

20085

# WASHINGTON

BOSTON, MASSACHUSETTS

## 2101 WASHINGTON

44,000 SF Residential / Retail Development

48,000 SF

4 Floors Build-to-Suit Office Space

11,000 SF

Street Level Retail

## TROPICAL FOODS

Completed 2015

## VISIBILITY & ACCESS

Melnea Cass Boulevard and Washington Street

## HUBWAY

Potential

46

Below-Grade Parking Spaces

## VISITOR PARKING

In Shared Surface Lot

## MBTA

Bus and Silver Line Access

WASHINGTON STREET  
MELNEA CASS BOULEVARD

FULLY PERMITTED

59,000 SF

OFFICE / RETAIL BUILDING

Minutes Away  
From The World's  
**LEADING  
INNOVATION  
ECONOMY**

2015

WASHINGTON  
BOSTON, MASSACHUSETTS



NAI Hunneman's Downtown Leasing & Advisory Service team has been retained as the exclusive agent for 2085 Washington Street located in the Dudley Square section of Boston. Situated at the corner of Melnea Cass Blvd, the building is a new construction offering 59,000 SF of first-class office and street level retail space, with easy access to major thoroughfares as well as public transportation via the MBTA Orange Line, Silver Line, and the Commuter Rail. The Dudley Square Station is the regions busiest and the area has a strong mix of local, regional, and national tenants that cater to the surrounding demographics and workforce. Additionally the property is in close proximity to numerous upscale amenities including a new Tropical Foods grocery store, eclectic local restaurants, hotels, and new live/work/play environments at SOWA Market and InkBlock.

2085 Washington is a core urban destination that connects tenants to all of Boston's major markets within minutes. Be it by Uber, subway, silver line or bike, tenants can access the LMA, Back Bay, Financial, and Innovation Districts with ease. Dudley Square is currently experiencing a monumental revitalization, consisting of multiple new commercial, residential, and mixed-use developments including the new Bruce C. Bolling Building; which recently completed a \$120 million renovation and now offers over 215,000 SF of mixed-use space at the intersection of Washington and Warren Street. It is the new headquarters for Boston Public Schools with 500+ employees.

**CULTURE  
INNOVATION  
ENERGY**

**6** **STOPS WITHIN 1/2 MILE**

**60+** **RETAILERS within 1/2 mile**

**97/100** **TRANSIT SCORE**

**800+** **RESIDENTIAL UNITS approved by the BRA (in Roxbury)**

**85/100** **Bike Score**

**81,000** **PEOPLE within 1 mile**

**30+** **parks/green spaces within 1/2 mile**

**8** **RESTAURANTS/CAFES within 1/2 mile**

**5** **miles to LOGAN INTERNATIONAL AIRPORT**

**SCHOOLS WITHIN 1/2 MILE**

**91/100** **Walk Score®**

**4** **HUBWAY LOCATIONS WITHIN 1/2 MILE**

**2085**

**WASHINGTON**  
BOSTON, MASSACHUSETTS



Roxbury is the geographic heart of Boston, enclosing the center point of the city. Today Roxbury is home to a diverse community which includes African American, Hispanic, and Asian families, along with young professionals. Housing in the area is a mix of historic brick row houses and Boston's traditional "triple deckers". Roxbury is home to over 570 acres of parks, playgrounds, and athletic fields—the most in the city with over 23% of park space in Boston. The main commercial areas of Roxbury include Dudley Square, Crosstown, and Grove Hall. Dudley Square has long been a commercial hub for the area and is enjoying a newly-found renaissance.

2085 Washington Street lies in the center of Roxbury; in the Lower Roxbury neighborhood. Located just south of the plentiful specialty shops and restaurants of Tremont Street, Lower Roxbury's borders cater both to special nights out and everyday nightlife. Most local entertainment options congregate around the area of Dudley Square. Lower Roxbury abuts Tremont Street, which when followed north, takes you into the heart of the

South End. This makes it easy to access the high-end, trendy bars and music venues deeper in the city of Boston.

