

# 750 EAST BROADWAY

Corner of E Broadway x L Street | South Boston, MA



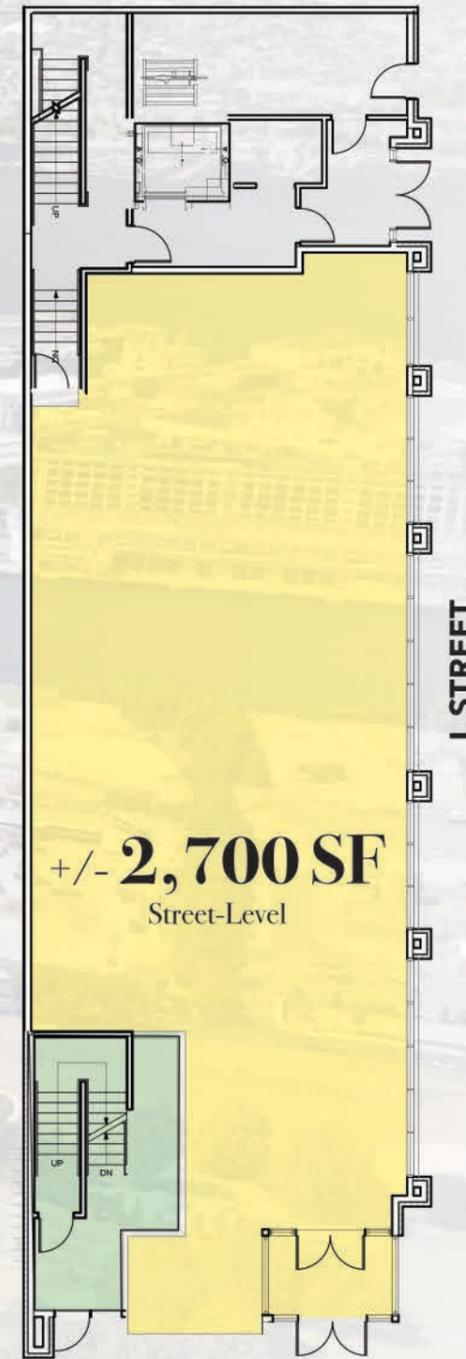
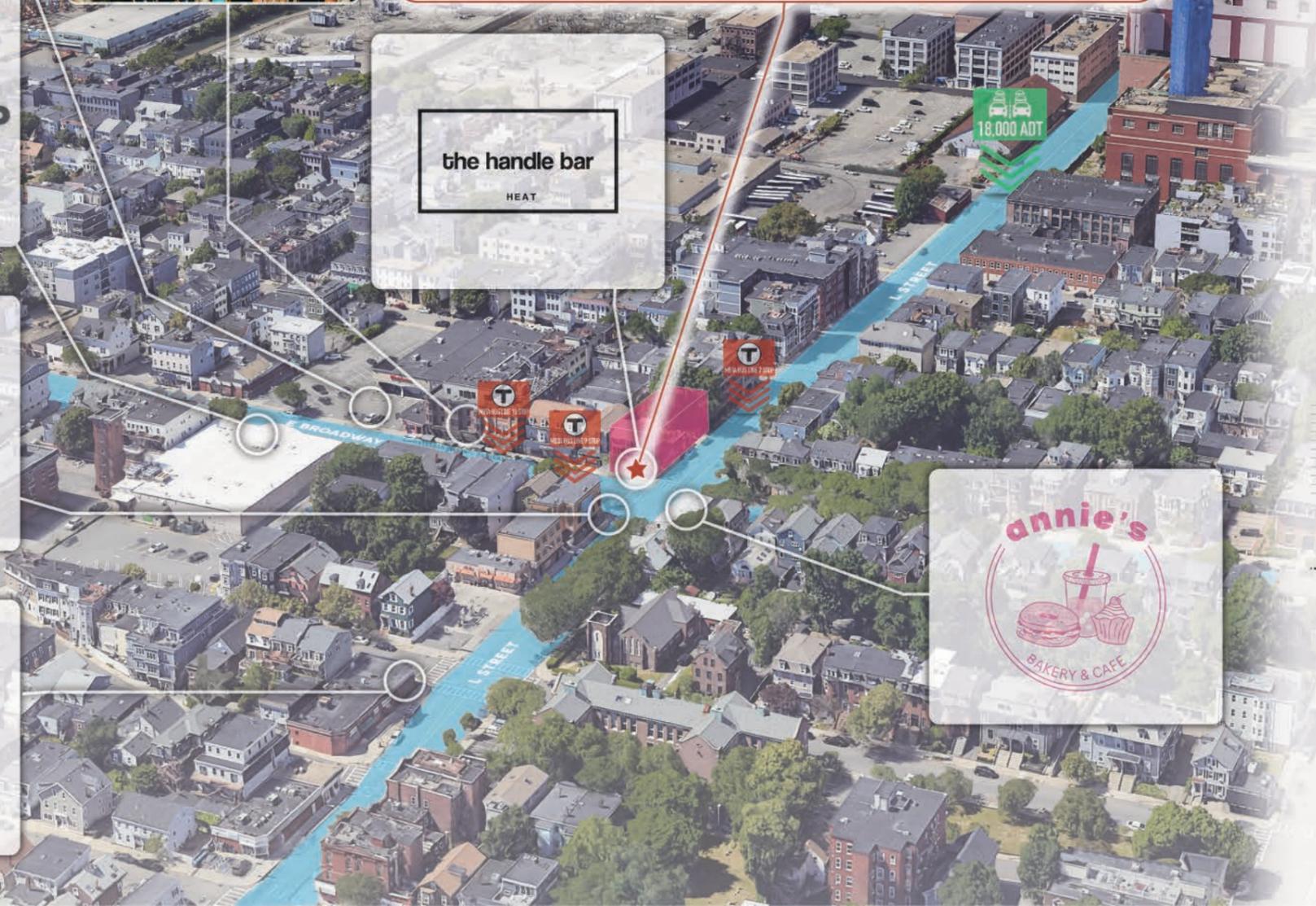
**+/- 2,700 SF**

