

280

SUMMER
STREET



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS



280 Summer Street, located next to Fort Port Channel in the Seaport, is a 10-story re-purposed industrial building offering brick-and-beam office space, a four-story glass atrium, and a newly renovated lobby and elevators. Nicknamed the Innovation District for its top talent and diverse community, the area provides an ideal location for tech and life science companies.



- Brick & beam creative office
- Up to 26,000 SF available
- Located minutes from South Station, the Financial District, and the MBTA
- High Ceilings
- Variable Air Volume (VAV) system provides cooling and air circulation, with up to seven (7) zones per floor
- Card key access system allows controlled 24-hour access
- New, operable, insulated windows



On-Site
Parking Garage



Tenant Exclusive Gym



Handicap
Accessible



Views of
Boston Harbor
Waterfront

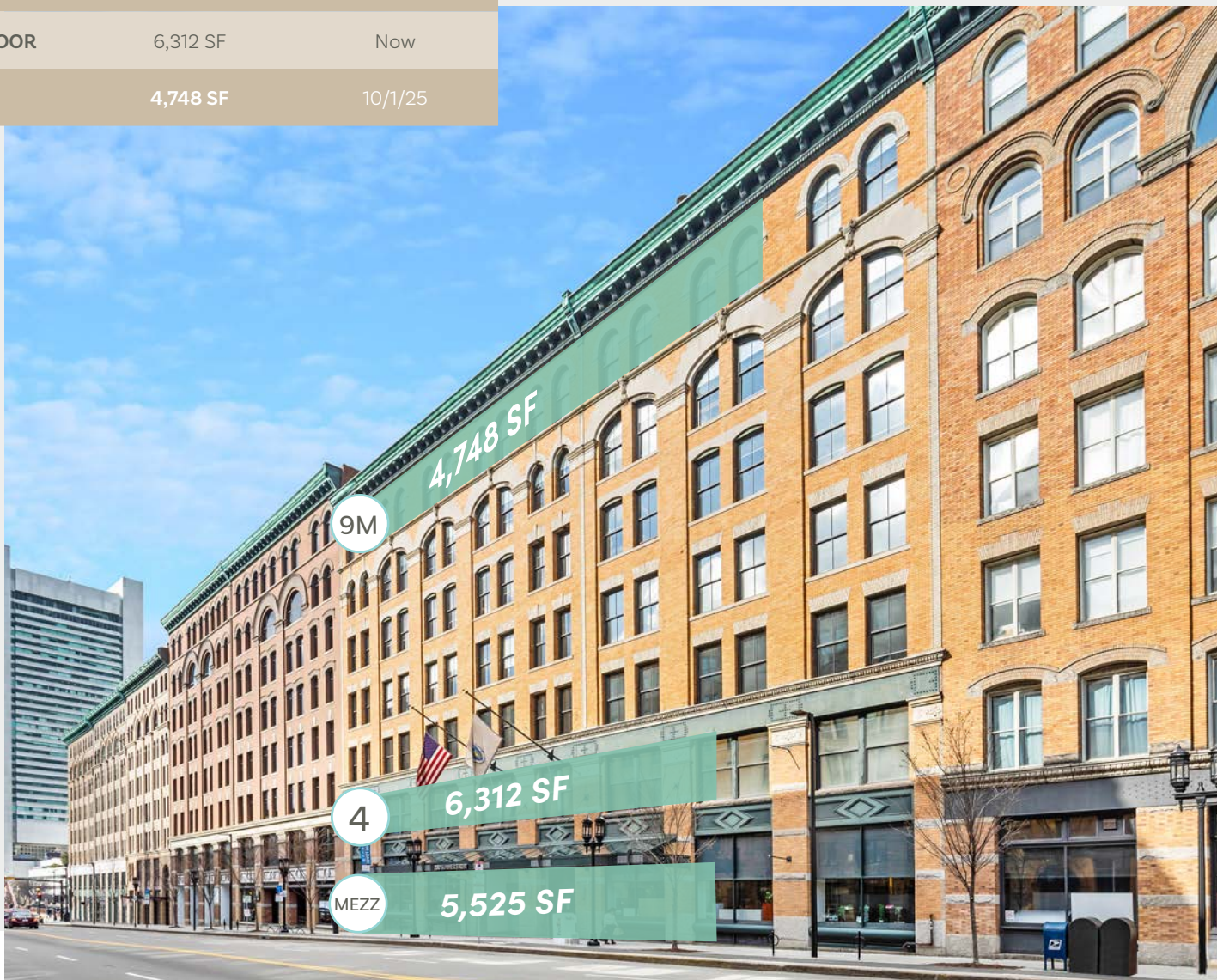
BUILDING AVAILABILITIES

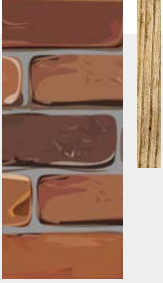
TOTAL SF
128K

FLOORS
10

FLOOR
PLATES
13,000 SF

FLOOR	SF	AVAILABLE DATE
MEZZ	5,525 SF	Now
4TH FLOOR	6,312 SF	Now
9M	4,748 SF	10/1/25



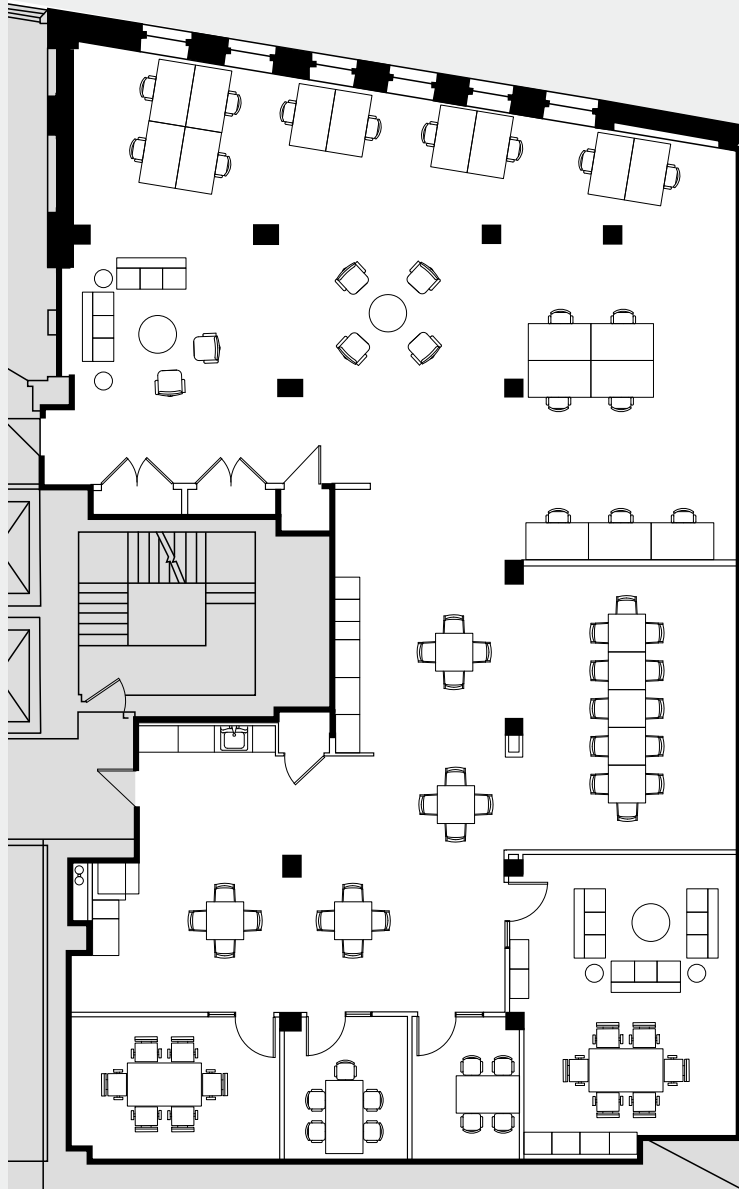


MEZZANINE

5,525 SF



280 Summer Street
Boston, MA 02210



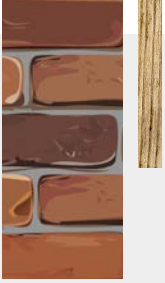
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TREMONT
ASSET MANAGEMENT LLC

