

15 Channel Center

Dramatic Brick & Beam Architecture

Up to 20,000 SF Space Available for Lease

Channel Center



Saint James Real Estate Advisors, LLC is pleased to present an **Office or Retail Street-level opportunity to lease space*** at **15 Channel Center**

Asking Price: \$25/SF

- ▼ ***Two floors totaling 15,400- 20,000 SF of inter-connected, fully-renovated space** for lease, available with an option-to-buy in 4+ years. Space may be **further sub-dividable for lease only.**
- ▼ **Space consists of two-stories, with upper floor ‘balcony style’ space overlooking first floor space.** There are two areas (options) to structurally ‘fill in’ floor space to capture up to an additional 5,000 SF on upper floor
- ▼ Upper floor existing floor plate is **3,700 SF**
- ▼ First floor existing floor plate is **11,700 SF**
- ▼ **High ceilings & oversized windows** overlooking Channel Center Street
- ▼ **Fully-opened floor plan** ready for customizing
- ▼ Private restrooms are within lower level space, and shared restrooms are outside of first floor space
- ▼ Suitable for **destination retail use, with front door access to space direct from Channel Center Street.** Additional lobby and back entrances.
- ▼ Within walking distance to **South Station, Financial District and the Waterfront**
- ▼ **Abundant area parking** available in nearby Surface Lots & Garages
- ▼ Space currently **permitted for office**, and available for **immediate occupancy**




SAINT JAMES

REAL ESTATE ADVISORS, LLC

Office Space Leasing ▣ Investment Sales ▣ Advisory Services

For more information or to schedule a tour, please contact:

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AMENITIES	
▼	Emerging Channel Center Residential/Office/Retail Development
▼	In the Fort Point Channel
▼	Nearby the Boston Convention & Exhibition Ctr.
▼	Less than 1 mile from South Station
▼	Minutes from I-93 South and the Mass Pike



15 CHANNEL CENTER AVAILABILITY	
First Floor	11,765 SF
Mezzanine	3,746 SF
Potential Mezzanine 'Fill Space'	4,555 SF



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 Lisa DonFrancesco or John LaCroix
 Saint James Real Estate Advisors • 617.426.6666**



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