



40RTY  
BROAD STREET

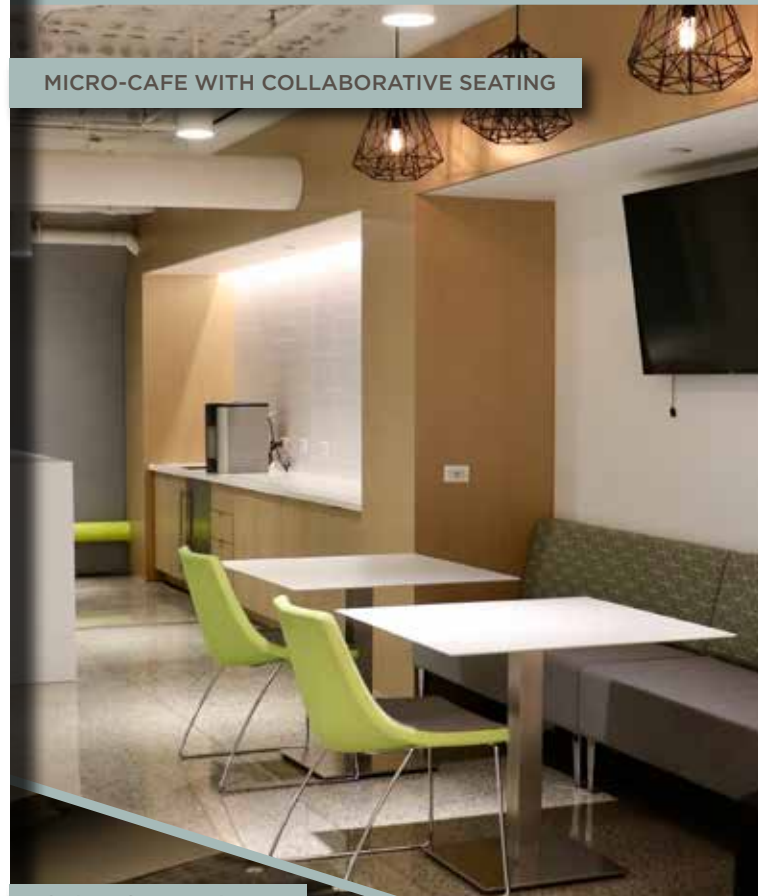
YOUR FUTURE IS BROAD.



# THINK OVER-THE-TO-P.

The 11-story, 291,000 SF Class A Office space features a contemporary glass entryway with refreshing design aesthetic, a new state-of-the-art amenity center, ground level chic bar and grille and plans to undergo an extensive lobby renovation by mid-2020.

MICRO-CAFE WITH COLLABORATIVE SEATING



STATE-OF-THE-ART FITNESS CENTER WITH LOCKER ROOMS



SHARED CONFERENCE CENTER



EXTENSIVE LOBBY RENOVATION COMPLETION MID-2020



# THINK VARIETY.



40 Broad is centrally located in downtown Boston's Financial District, encompassing an entire city block near the Rose Kennedy Greenway and Faneuil Hall. The property is located minutes away from the Boston Wharf and surrounded by numerous chain eateries, high-end coffee shops, swanky lounges and lively Irish pubs for suited professionals to enjoy.