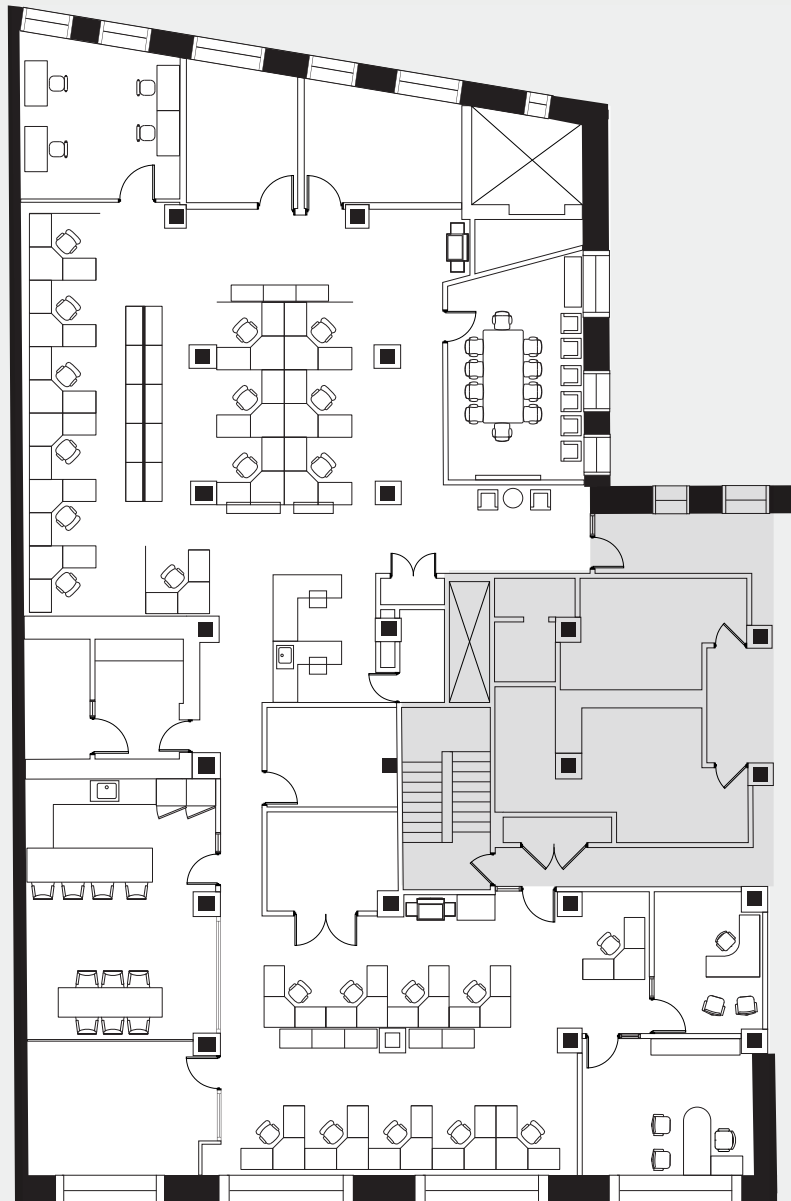




4TH FLOOR 6,312 SF



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