

# KENMORE SQUARE NORTH

THE ULTIMATE BOSTON OPPORTUNITY



# ICONIC LOCATION



**DOWNTOWN**

**CAMBRIDGE**

**BACK BAY**



**BOSTON  
UNIVERSITY**

**FENWAY**



BEACON STREET

COMMONWEALTH AVENUE

BOYLSTON STREET

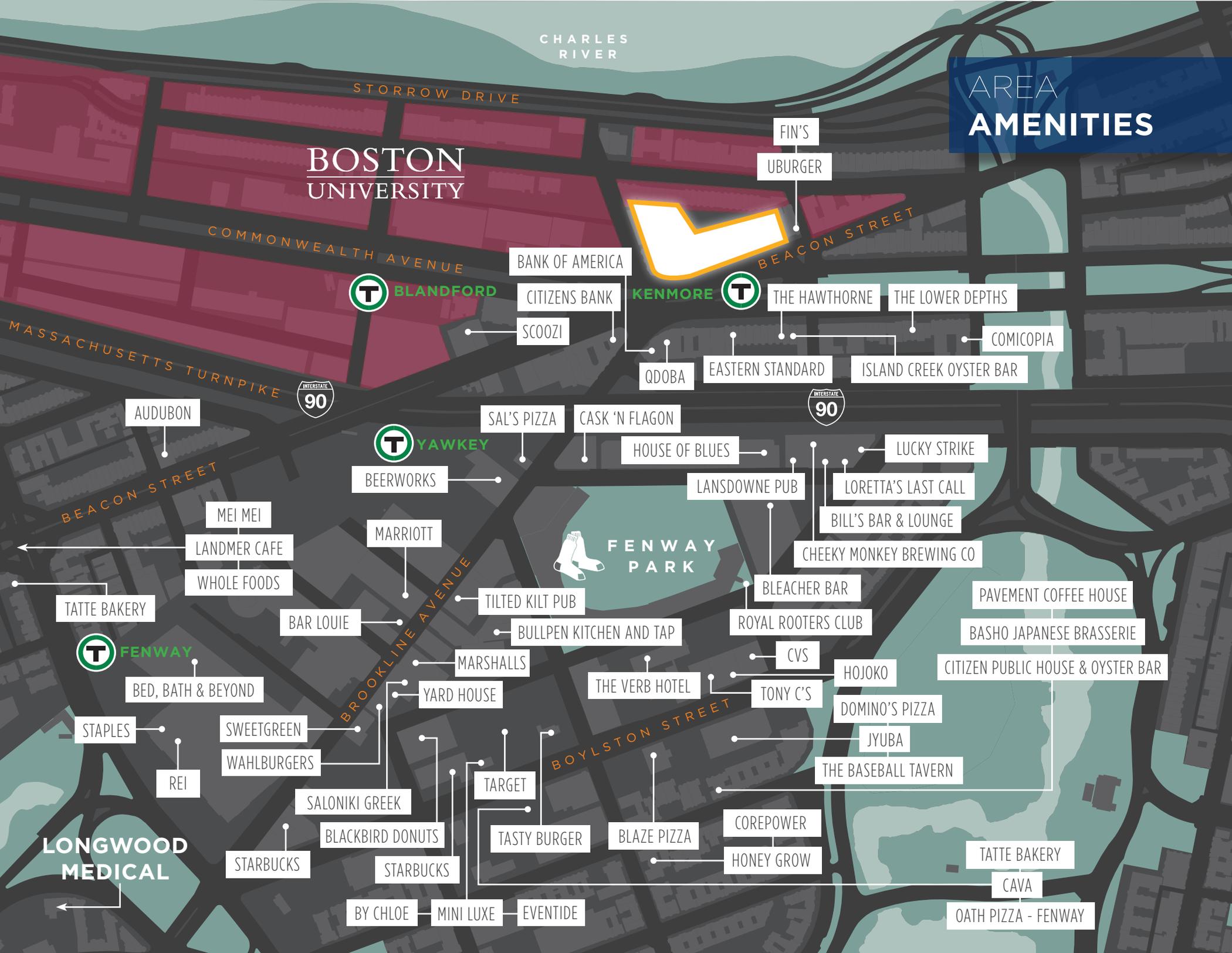
BOSTON'S  
**CENTER OF GRAVITY**  
BOSTON MARATHON ROUTE



