



12-14

WINTER

16-18

DOWNTOWN BOSTON | MA

PRIVATE OFFERING

NEWMARK

EXECUTIVE SUMMARY

NEWMARK’S BOSTON CAPITAL MARKETS GROUP HAS BEEN EXCLUSIVELY RETAINED TO OFFER FOR SALE **12-14 & 16-18 WINTER STREET**, TWO ADJACENT MIXED-USE BUILDINGS LOCATED IN THE HEART OF DOWNTOWN CROSSING, ONE OF BOSTON’S MOST DYNAMIC AND HIGH-TRAFFIC URBAN RETAIL CORRIDORS.

Totaling approximately 10,620 square feet, the properties were thoughtfully redesigned and combined on the first floor in 2015 to accommodate a larger-format retail tenant. Situated among some of the city’s most prominent destinations, including Boston Common, Beacon Hill, the Financial District, the Freedom Trail, and Suffolk University, the property benefits from exceptional visibility and pedestrian activity.

Previously occupied by Starbucks, the asset will be delivered vacant and unencumbered by any lease obligations, providing investors or owner-users with a rare opportunity to reposition or re-tenant a prime Downtown Crossing location.

Offered for sale for the first time in over 20 years, 12-14 & 16-18 Winter Street is being sold without a formal asking price, free and clear of debt.

±10,650 SF

SIZE

±2,000 SF

FLOOR
PLATE

VACANT
& PRIMED

FOR
REPOSITIONING

11’+

CEILING
HEIGHTS



INVESTMENT HIGHLIGHTS

Prime Residential Conversion Opportunity

The four / five-story, 10,620 square-foot mixed-use buildings are well positioned for conversion to residential use given its small-format floor plates with windows on three sides, two points of egress and central elevator shaft.

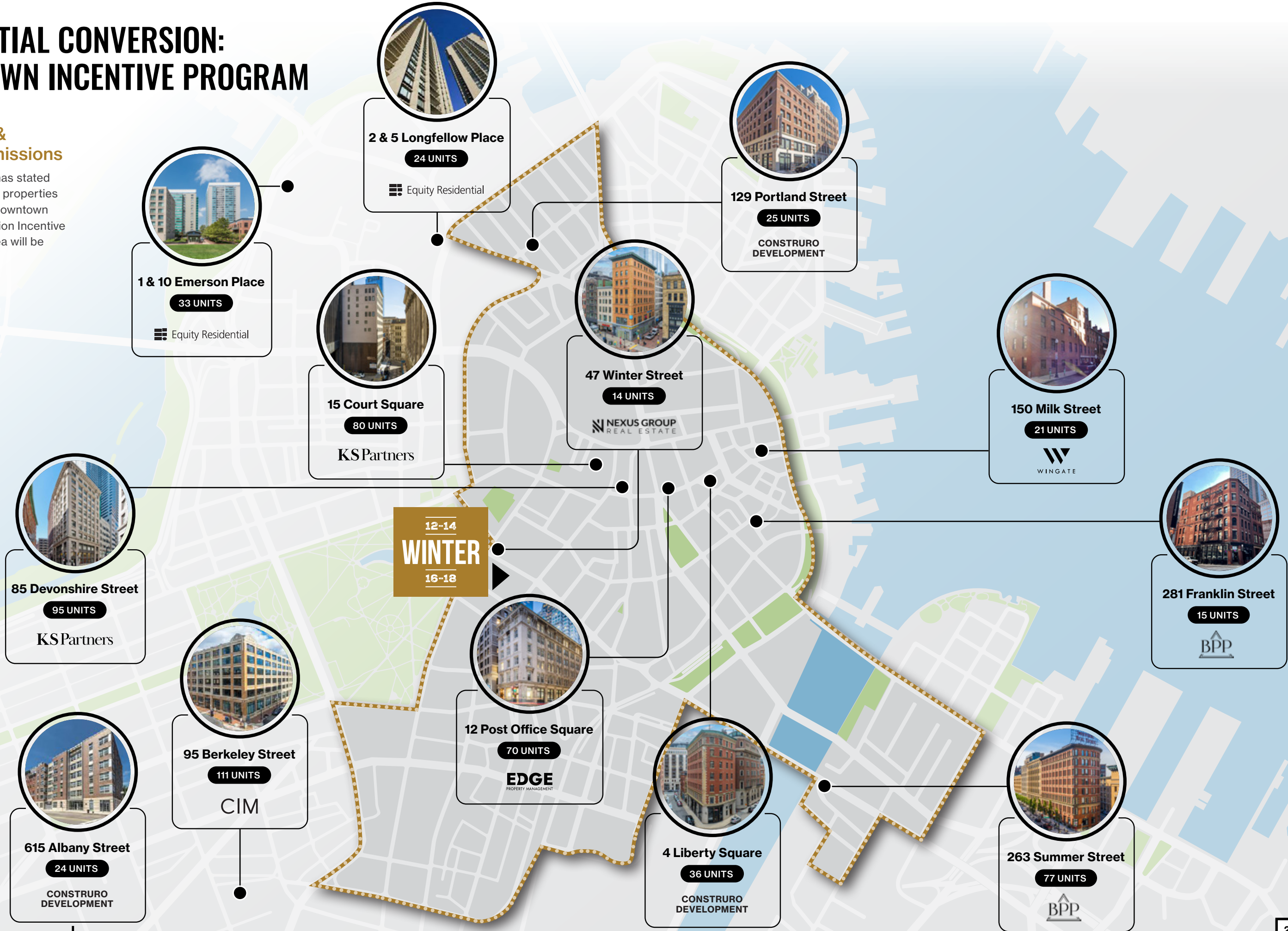
Central, Transit-Oriented Urban Location