**MONARC** DEVELOPMENT LLC **EASTERN** LAND COMPANY [FORLEASEBOSTON.COM](http://FORLEASEBOSTON.COM)  
**617.286.3830**

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E BROADWAY

L STREET

# 750 EAST BROADWAY

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## FORT POINT DISTRICT

<b>amazon</b> 430,000 SF OFFICE 1,000 EMPLOYEES	<b>Gillette</b> 1,270,00 SF OFFICE 1,300 EMPLOYEES	<b>STATE STREET</b> 500,000 SF OFFICE 3,500 EMPLOYEES
<b>LogMeIn</b> 150,000 SF OFFICE 700 EMPLOYEES	<b>CATALANT</b> 27,000 SF OFFICE 145 EMPLOYEES	<b>DrugDev</b> 17,000 SF OFFICE 100 EMPLOYEES
<b>Red Hat</b> 40,000 SF OFFICE 150 EMPLOYEES	 95,000 SF OFFICE 250 EMPLOYEES	<b>logz.io</b> 15,000 SF OFFICE 110 EMPLOYEES

## SEAPORT DISTRICT

<b>Reebok</b> 220,000 SF WORLD HQ 750 EMPLOYEES	<b>amazon</b> 525,000 SF OFFICE 2,200 EMPLOYEES	<b>GOODWIN</b> 375,000 SF OFFICE 860 EMPLOYEES	<b>pwc</b> 333,000 SF OFFICE 3,000 EMPLOYEES
 140,000 SF WORLD HQ 550 EMPLOYEES	<b>AUTODESK</b> 300,000 SF OFFICE 200 EMPLOYEES	<b>VERTEX</b> 1,100,000 SF WORLD HQ 1,800 EMPLOYEES	<b>MassMutual</b> 300,000 SF OFFICE 1,000 EMPLOYEES
<b>ptc</b> 250,000 SF OFFICE 1,000 EMPLOYEES	<b>BCG</b> BOSTON CONSULTING GROUP 202,000 SF OFFICE 70 EMPLOYEES	<b>CENGAGE Learning</b> 120,000 SF OFFICE 600 EMPLOYEES	<b>FOUNDATION MEDICINE</b> 580,000 SF OFFICE 1,100 EMPLOYEES

### MBTA - RED LINE

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



### INTERSTATE 93

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



### 776 SUMMER STREET

15-ACRE, 6-BLOCK, 1.7M SF MASTER DEVELOPMENT SITE  
 PHASE 1 APPROVED in 2023:  
 750,000 SF MIXED-USE  
 8-ACRE PORTION



18,000 ADT

17,000 ADT

### LOGAN AIRPORT

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



**NEIGHBORHOOD DEMOGRAPHICS SOUTH BOSTON**

	<b>POPULATION</b>	<b>45,000 PEOPLE</b>
	<b>DAYTIME POPULATION</b>	<b>65,000 PEOPLE</b>
	<b>MEDIAN HH INCOME</b>	<b>\$150,000 PER YEAR</b>
	<b>COLLEGE EDUCATED</b>	<b>72% OF ADULTS</b>

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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.

*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.*



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