25TH MILE MARKET  
OF THE  
BOSTON MARATHON



# AREA AMENITIES



BOSTON UNIVERSITY

CHARLES RIVER



BLANDFORD



KENMORE



FENWAY



FENWAY PARK

STOROW DRIVE

COMMONWEALTH AVENUE

BEACON STREET

MASSACHUSETTS TURNPIKE



90



90

BEACON STREET

BROOKLINE AVENUE

BOYLSTON STREET

LONGWOOD MEDICAL

BOSTON UNIVERSITY

BANK OF AMERICA

CITIZENS BANK

SCOOZI

FIN'S

UBURGER

THE HAWTHORNE

THE LOWER DEPTHS

COMICOPIA

QDOBA

EASTERN STANDARD

ISLAND CREEK OYSTER BAR

AUDUBON

SAL'S PIZZA

CASK 'N FLAGON

HOUSE OF BLUES

LUCKY STRIKE



YAWKEY

BEERWORKS

LANSDOWNE PUB

LORETTA'S LAST CALL

BILL'S BAR & LOUNGE

MEI MEI

LANDMER CAFE

WHOLE FOODS

MARRIOTT

TATTE BAKERY

CHEEKY MONKEY BREWING CO

PAVEMENT COFFEE HOUSE

BASHO JAPANESE BRASSERIE

BAR LOUIE

TILTED KILT PUB

BULLPEN KITCHEN AND TAP

BLEACHER BAR

ROYAL ROOTERS CLUB

CITIZEN PUBLIC HOUSE & OYSTER BAR



BED, BATH & BEYOND

MARSHALLS

THE VERB HOTEL

CVS

HOJOKO

CITIZEN PUBLIC HOUSE & OYSTER BAR

STAPLES

SWEETGREEN

WAHLBURGERS

YARD HOUSE

THE VERB HOTEL

TONY C'S

DOMINO'S PIZZA

JYUBA

THE BASEBALL TAVERN

REI

SALONIKI GREEK

TARGET

TASTY BURGER

BLAZE PIZZA

COREPOWER

HONEY GROW

TATTE BAKERY

CAVA

STARBUCKS

BLACKBIRD DONUTS

STARBUCKS

BY CHLOE

MINI LUXE

EVENTIDE

OATH PIZZA - FENWAY

# THE NEIGHBORHOOD



409,000 **PEOPLE**  
IN THE FENWAY/  
KENMORE  
NEIGHBORHOOD



78,500 **PEOPLE**  
IN 1 MILE RADIUS



MBTA **KENMORE**  
9,500 PASSENGERS/  
DAY AT KENMORE  
