

FOR SALE

129 TREMONT STREET / 47-49 WINTER STREET

Boston, Massachusetts

8-Story Investment / Development Opportunity



**2,000 SF
Retail Space
FOR LEASE**



Conviser
Property Group









Executive Summary

Conviser Property Group is pleased to offer FOR SALE 47-49 Winter Street / 129 Tremont Street, Boston, Massachusetts (the "Property") located at the intersection of Tremont Street and Winter Street across from Park Street Station, Boston Common and the State House. The site sits at the entrance to the Downtown Crossing and core financial district. Inquire for pricing.

SNAPSHOT / SUMMARY

- 17,920 SF Gross Building Area
- 8 Story Building
- 7 Floors of Office
- 1 Floor + Lower Level Retail
- Floor Plates +/- 2,000 Rentable Square Feet
- Elevator in Building
- Lobby Entrance off 47-49 Winter Street
- 2/8 Floors Currently Occupied with Leases Expiring

VIRTUAL TOUR LINKS

	Retail 2,000 SF		2nd Floor 2,000 SF
	3rd Floor 2,000 SF		4th Floor 2,000 SF
	5th Floor 2,000 SF		6th Floor 2,000 SF
	7th Floor 2,000 SF		8th Floor 2,000 SF

AERIAL & DEMOGRAPHICS



POPULATION

.5 Mile: 24,401
 1 Mile: 73,682
 5 Min DT: 37,561



DAYTIME POPULATION

.5 Mile: 165,816
 1 Mile: 320,196
 5 Min DT: 184,255



MEDIAN HH INCOME

.5 Mile: \$114,038
 1 Mile: \$118,712
 5 Min DT: \$107,805



SITE

PARK STREET
 20K Weekday Riders

DOWNTOWN CROSSING
 61,374 Riders/Day

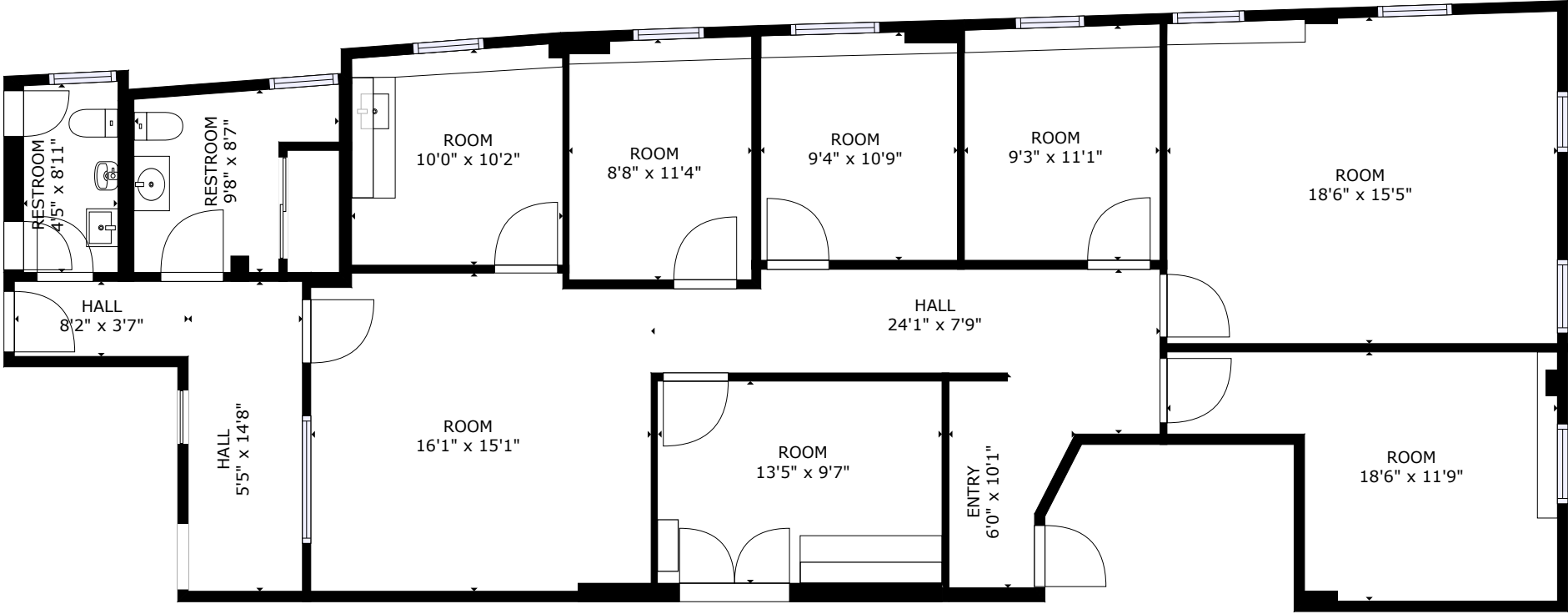
MILLENNIUM TOWER

- Average Condo Price**
\$2M
- Retail SF**
1.8M SF in Downtown Crossing
- Office Space**
50% of all space in Boston is in Downtown Crossing
35M SF office (1/2 mile radius)
183K employees (1/2 mile radius)
- Hotels**
7 Hotels / 2,000 Rooms
- Transit**
61,374 Weekday Riders - Downtown Crossing
20K Weekday Riders - Park Street
112K Weekday Riders - South Station