Situated in the heart of Downtown Crossing with proximity to Boston Common, Beacon Hill, Public Garden, Financial District, Freedom Trail, Suffolk University, synergistic mixed-use developments, multiple public transit options, regional highways and Logan International Airport.

RESIDENTIAL CONVERSION: DOWNTOWN INCENTIVE PROGRAM

Target Area & Project Submissions

The City of Boston has stated that submissions for properties situated within the Downtown Residential Conversion Incentive Program's target area will be given priority.



ASSET OVERVIEW

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Site Description	
Property Address	12-14 & 16-18 Winter Street, Boston MA 02108
Land Area	0.05-acres 2,360 SF
Zoning	MCD - Midtown Cultural District

Improvement Details	
Building Profile	Two interconnected four & five story buildings
Year Built	1920
Year Renovated	2015
Number of Floors	4 stories for 12 Winter 5 stories for 16 Winter
Building Rentable Area	10,620 SF
Average Floor Size	2,360 SF

Construction	
Structure	Masonry
Foundation	Concrete
Façade	Precast concrete and terracotta (recently repointed & sealed)
Roof Type	Rubber membrane
Roof Age	20+ years
Windows	Aluminum frame on floors 1-4 Wood frame on 5th floor
Floor Coverings	Wood + tile
Ceilings	Accoustic tile, painted sheetrock and exposed joist
Ceiling Height	<u>Slab-to-Slab</u> : 12' 8" <u>Finished</u> : 7' 6" in basement 11'10" on floors 1-4 9'7" on floor 5
Parking	None

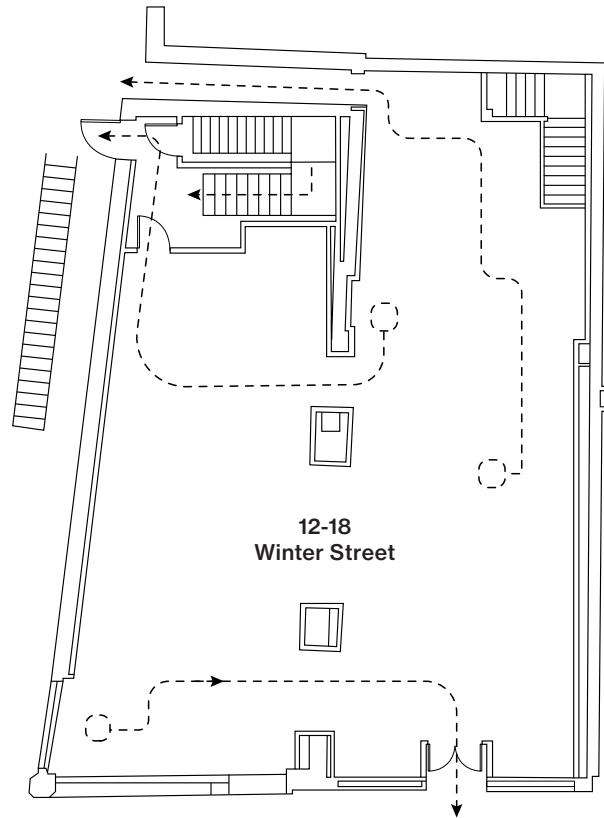
Building Systems	
Elevators	Decommissioned
HVAC System	Electric Mitsubishi mini-splits + two gas fired American Standard RTUs
Electric Service	600 amps
Life Safety	Silent Knight fire alarm panel + fully sprinklered
Security	Keyed entry
Utilities	<u>Electricity</u> : Eversource <u>Gas</u> : National Grid <u>Water & Sewer</u> : Boston Water & Sewer (two connections)