Many bus routes that run through the area, allow residents access to destinations throughout the city of Boston. Two subway lines also run in or near Lower Roxbury; The Silver Line terminates at Dudley Square, while the Orange Line stops at the west end of Malcolm X Boulevard. Both head into the center of Boston and destinations around the area. Pedestrians find the small neighborhood of Lower Roxbury easy to walk and it's an incredibly bike-friendly area. It takes under twenty minutes to reach downtown Boston by car, bike, or public transit.

Lower Roxbury is adjacent to Northeastern University, which borders the neighborhood on its northwest side. The Boston University School of Medicine is located on the northeast side of the neighborhood. UMass Boston and Bio Square, which encompasses 14 acres and over 2.5 million square feet of lab and office space, are also only a short distance away.

WALK  
 T  
 BIKE  
 UBER

## 20 Destinations

- |     |                         |  |  |  |  |
|-----|-------------------------|--|--|--|--|
| 1.  | Ink Block               |  |  |  |  |
| 2.  | Longwood Medical Area   |  |  |  |  |
| 3.  | Northeastern University |  |  |  |  |
| 4.  | Fenway Park             |  |  |  |  |
| 5.  | Copley Place            |  |  |  |  |
| 6.  | South Bay Center        |  |  |  |  |
| 7.  | South Station           |  |  |  |  |
| 8.  | Innovation District     |  |  |  |  |
| 9.  | Bio Square              |  |  |  |  |
| 10. | Boston Common           |  |  |  |  |

## Within 20 Minutes

- |     |                          |  |  |  |  |
|-----|--------------------------|--|--|--|--|
| 11. | MBTA Red Line (Broadway) |  |  |  |  |
| 12. | Chinatown                |  |  |  |  |
| 13. | Museum of Fine Arts      |  |  |  |  |
| 14. | The Theatre District     |  |  |  |  |
| 15. | Newbury Street           |  |  |  |  |
| 16. | Boston Medical Center    |  |  |  |  |
| 17. | Franklin Park            |  |  |  |  |
| 18. | The South End            |  |  |  |  |
| 19. | Dudley Square            |  |  |  |  |
| 20. | Boston Public Garden     |  |  |  |  |

2085

WASHINGTON  
BOSTON, MASSACHUSETTS



“We want to be able to spread the innovation economy, so it’s not just in Kendall Square and in the Innovation District, but it’s also in Dudley”

—Mayor Marty Walsh



HEALTHCARE

INNOVATION

EDUCATION

WASHINGTON  
 BOSTON, MASSACHUSETTS



FINANCIAL DISTRICT

INNOVATION DISTRICT

Residential Units

AC HOTELS  
sweetgreen  
fuji  
WHOLE FOODS  
INK BLOCK SOUTH END

Farmer's Market  
Vintage Market  
Food Trucks / Beer & Wine Garden  
Cafe's & Bistros

SOWa BOSTON

BOSTON UNIVERSITY SCHOOL of Medicine

BOSTON MEDICAL  
EXCEPTIONAL CARE. WITHOUT EXCEPTION.

BIO SQUARE

Hampton Inn

Best Western

2085

2101

TROPICAL FOODS SUPERMARKET

T

WASHINGTON STREET

MELNEA CASS BOULEVARD

“Neighborhood conversations unlock the vitality that makes city neighborhoods great”