## WITHIN .5 MILES:



**38**  
COFFEE SHOPS



**381**  
FAST FOOD EATERIES/  
RESTAURANTS



**35**  
THEATERS, MUSEUMS,  
HISTORIC SITES



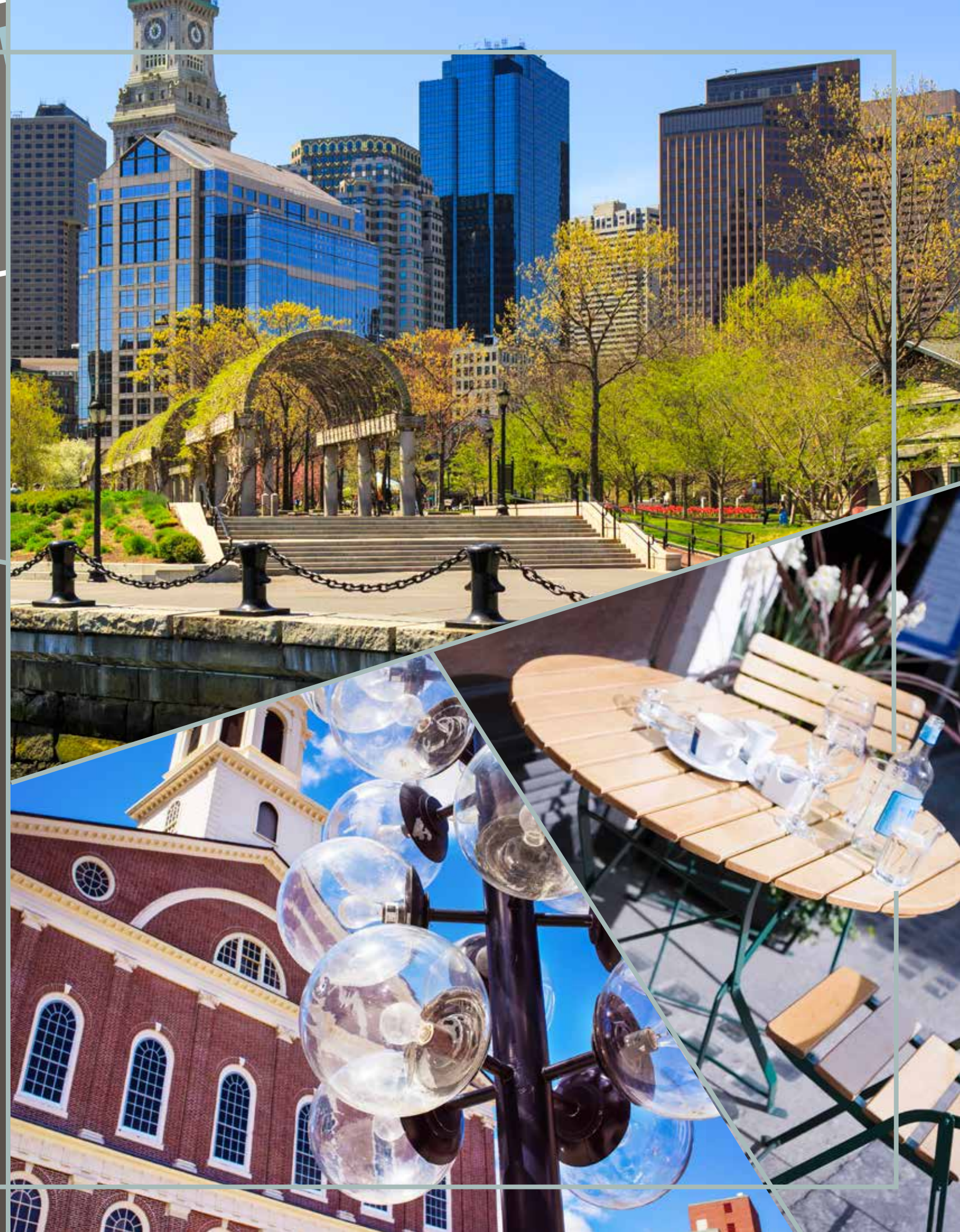
**71**  
APARTMENT  
BUILDINGS



**21**  
HOTELS



**34**  
PARKING  
GARAGES





THINK CONVENIENCE!

Conveniently located in downtown Boston, the building connects the city's most important public spaces to provide easy access to the city's main arteries. 40 Broad Street is located directly off of I-93 and the Mass Pike, as well as close in proximity to three MBTA lines and Boston's South Station, offering unmatched convenience to its tenants.



# AVAILABILITIES

## AVAILABLE NOW

6th floor 17,077 RSF

## AVAILABLE 4/1/20:

1st floor 12,891 RSF

## AVAILABLE 8/1/20:

8th floor 26,358 RSF

2nd floor 4,207-26,776 RSF



For more information, please contact the leasing team:

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