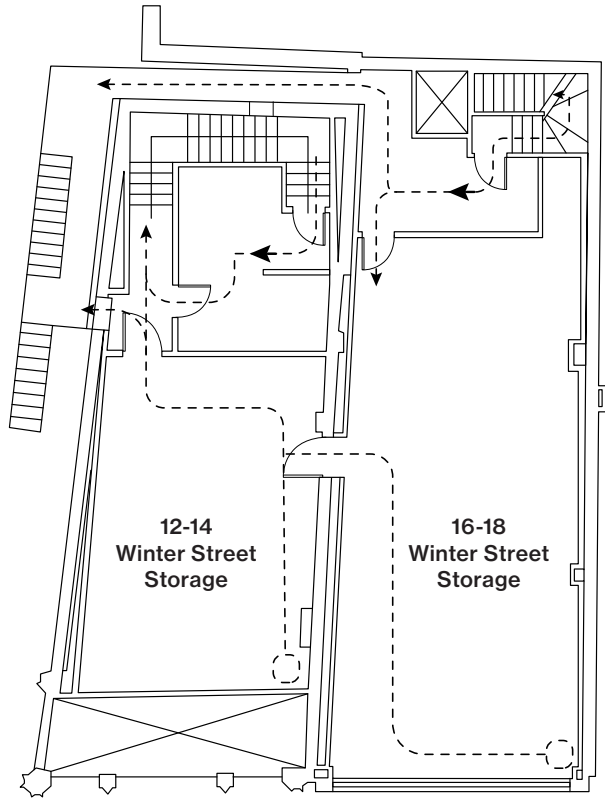
FLOOR PLANS

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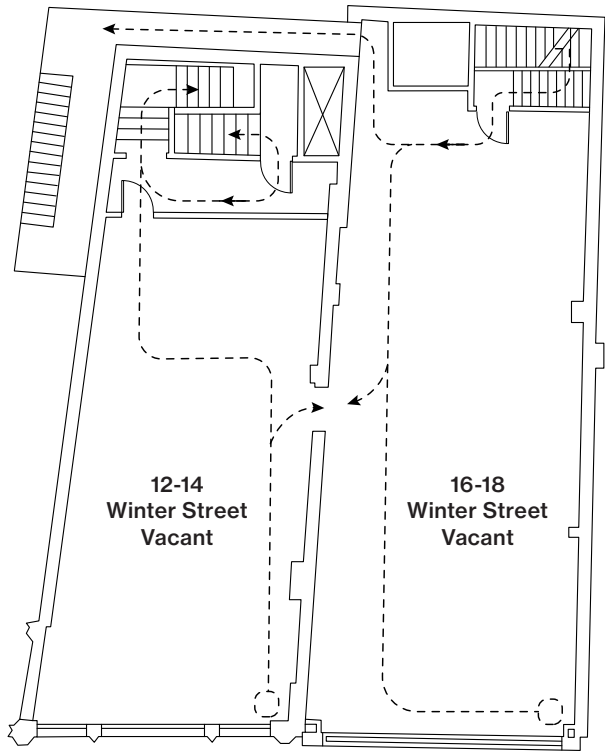
Floor 1