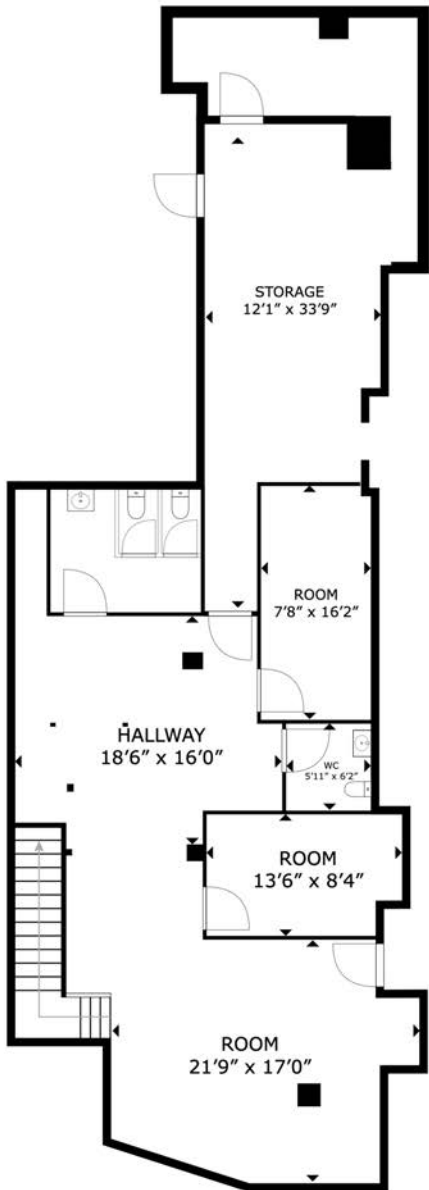


TYPICAL OFFICE FLOOR PLAN

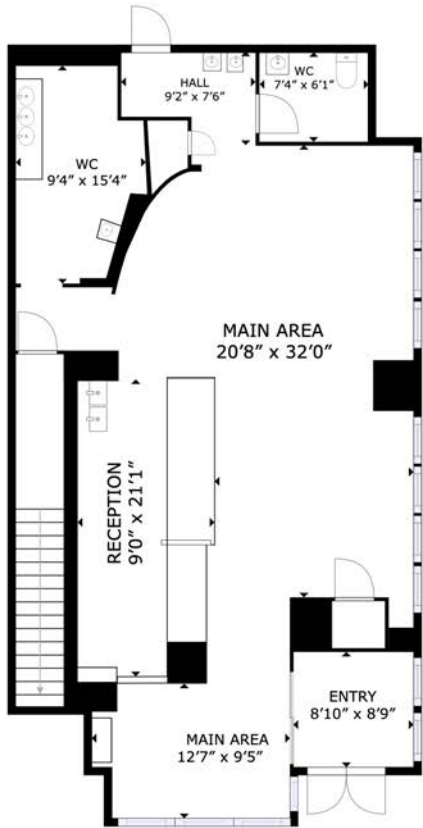
FLOOR #6



RETAIL FLOOR PLANS



FORMER CAPITAL ONE RETAIL SPACE
LOWER LEVEL



FORMER CAPITAL ONE RETAIL SPACE
STREET LEVEL

BUILDING IMAGES



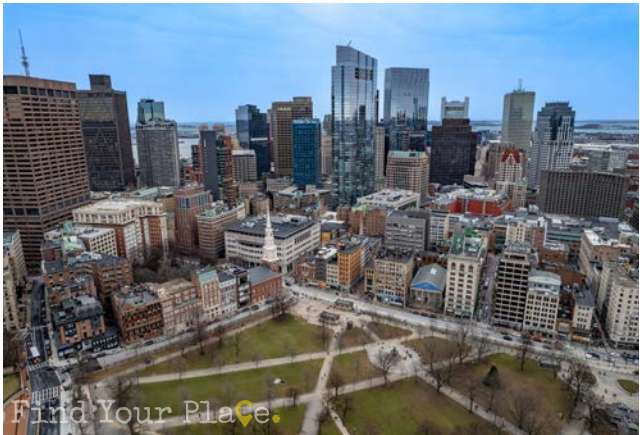
Heading North on Tremont Street



View From Winter Street Facing Park Street Station



View from Park Street and the State House



THE NEIGHBORHOOD



Find Your Place.

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