

CLASS A FLEX/R&D OPPORTUNITY ±43,000 RSF



2 ALGER STREET

BOSTON • MA



CUSHMAN &
WAKEFIELD

THE OPPORTUNITY

2 Alger Street is a premier flex, R&D, office, and manufacturing space conveniently located near Downtown Boston, with direct access to major highways and the MBTA Red Line. As part of the On the Dot development, tenants enjoy a range of amenities including Cannonball Cafe and THE LOT, an event space hosting community socials and offering outdoor space to recharge.





MBTA Red Line to Downtown Boston and Cambridge - a 5 minute walk



Easy highway access to I-90 and I-93



Community & event space at THE LOT

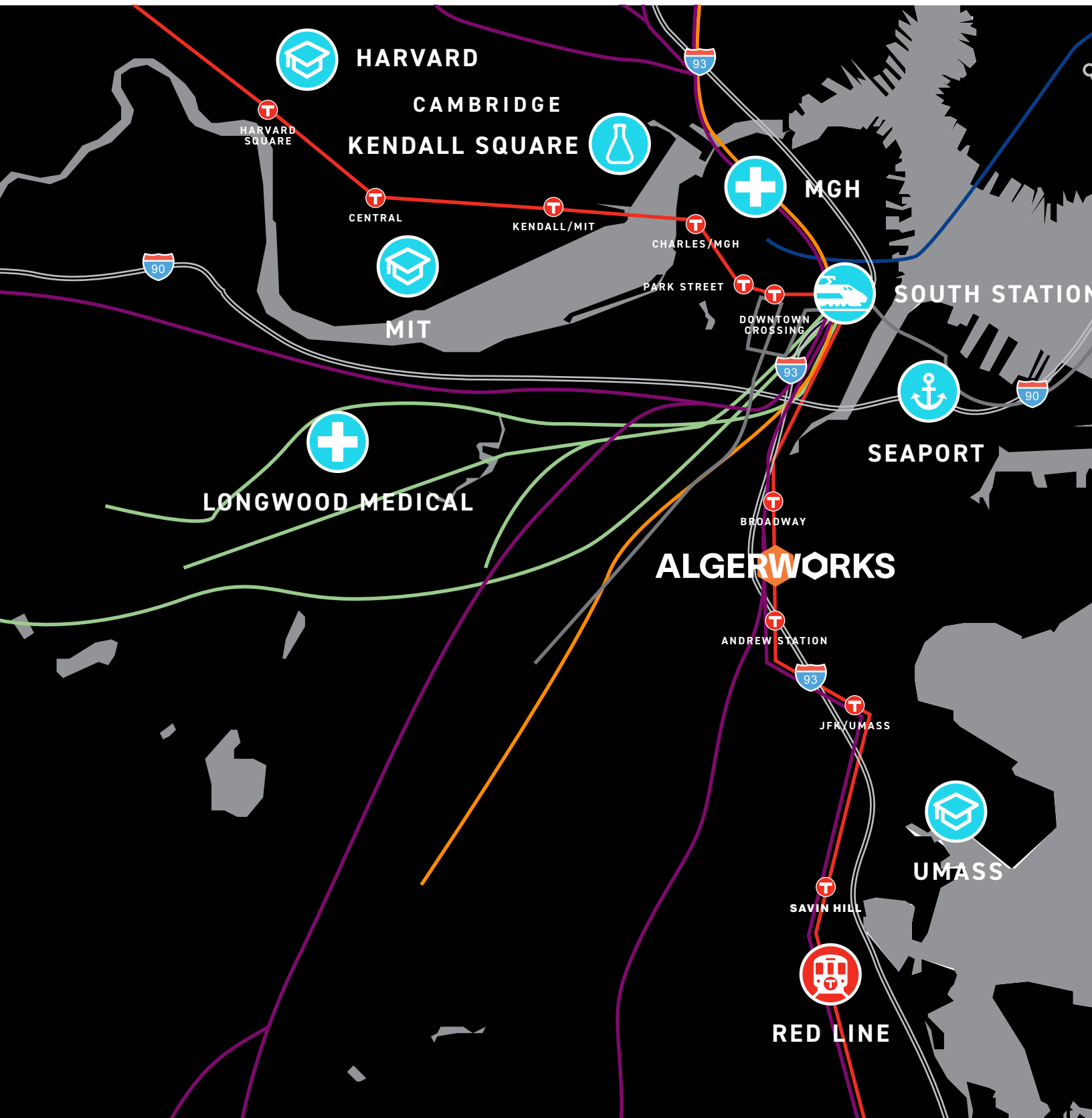


100+ restaurants within a 20-minute walk



Logan International Airport - 9 minutes by car

THE LOCATION





TRAVEL TIMES

SEAPORT

20-30 min walk

SOUTH STATION

3 min subway ride

KENDALL SQUARE

10 min subway ride

HARVARD SQUARE

16 min subway ride

MASS PIKE

1 mile, 1 min drive

LOGAN AIRPORT

4 miles, 9 min drive

RT 3/RT 93 INTERCHANGE