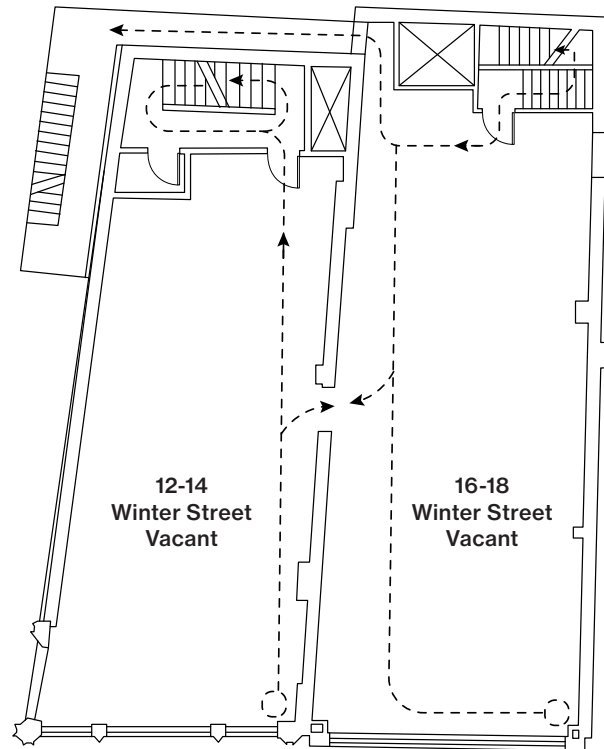
Floor 2



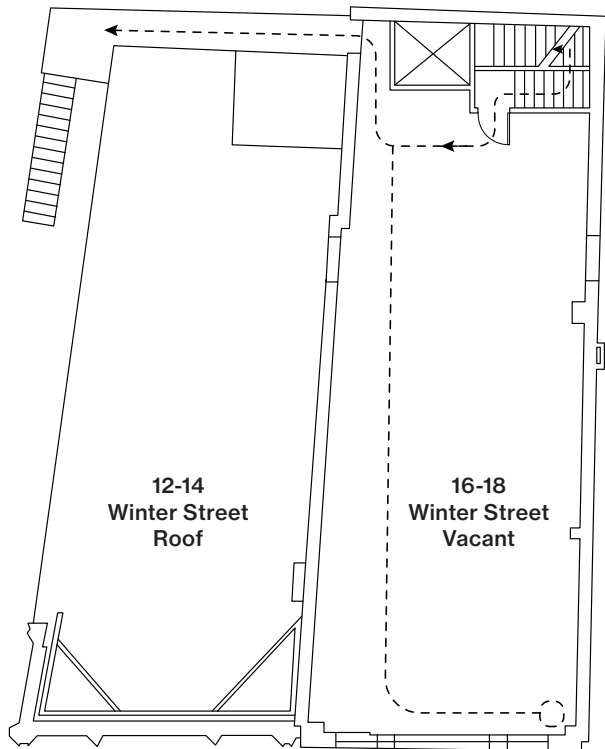
Floor 3



Floor 4



Floor 5



Bulfinch Crossing

Mixed-use redevelopment of the Government Center Garage comprising 1+ million square feet of office/life science space anchored by State Street's brand-new global headquarters, 800+ residential units, 82,500 square feet of retail space, 200 hotel rooms and 1,000+ parking spaces

North End

Boston's "Little Italy" with 100+ restaurants and cafés

Faneuil Hall Marketplace

One of the nation's top tourist destinations, home to 80+ retailers/restaurants and attracting 18+ million people annually

Hub on Causeway

Brand-new mixed-use development encompassing 1.5 million square feet of office/retail (including flagship offices for Verizon and Rapid7), 440 apartment units and 272 hotel rooms



North Station

Post Office Square

One-of-a-kind, 1.7-acre "urban oasis" highlighted by a half-acre great lawn, central sculptural fountain, 43-foot-long garden trellis and the glass-enclosed Sip Café coffeeshop

Liberty Square

Historic square characterized by a 15' bronze sculpture commemorating the 1956 Hungarian Revolution and surrounded by a wealth of restaurants, service-oriented retailers and food trucks

The Greenway

Iconic series of urban parks spanning 1.5 miles along Downtown Boston's eastern border with activations including fitness classes, farmers markets, concerts, film festivals, beer/wine gardens, food trucks and public art installations

Winthrop Center

1.6 million-square-foot mixed-use tower that is under construction by Millennium Partners with 812,000 square feet of office space (including flagships for Deloitte, Cambridge Associates and McKinsey & Company), 321 luxury residential units (opened in 2023) and a publicly accessible ground floor featuring retail shops, restaurants and event activations

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One Lincoln

1.1 million-square-foot office tower that will host a 250,000-square-foot flagship for private equity giant HarbourVest—one of Downtown Boston's largest office leases in recent years—and is slated to undergo \$50+ million in upgrades, including the addition of a publicly accessible food market and restaurants with outdoor dining on its ground floor



South Station

South Station Tower

1+ million-square-foot mixed-use tower comprising 712,000 square feet of office space and 166 luxury residential units newly developed by Hines

Seaport District

Beneficiary of billions of dollars in private and public investment since its designation as Boston's "innovation district" in 2010, creating one of the city's most affluent residential destinations, popular amenity hubs and desirable life science clusters, anchored by the likes of Foundation Medicine, Lilly and Vertex Pharmaceuticals

CENTRAL
URBAN
LOCATION

CONVENIENT TRANSIT CONNECTIVITY

12-14 & 16-18 Winter Street's central location in Downtown Boston facilitates walkability to all of the city's key public transportation options, including the MBTA subway, bus, commuter rail and ferry plus Amtrak/Acela regional trains. The asset is further surrounded by a variety of Bluebikes bicycle sharing stations, Zipcar vehicle sharing locations and public parking garages. Interstates 90 (Massachusetts Turnpike) and 93, Boston's primary east-west and north-south highway systems, are also easily accessible. Finally, Boston Logan International Airport (BOS), the largest airport serving New England with 40+ airlines that operate non-stop service to 80+ domestic destinations and 50+ international destinations, is less than 2.5 miles away.

18-MIN WALK
North Station

6-MIN WALK
Government Center

2-MIN WALK
Park Street

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WINTER
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State

11-MIN WALK
South Station

bostonlogan
10-MIN DRIVE



United States
BOSTON



CRUISEPORT

PRIVATE OFFERING

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