

**416 W BROADWAY**  
SOUTH BOSTON - BOSTON, MA

**+/-1,500 SF**  
**2ND FLOOR SUITE AVAILABLE**



**EASTERN**  
LAND COMPANY

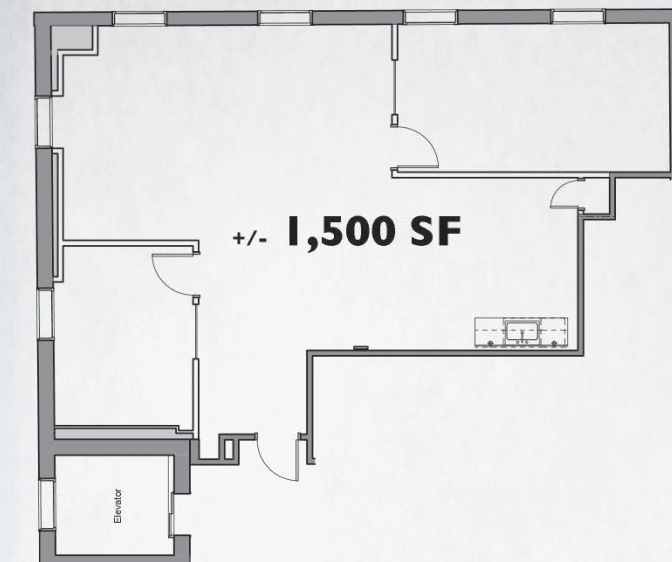
AVAILABLE FOR LEASE  
**617.286.3830**



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## SUITE 203



- ✓ INTERSECTION OF W BROADWAY x F STREET
- ✓ MUNICIPAL 2-HOUR STREET PARKING
- ✓ ELEVATOR BRICK + BEAM BUILDING
- ✓ CENTRALLY LOCATED



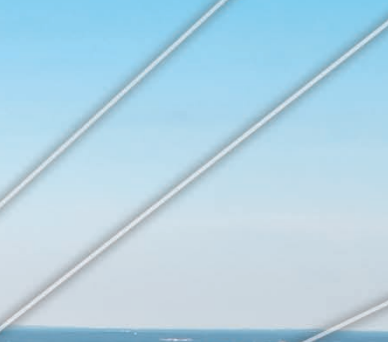
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## FORT POINT DISTRICT

**amazon**  
430,000 SF OFFICE  
1,000 EMPLOYEES

**Gillette**  
1,270,00 SF OFFICE  
1,300 EMPLOYEES

**STATE STREET**  
500,000 SF OFFICE  
3,500 EMPLOYEES



**LogMeIn**  
150,000 SF OFFICE  
700 EMPLOYEES

**CATALANT**  
27,000 SF OFFICE  
145 EMPLOYEES

**DrugDev**  
17,000 SF OFFICE  
100 EMPLOYEES

**Red Hat**  
40,000 SF OFFICE  
150 EMPLOYEES



95,000 SF OFFICE  
250 EMPLOYEES

**logz.io**  
15,000 SF OFFICE  
110 EMPLOYEES

## LOGAN AIRPORT

42,500,000+ ANNUAL PASSENGERS  
15th BUSIEST AIRPORT IN THE UNITED STATES  
100+ FLIGHT DESTINATIONS WORLDWIDE  
8 MINUTE DRIVE FROM SITE

## MBTA - RED LINE

270,000+ DAILY WEEKDAY PASSENGERS  
CITY'S MOST HEAVILY TRAFFICKED TRAIN LINE  
STOPS ON SOUTH & NORTH SIDE OF MARKET  
4 MINUTE DRIVE FROM SITE



## INTERSTATE 93

220,000+ AVERAGE DAILY VEHICLES  
2 POINTS OF ACCESS / EGRESS INTO MARKET  
4 MINUTE DRIVE FROM SITE



**SITE**  
416 W BROADWAY

## SEAPORT DISTRICT

**Reebok**  
220,000 SF WORLD HQ  
750 EMPLOYEES

**amazon**  
525,000 SF OFFICE  
2,200 EMPLOYEES

**GOODWIN**  
375,000 SF OFFICE  
860 EMPLOYEES

**pwc**  
333,000 SF OFFICE  
3,000 EMPLOYEES



**MULLENLOWE GROUP**  
140,000 SF WORLD HQ  
550 EMPLOYEES

**AUTODESK**  
300,000 SF OFFICE  
200 EMPLOYEES

**VERTEX**  
1,100,000 SF WORLD HQ  
1,800 EMPLOYEES

**MassMutual**  
300,000 SF OFFICE  
1,000 EMPLOYEES

**ptc**  
250,000 SF OFFICE  
1,000 EMPLOYEES

**BCG** BOSTON CONSULTING GROUP  
202,000 SF OFFICE  
70 EMPLOYEES

**CENGAGE Learning**  
120,000 SF OFFICE  
600 EMPLOYEES

**FOUNDATION MEDICINE**  
580,000 SF OFFICE  
1,100 EMPLOYEES



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# 416 W BROADWAY

SOUTH BOSTON - BOSTON, MA

South Boston, colloquially known as "Southie", is one of the oldest neighborhoods in the United States. Historically, the neighborhood has been home to the majority of Boston's Irish-Catholic population. While it has grown into a mecca for young professionals over the past 20 years, South Boston still retains its character and tradition. The neighborhood's Fort Point and Seaport Districts have also undergone their own evolution where large areas of surface parking and undeveloped land have been transformed into millions of square feet of Class A office towers, restaurants and luxury housing.

South Boston has become one of the city's most desirable and dynamic neighborhoods and continues to cater to Boston's strong and growing demographic of affluent young professionals.



Casey Affleck, Matt Damon, Cole Hauser and Ben Affleck in front of the L Street Tavern during the filming of the 1996 film *Good Will Hunting*.



Bobby and Teddy Kennedy on East Broadway during the 1966 Saint Patrick's Day Parade.

**POPULATION: 38,000**



**MEDIAN HH INCOME: \$110,000**



**OFFICE POPULATION: 58,000**



**MEDIAN RENT: \$2,800**



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