

CROSTOWN CENTER

**Boston Medical Center Area
801 Massachusetts Avenue, Boston**

Crosstown



Saint James Real Estate Advisors is pleased to present this newly constructed retail leasing opportunity at Crosstown Center bordering Massachusetts Avenue, Albany Street & Melnea Cass Boulevard

Asking Price: Negotiable

- ▼ **2,500-25,000 SF of Class A Retail Space** available within a 97% leased, 200,000+ SF office building complex, with a planned Phase 3 of 175,000+ SF of additional professional office space
- ▼ Dramatic **11' floor-to-ceiling** ribbon windows
- ▼ Shell condition allows for **customized build-out**
- ▼ Suitable for a **wide variety of retail uses** open to street & garage/courtyard
- ▼ Existing restaurant space offers **outdoor seating patio** overlooking park, full or partial **liquor license available**
- ▼ Additionally, Hilton-owned Hampton Inn & Boston University educational programs provide an **ideal evening retail atmosphere**
- ▼ Location **adjacent to I-93** & nearby to South Bay Shopping Center
- ▼ 1300 Garage Parking Spaces On-site, **Free to Retail Customers**
- ▼ **Approx. 1,000 office professionals on-site daily**, with additional continuous pedestrian flow and high vehicle traffic count
- ▼ **Available occupancy, January, 2008**



CROSTOWN CENTER

Boston Medical Center Area

801 Massachusetts Avenue, Boston, Massachusetts

Developed by MEPT Crosstown Center Office, LLC



NEARBY AMENITIES

- Next to Boston Medical Center
- Nearby to South Bay Center Retail Complex
- Less than two miles from Downtown Boston
- Adjacent to I-93

CROSTOWN CENTER AVAILABILITY

1-Albany St/Mass Ave Corner	5,800 SF
2-801 Massachusetts Ave	3,500-7,200 SF
3-Mass Ave/Melnea Cass Corner	2,000-9,900+ SF
4-17 Melnea Cass Blvd	1,400-2,800 SF

See Development Plan Below for Layout



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