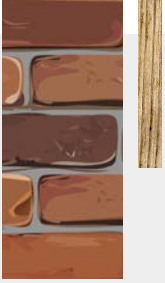
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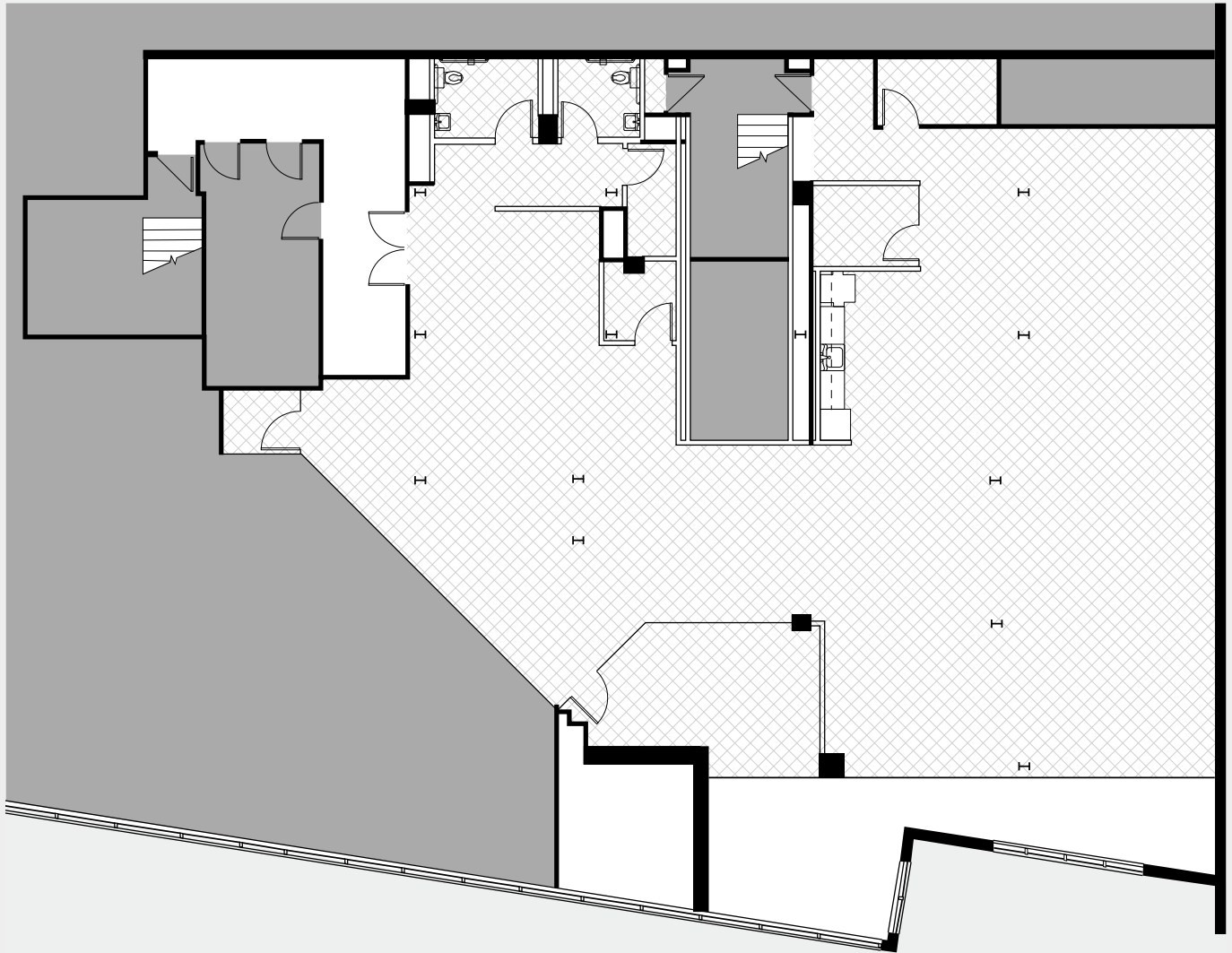




