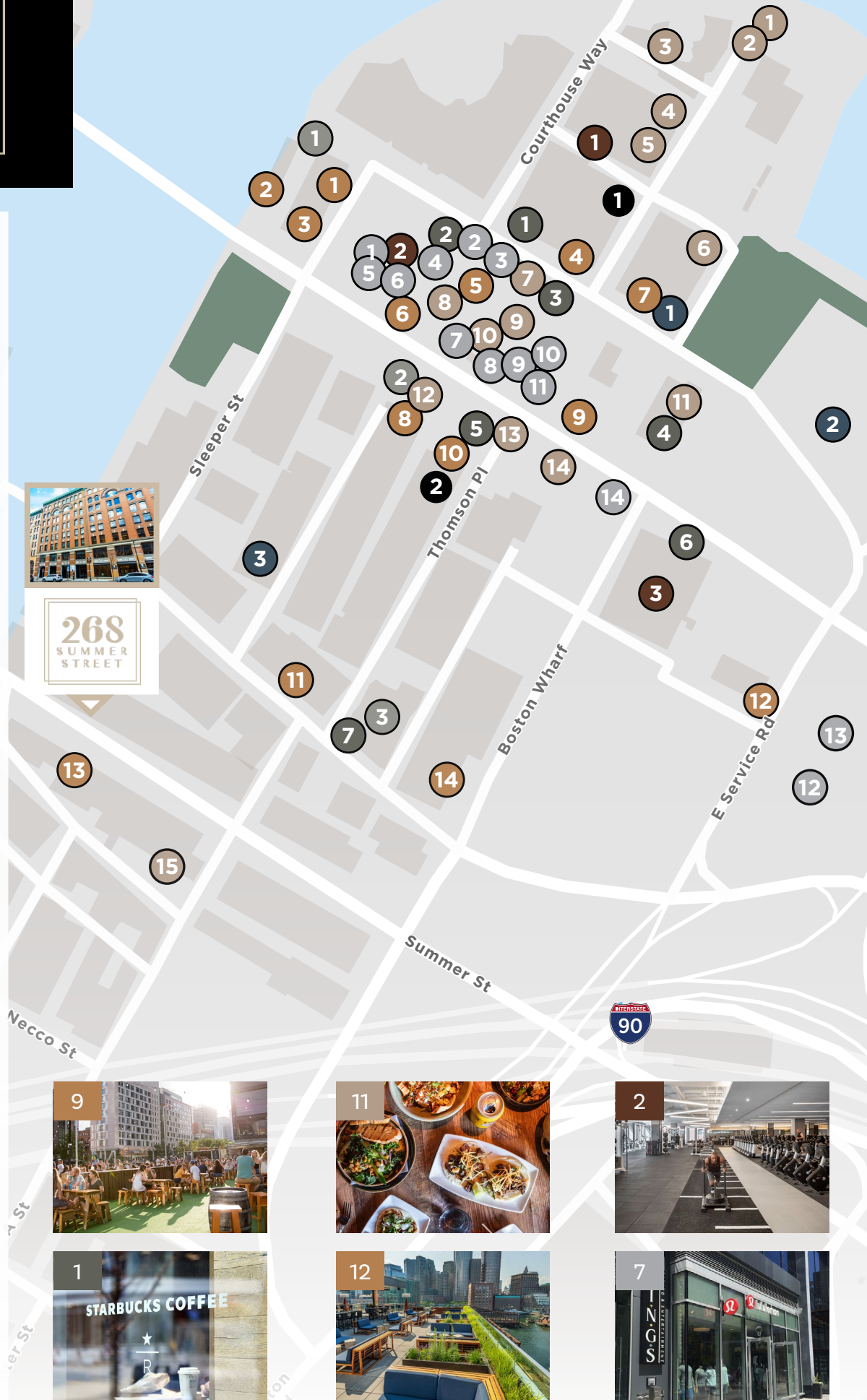
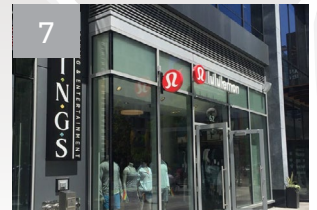
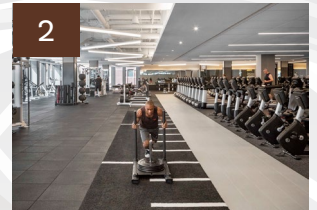
1. Away
2. B8TA Boston Seaport
3. Peter Millar
4. Outdoor Voices
5. Filson
6. L.L. Bean
7. Lululemon
8. Fjallraven
9. Sephora
10. Warby Parker
11. For Now
12. Alo Yoga
13. Scotch & Soda

HOTELS

1. The ENVOY
2. YOTEL Boston
3. Residence Inn By Marriot



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