STATION



26,700 **VEHICLES**  
AVERAGE DAILY  
TRAFFIC

**BOSTON**  
UNIVERSITY

GATEWAY TO  
BU'S 12MSF CHARLES  
RIVER CAMPUS,  
42,000+ STUDENTS,  
FACULTY AND STAFF



FENWAY PARK  
3.1 MILLION  
ANNUAL VISITS



# DEMOGRAPHICS / STATISTICS

## BOSTON UNIVERSITY

**30K**  
students

**75%**  
students  
living on campus

**1.7K**  
faculty/staff

New England's  
**LARGEST**  
University

**#37** best  
**GLOBAL**  
Universities

## FENWAY PARK

**40K**  
capacity

**4M**  
visitors/year

**81**  
home games

**450+**  
Events/Year

concerts, spartan race,  
snowboarding, skiing,  
soccer, football, & hockey

**66%**  
18-35  
year olds

**80K**  
students  
in the Fenway

**82K**  
1 mile radius  
population

## LONGWOOD MEDICAL

**99.4K**  
daytime  
population

**20M**  
square feet

**21**  
medical  
institutions

**40K**  
employees

**2.6M**  
visitors/year

### HOSPITALS



Beth Israel Deaconess  
Medical Center



DANA-FARBER  
CANCER INSTITUTE



BRIGHAM  
AND  
WOMEN'S  
HOSPITAL



Boston  
Children's  
Hospital  
Until every child is well

**65K**  
students



HARVARD  
MEDICAL  
SCHOOL



SIMMONS

WENTWORTH  
Institute of Technology

BOSTON  
UNIVERSITY

Northeastern  
UNIVERSITY

## KENMORE SQUARE

**9.5K**  
daily riders

**50K**  
daily riders/  
pedestrians/vehicular

**9**  
bus lines

**1,238** area hotel  
rooms

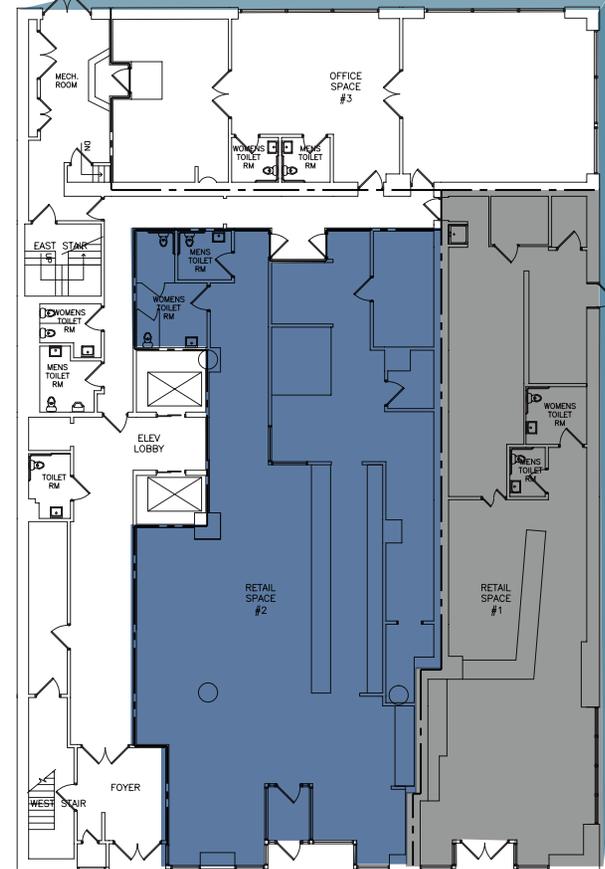
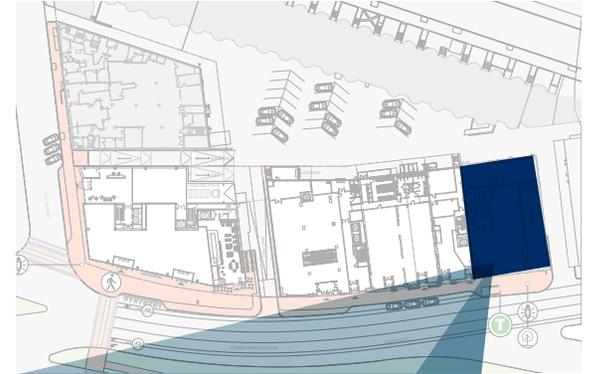
# THE OPPORTUNITY