—Mayor Marty Walsh

2085

BOSTON'S EMERGING MARKET

WASHINGTON  
BOSTON, MASSACHUSETTS

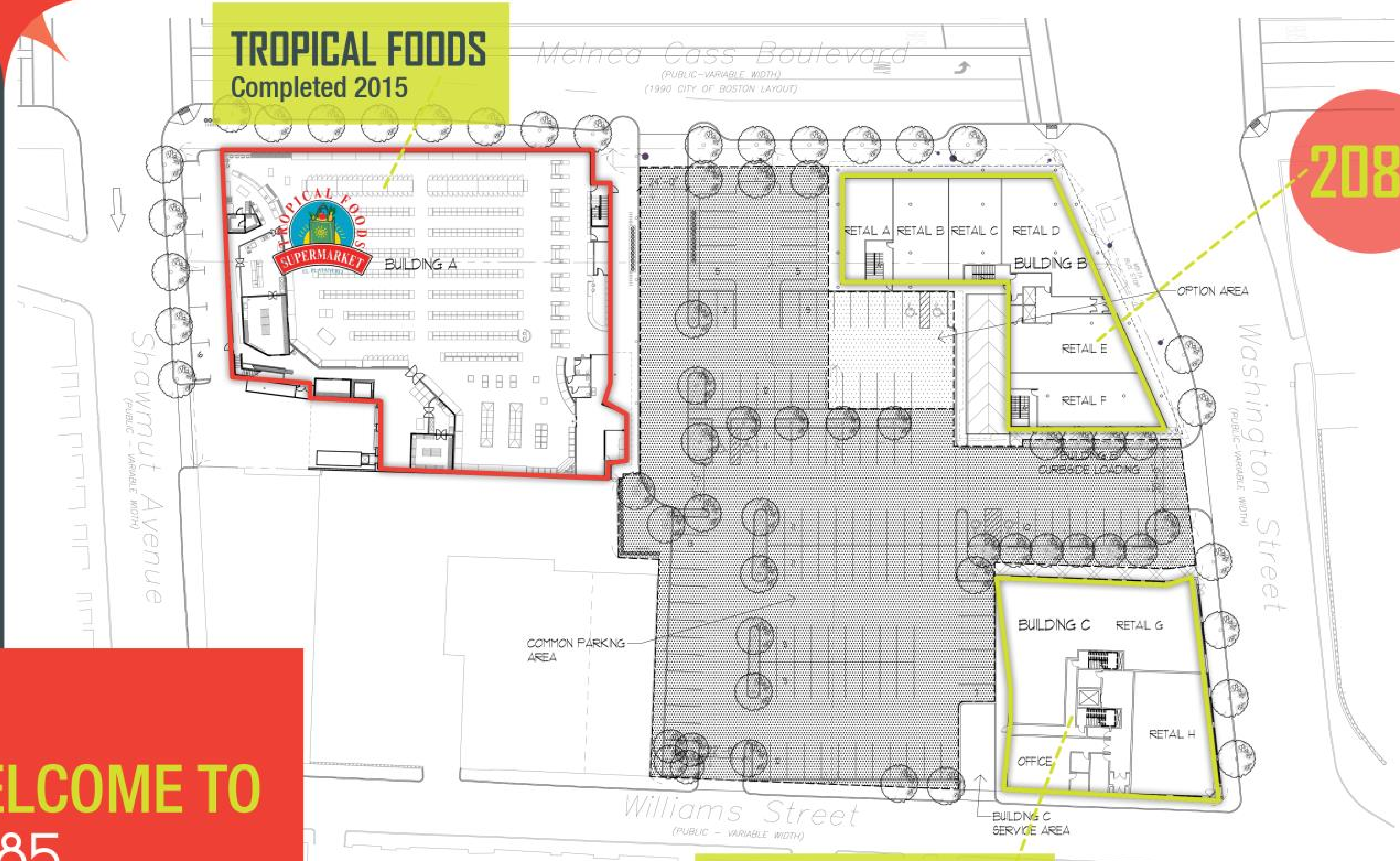
**FULLY PERMITTED**  
**59,000 SF**  
 OFFICE / RETAIL BUILDING

**AT A GLANCE:**

Floors: 5  
 Average Floor Size: 11,800 SF

**WELCOME TO**  
**2085**  
**WASHINGTON**

**TROPICAL FOODS**  
 Completed 2015



**2101 WASHINGTON**  
 44,000 SF Residential / Retail  
 Development

**2085**

**2085**

**WASHINGTON**  
 BOSTON, MASSACHUSETTS



**WELCOME TO  
2085  
WASHINGTON**



**WASHINGTON**  
BOSTON, MASSACHUSETTS





## CONTACT US FOR MORE INFORMATION

**PETER EVANS**

Executive Vice President  
617.457.3402  
pevans@naihunneman.com

**MATTHEW DAVIS**

Associate  
617.457.3305  
mdavis@naihunneman.com

**COLIN GORDON**

Associate  
617.457.3265  
cgordon@naihunneman.com

# WASHINGTON

BOSTON, MASSACHUSETTS