4 miles, 10 min drive

RT 90/RT 95 INTERCHANGE

13 miles, 20 min drive

RT 93/RT 95 INTERCHANGE

15 miles, 20 min drive

THE NEIGHBORHOOD



96
FOOD & DRINK
ESTABLISHMENTS
WITHIN A
10 MINUTE
WALK

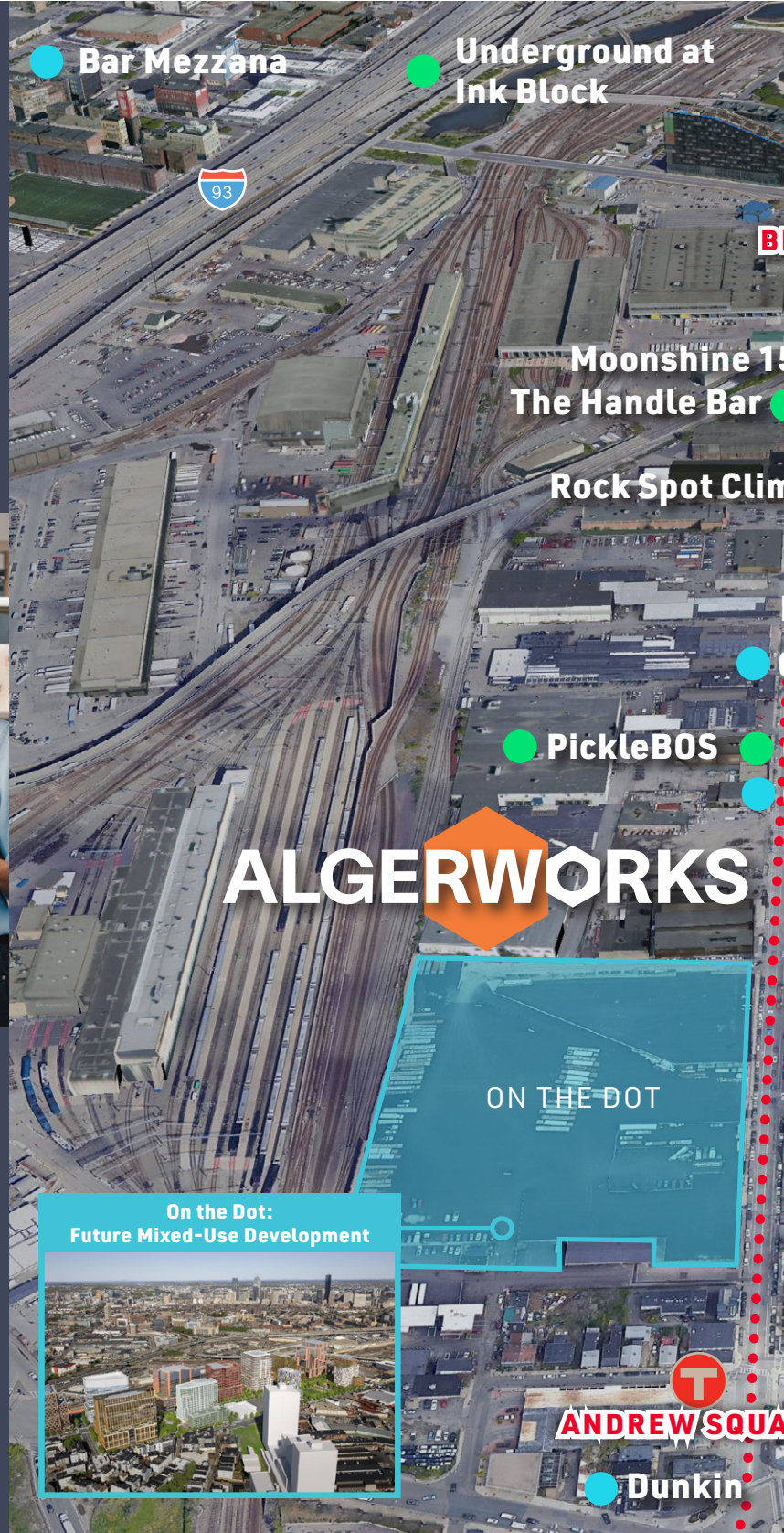


152
RETAIL
STORES
WITHIN A
10 MINUTE
WALK



AMENITIES

- FOOD & DRINK
- RETAIL
- FITNESS/ LEISURE
- EVENT SPACE





Six West

Worden Hall

Fox & The Knife

Dunkin

Amrheins Restaurant

Starbucks

Foodies' Markets

Broadway's Pastry & Coffee

Purple Shell

Doughboy Donuts & Deli

Castle Island Brewing

PKL Boston

Tatte

B/Spoke

The Dirty Italian (Deli)

Crossfit Southie

Cannonball Cafe

Domino's Pizza

Fresh Boston

WASHINGTON
VILLAGE

F-45

South Standard: Newly Developed
Residential Building with 214 Units



7-11

Andrew Square House of Pizza

FORT POINT

Boston Convention
& Exhibition Center

SOUTH BOSTON

Loco Taqueria & Oyster Bar

Lincoln Tavern

Capo

Alfredo's Italian Kitchen

DORCHESTER
HEIGHTS

2 ALGER

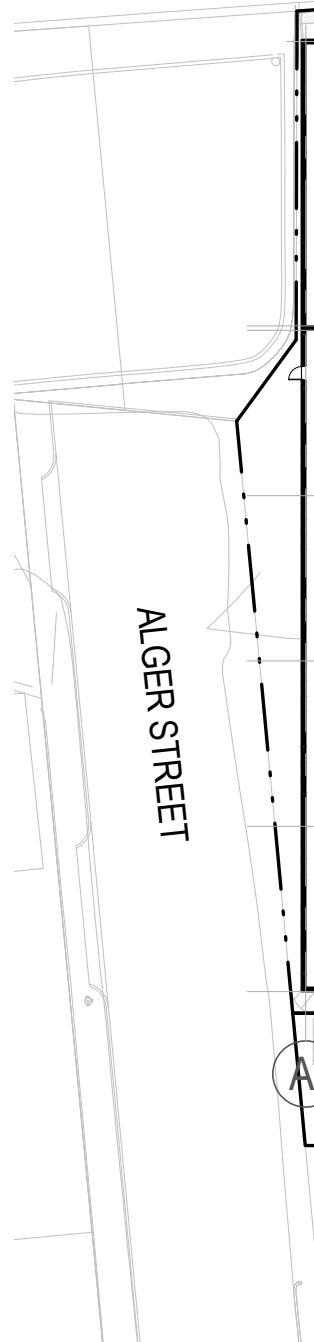
BOSTON • MA

BUILDING SPECIFICATIONS

Building GSF	43,000 SF ±
Number of Floors	1
Clear Height	(±) 14'-0" ceiling height
Column Spacing	Varied; 37'-6" x 38'-6" (most common)
Construction/Slab	Existing exterior and interior load-bearing masonry walls with interior steel framing; open-web steel joists and girders support roof framing; concrete slab-on-grade
Roof	EPDM roof membrane system
Loading	3 existing loading docks
Parking	0.5/1,000 SF

BUILDING SYSTEMS

Fire Protection	Wet sprinkler throughout with 8" connection Addressable fire alarm System	
Plumbing	Electric domestic hot water heaters for bathroom core and common areas	
HVAC	Packaged rooftop units with gas heating and electric cooling	
Electrical	800 Amps at 208/120v - 3 Phase 4 Wire	
Utilities	Electric	Eversource
	Natural Gas	National Grid
	Dometric Water	City of Boston
	Sewer	City of Boston
Teldata	Comcast and Verizon Fiber	





2 ALGER

SITE PLAN





4 Alger
LEASED

THE LOT



FOR MORE INFORMATION, PLEASE CONTACT

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