

28 damrell street

south boston, ma

BRICK-AND-BEAM OFFICE FOR LEASE | 64,986 SF • 46,544 SF (MAX CONTIGUOUS)



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PROPERTY OVERVIEW

28 Damrell Street is a 95,910-square foot brick-and-beam office/flex/showroom building located in South Boston, MA. It currently offers approximately 64,986 square feet of space available for lease throughout its three stories. With flexible floor plates that are easily divisible to 1,154 square feet, 28 Damrell Street can comfortably accommodate either full-floor or multi-tenant plans. For firms seeking visual impact, it also offers excellent signage opportunities and the potential to establish a strong lobby identity.

Situated just off Exit 16 of I-93 in historic South Boston with proximity to I-90, 28 Damrell Street provides free on-site parking, a rarity in the city. Public transportation is quickly accessible via a four-minute walk to Andrew Square, featuring local bus routes and an MBTA Red Line station, just two stops from downtown. The property is also situated directly adjacent to the booming Seaport District, which is home to the recently expanded Boston Convention and Exhibition Center and boasts a unique 24/7 live-work-play environment. In its immediate vicinity, 28 Damrell Street enjoys a strong amenity base including restaurants and bars, fitness facilities and the South Bay Center's many retail shops.

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PROPERTY FEATURES

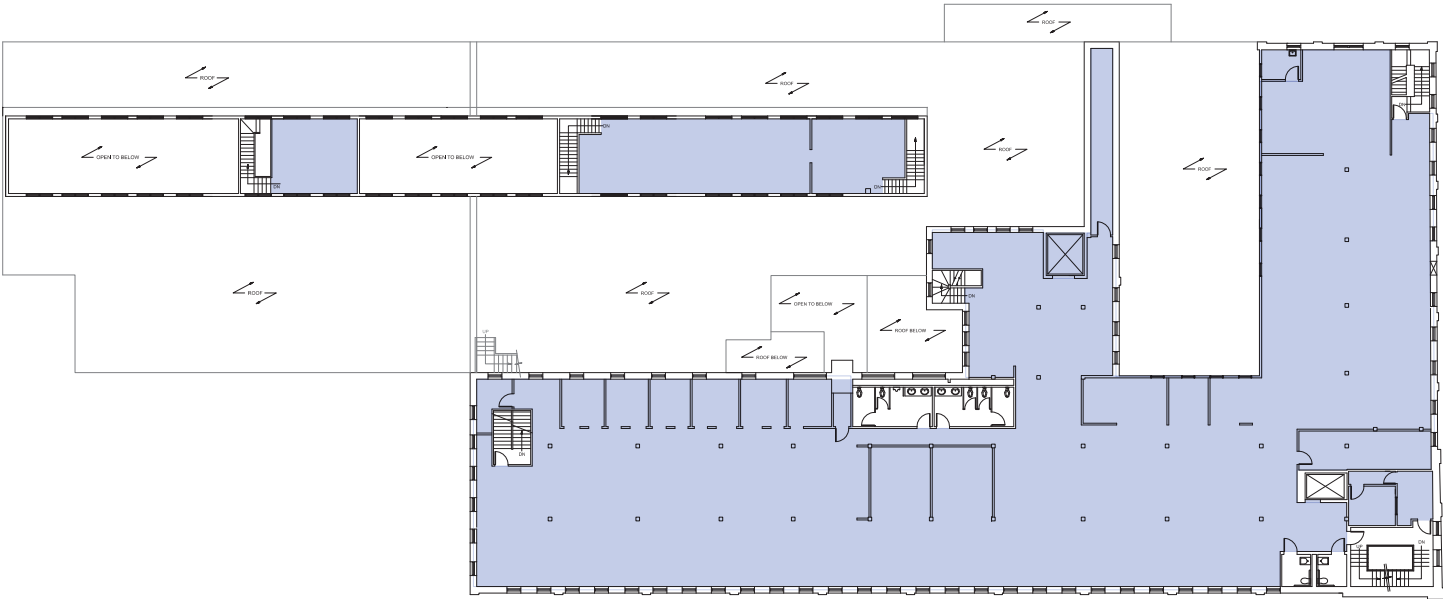
- Brick-and-beam office building in historic South Boston with lobby identity and signage opportunities
- Short walk to local bus routes and the MBTA Red Line, providing downtown access in minutes
- Immediately adjacent to amenities including restaurants and bars, fitness facilities and 430,000 square feet of shops at the nearby South Bay Center
- Surrounded by retail and residential development slated for completion in the next few years
- Adjacent to Washington Village Development