648 BEACON STREET

4,585: **SQUARE FEET**

**RETAIL SPACE 1** - 1,717: **SQUARE FEET**

**RETAIL SPACE 2** - 2,868: **SQUARE FEET**



BEACON STREET

# THE OPPORTUNITY

## 650-660 BEACON STREET

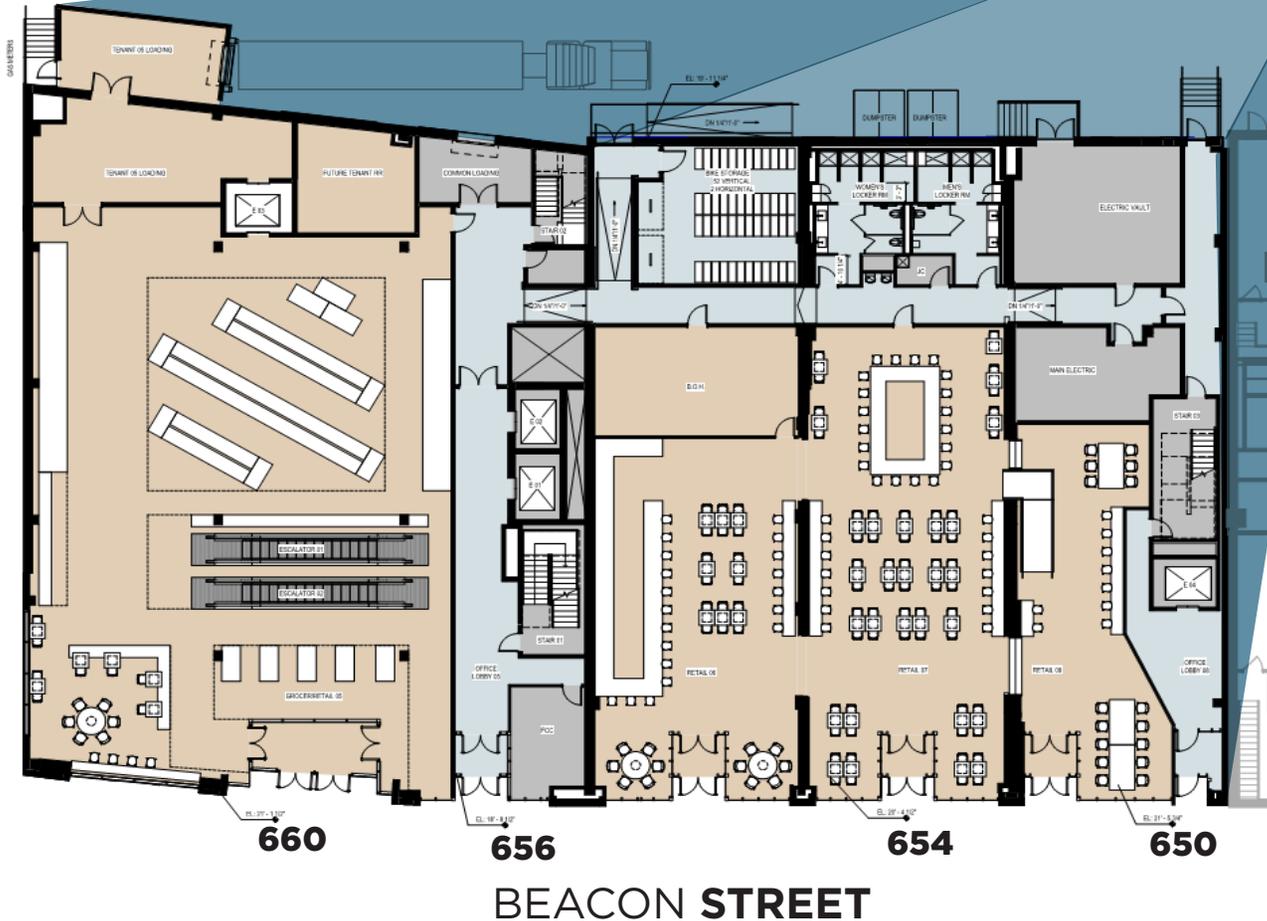
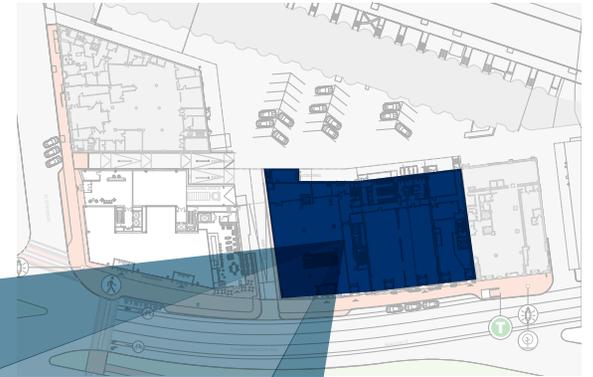
21,555: **SQUARE FEET TOTAL**