9M
4,748 SF



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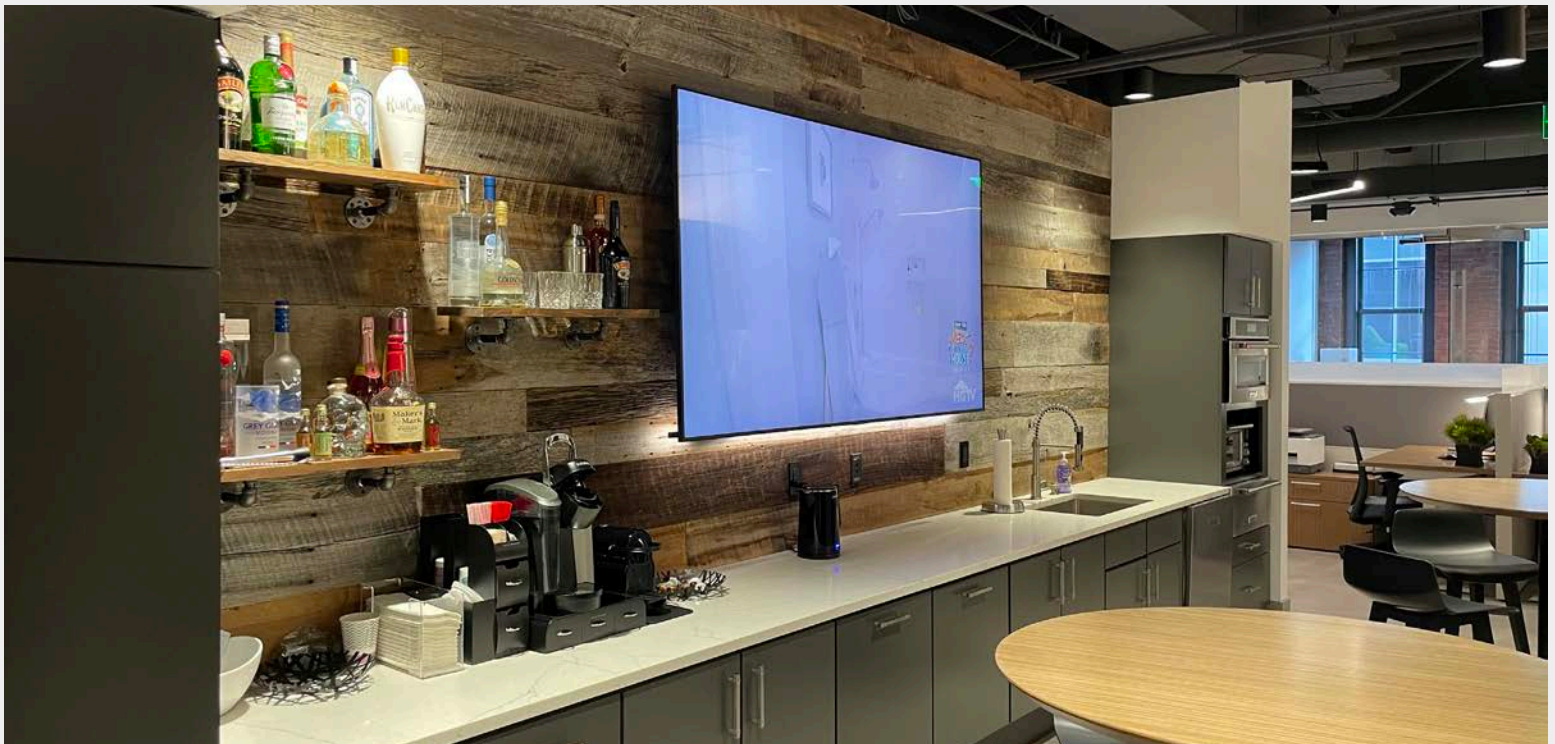
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BUILDING FINISHES





NEW FITNESS CENTER



280 SUMMER STREET

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

HOTELS

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

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





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