SPECIFICATIONS

BUILDING SIZE	95,910SF
AVAILABLE	3rd Floor - 16,057 RSF
	2nd Floor - 15,796 RSF
	1st Floor - 1,154 - 22,017 RSF
	Basement - 1,070 - 11,116 RSF
LAND AREA	1.5 acres
ZONING	M-2, South Boston
YEAR BUILT	1899, renovated 2007
FLOORS	Four (4)
ELEVATORS	One passenger, one freight
CLEAR HEIGHT	12' – 20'
UTILITIES	Heat – Natural Gas
	Water/Sewer – City of Boston
HVAC	100%
SPRINKLERS	Yes

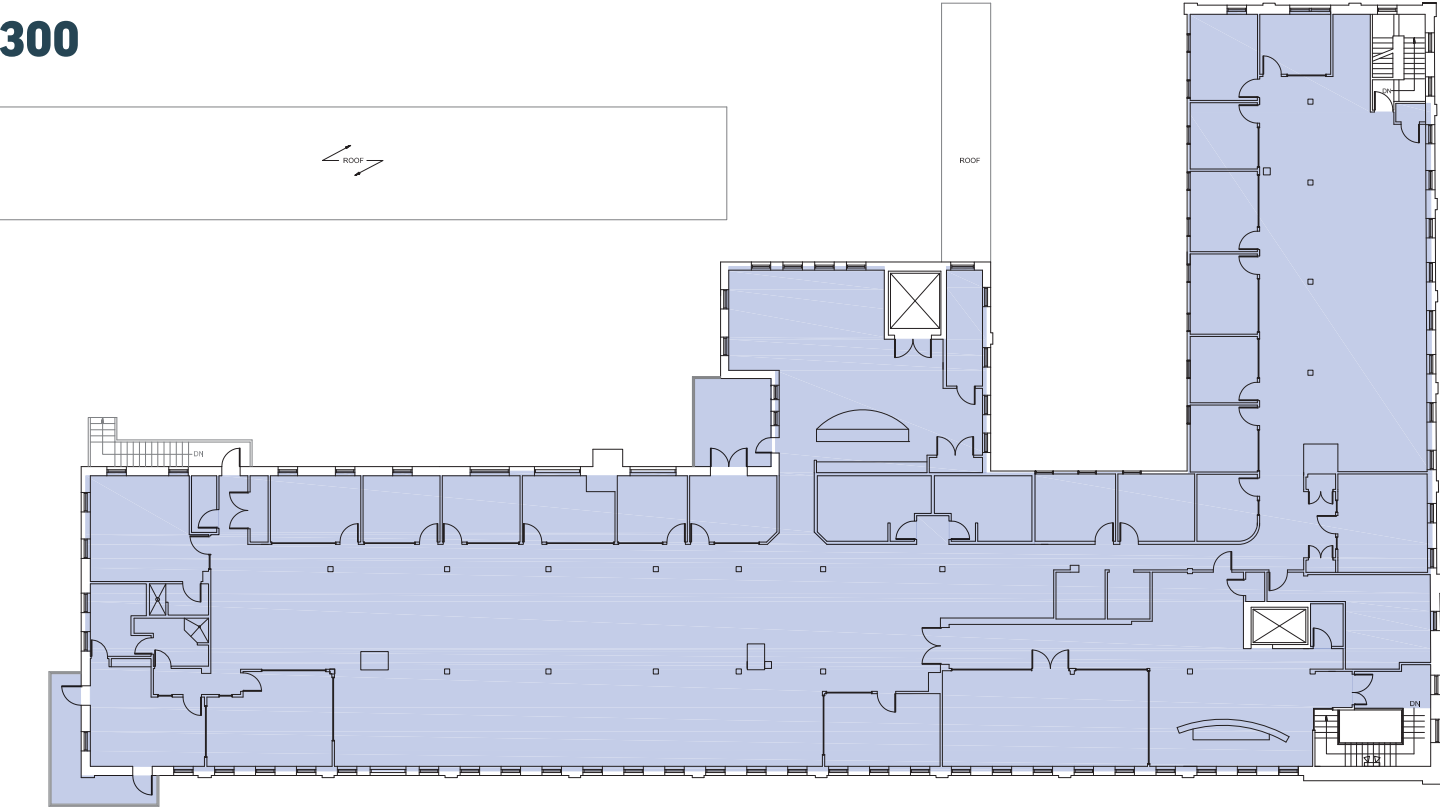


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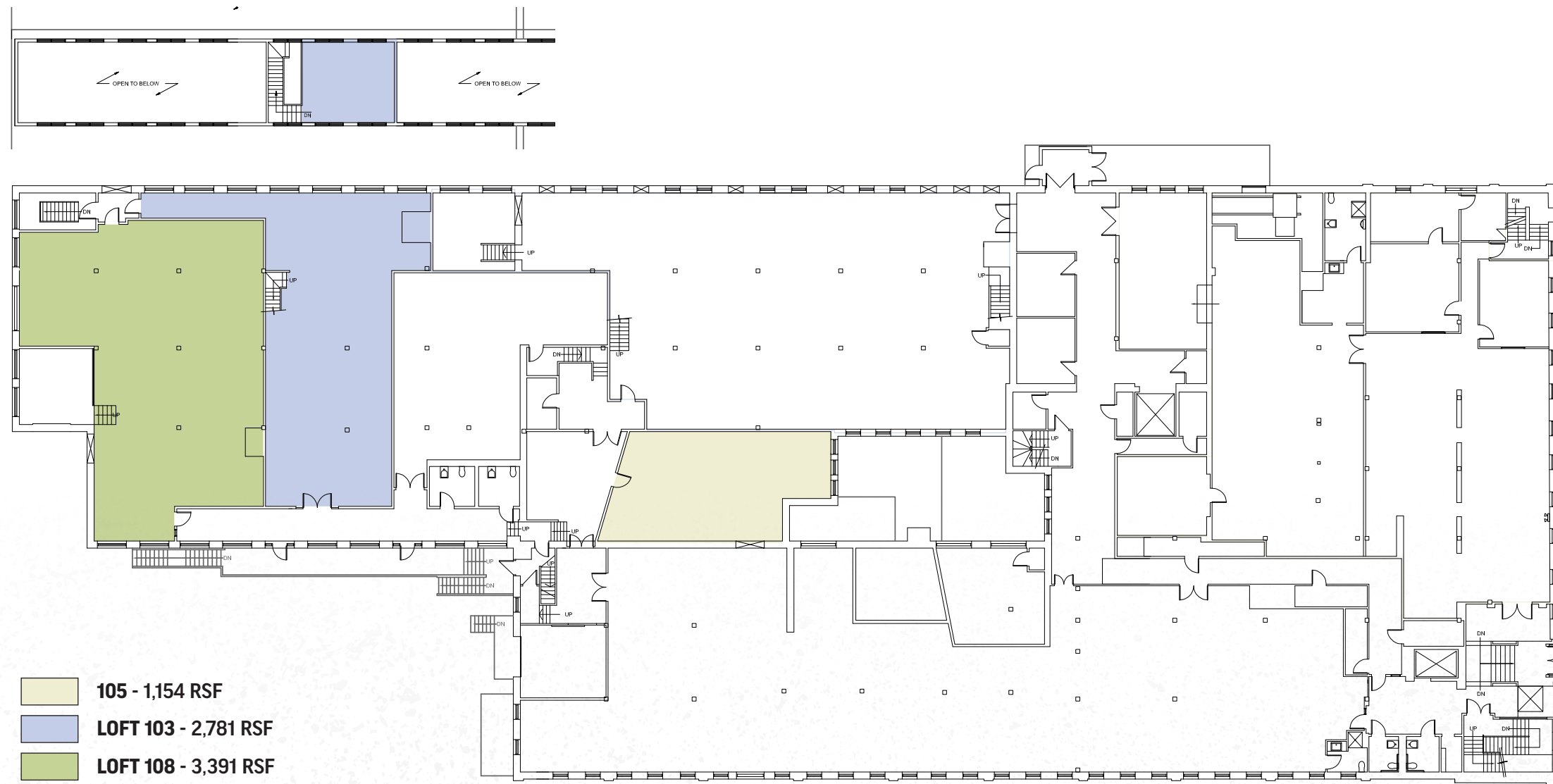
15,796 RSF

