

# 750 EAST BROADWAY

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



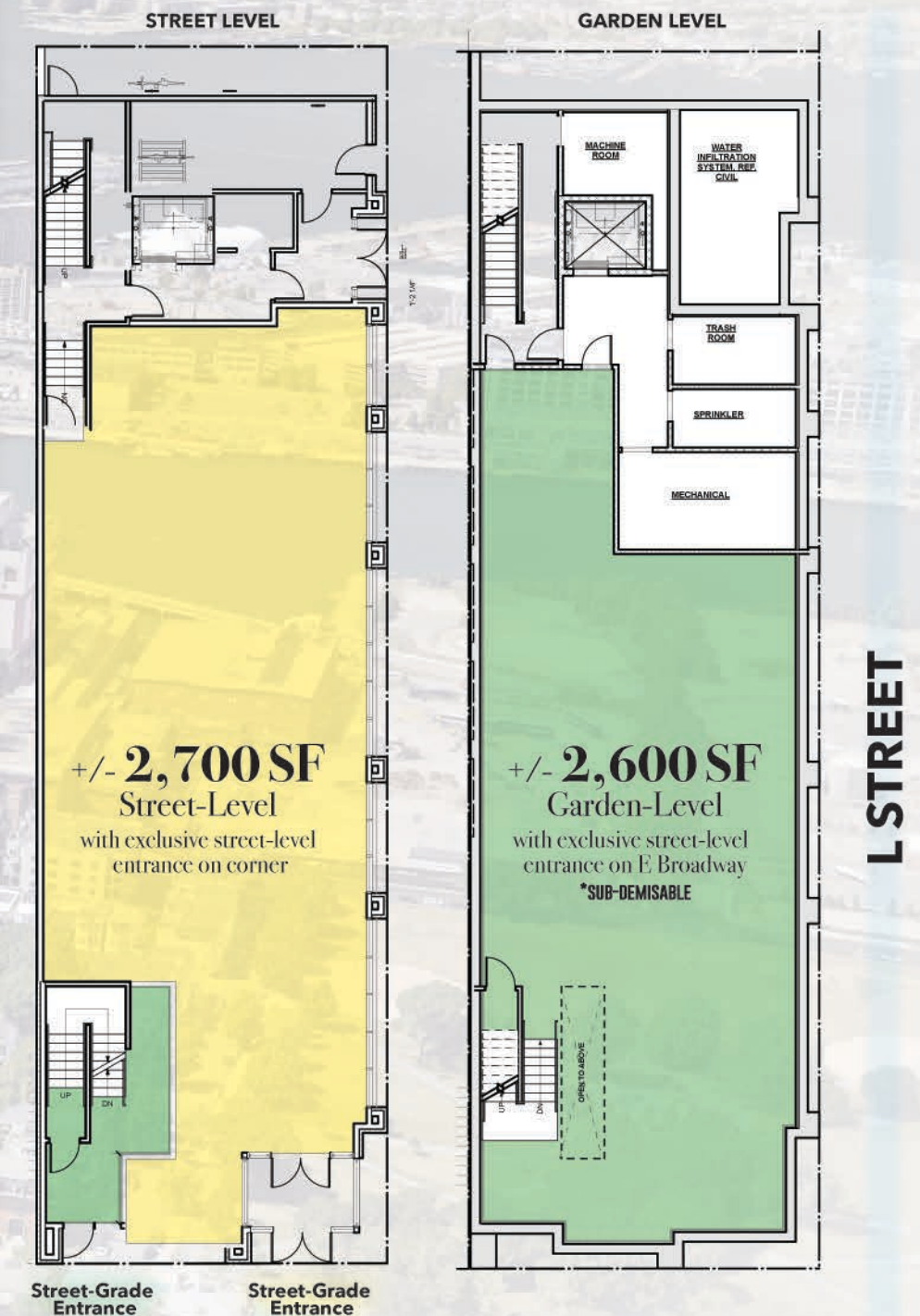
+/- **1,500 - 5,300 SF**  
FITNESS - RETAIL - MEDICAL - FINANCIAL

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



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## FLOOR PLANS



## E BROADWAY

**MONARC**  
DEVELOPMENT LLC

**EASTERN**  
LAND COMPANY

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STARBUCKS COFFEE

I.V. LEAGUE HYDRATION

CAFFÈ NERO

CVS pharmacy

biane

Eastern Bank

EVOLVE

loco

OTTO

Citizens Bank

CHASE

ROCKLAND TRUST BANK

CAPO

TACO BELL

7 ELEVEN

The PLAYWRIGHT SOUTH BOSTON



THE BROADWAY SOUTH BOSTON



HARBOR ONE Bank

WORDEN HALL

FOX & THE KNIFE

AMRHEINS

CIRCLE K

DUNKIN' DONUTS

Foodie's Markets

BURGER KING

BAR VOLPE

LULU GREEN

TD Bank

HUNTER'S SOUTH BOSTON KITCHEN & BAR

fat baby

GOURMET PS COFFEE

True Value

STATS

Santander

Southie Bowl CANDLEPINS

Luxe Leisure

Dedham Savings

Bank of America ATM

ROCKLAND TRUST BANK

Walgreens

STOP & SHOP

STARBUCKS COFFEE

DUNKIN' DONUTS

CHASE ATM

annie's BAKERY & CAFE

750 E BROADWAY

  
VIEW SOUTHWEST

  
VIEW WEST



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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

**GE**

95,000 SF OFFICE  
250 EMPLOYEES

**logz.io**

15,000 SF OFFICE  
110 EMPLOYEES

## 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**

202,000 SF OFFICE  
70 EMPLOYEES

**CENGAGE Learning**

120,000 SF OFFICE  
600 EMPLOYEES

**FOUNDATION MEDICINE**

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



## 750 E BROADWAY



## 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

**POPULATION**

**45,000**  
PEOPLE

**DAYTIME POPULATION**

**65,000**  
PEOPLE

**MEDIAN HH INCOME**

**\$150,000**  
PER YEAR

**COLLEGE EDUCATED**

**72%**  
OF ADULTS

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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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