**660 BEACON** - 10,425: **SQUARE FEET**

**656 BEACON** - 3,750: **SQUARE FEET**

**654 BEACON** - 3,640: **SQUARE FEET**

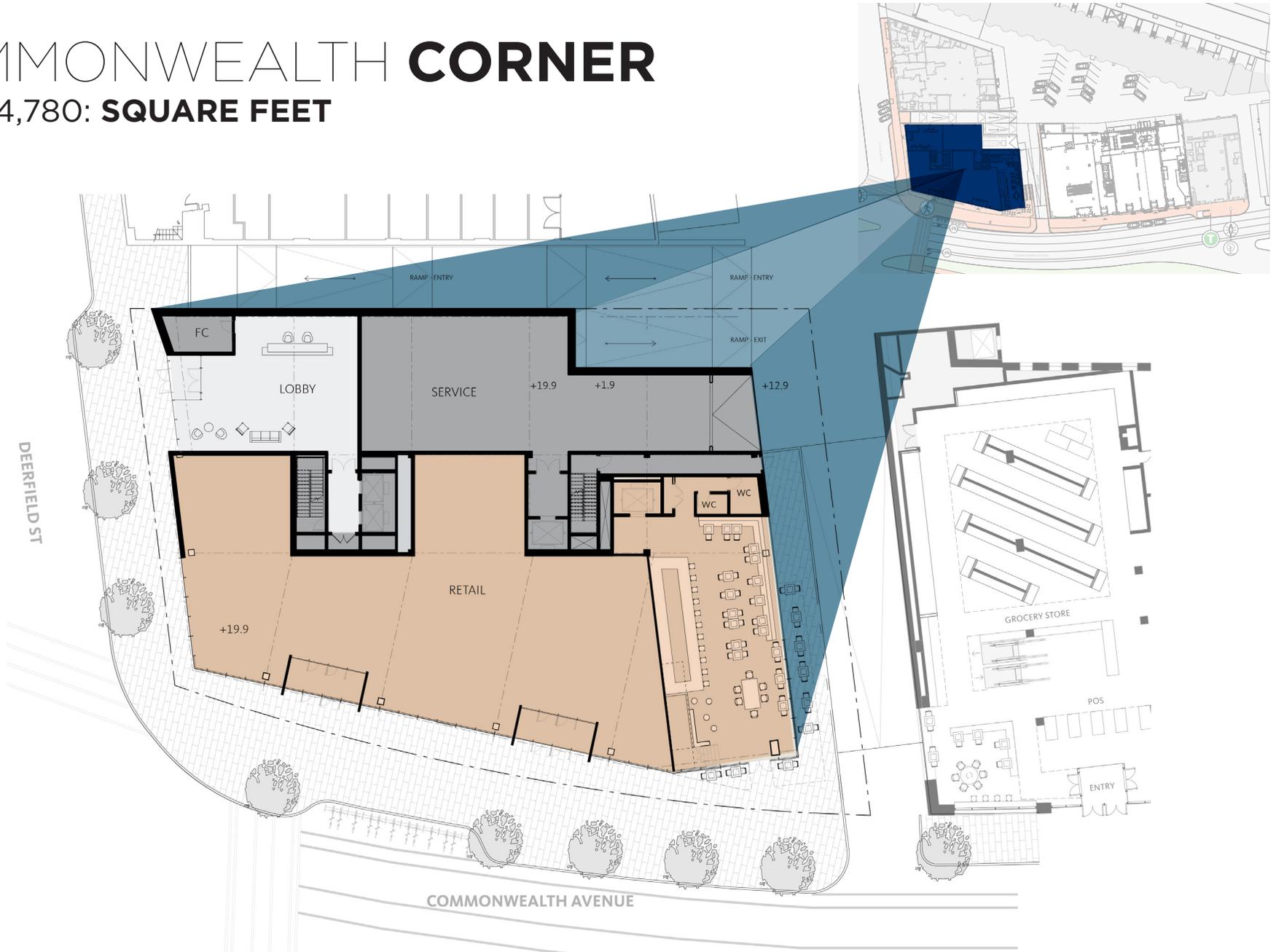
**650 BEACON** - 3,740: **SQUARE FEET**



# THE OPPORTUNITY

## COMMONWEALTH CORNER

14,780: **SQUARE FEET**



# CONTACTS **NEWMARK**

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