300

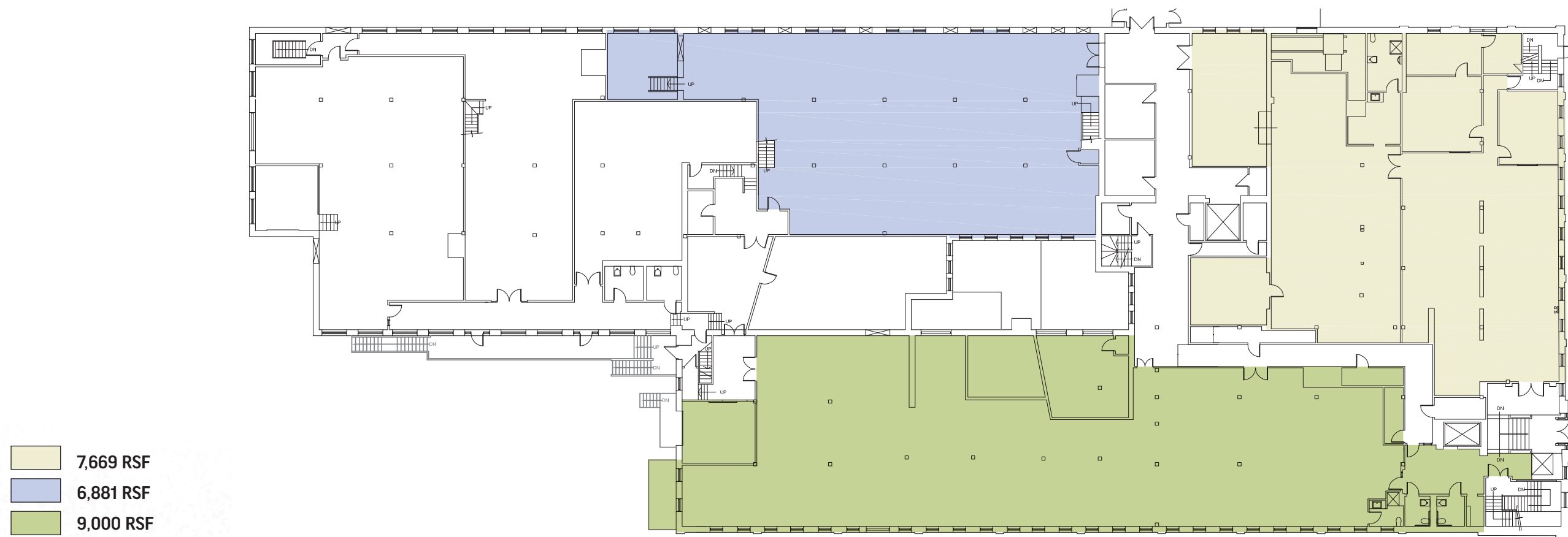


16,057 RSF

1ST FLOOR - LOFT

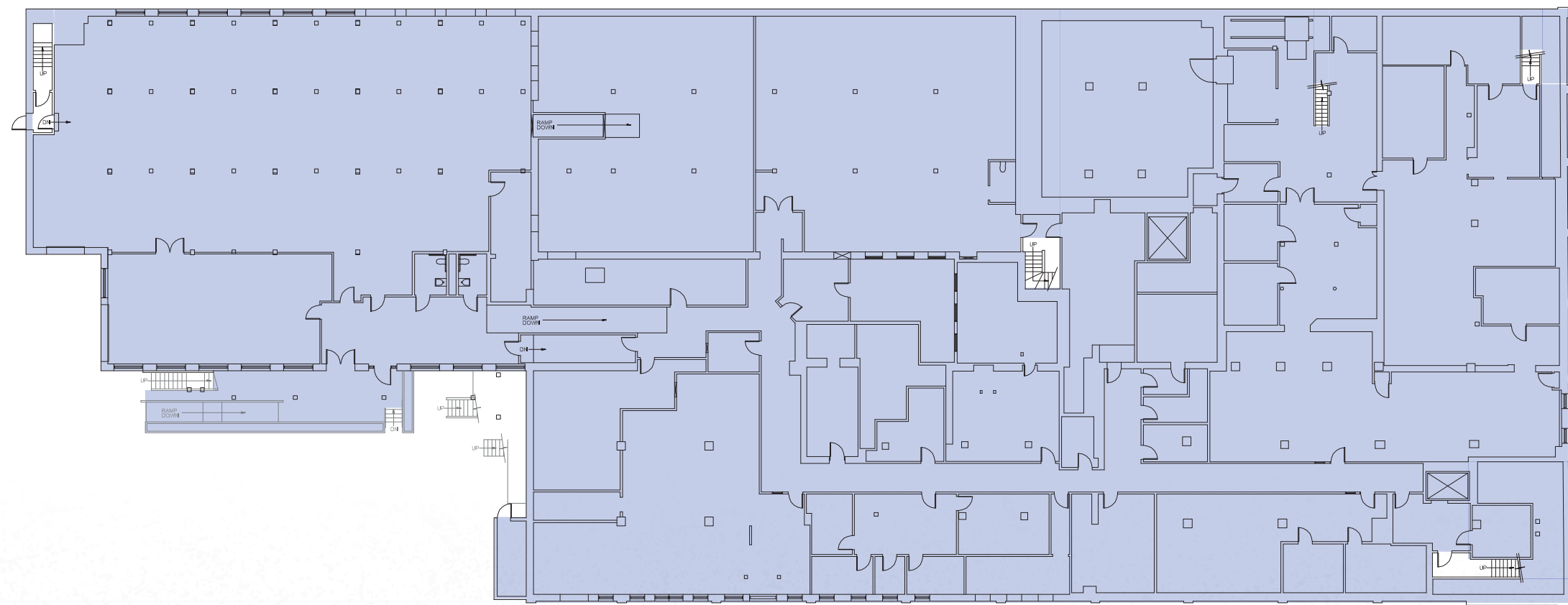


1ST FLOOR



TOTAL = 23,550 RSF

BASEMENT FLOOR



24,000 RSF

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AMENITIES

- Food & Drink
- Retail
- Fitness/Leisure
- Event Space

96 FOOD & DRINK
ESTABLISHMENTS WITHIN
A 10 MINUTE WALK

152 RETAIL STORES
WITHIN A 10 MINUTE WALK

TRANSPORTATION

●●●● RED LINE

240,000 DAILY RIDERS

ANDREW SQUARE T STOP
5 MINUTE WALK

BROADWAY T STOP
15 MINUTE WALK

I-93
4 MINUTE DRIVE

I-90
8 MINUTE DRIVE

SOUTH
BAY



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