

Class A Office Space Available

In The Financial District

Two Financial Center
Boston, Massachusetts

±90,000 of Contiguous Space



Class A Office Space Available

Two Financial Center | Boston, Massachusetts



Property Overview

Two Financial Center is a Class A office building located in Boston's Financial District, offering premium office space with contemporary finishes and efficient floor plates. Positioned near South Station, it provides excellent access to public transportation and is surrounded by top-tier amenities including restaurants, hotels, and fitness centers. The building features on-site parking, a LEED Gold certification, and high-end tenant services, making it an attractive option for a wide range of financial, technology and professional services firms.

Roof Deck

For Lease



Lobby



Class A Office Space Available

Two Financial Center | Boston, Massachusetts

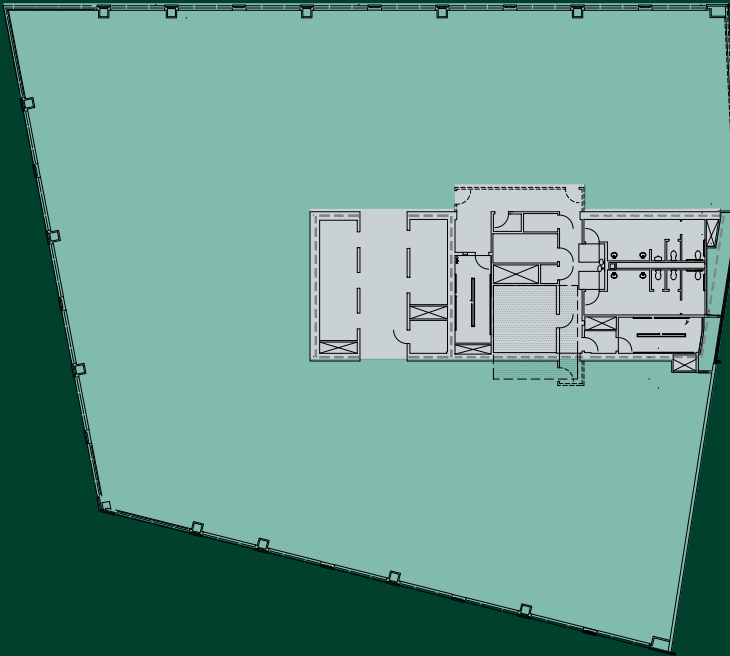
Building Specifications

- + Building Rentable Area: 218,000 SF
- + Average Floor Size: 19,500 SF
- + Number of Floors: 12
- + Year Built/Renovated: 2009
- + Parking: 1.0 / 1,000 SF in the Two Financial Street Garage
- + Ceiling Height: 13' Slab to Slab
- + Loading Dock: 2 Loading Docks with access off Essex Street and direct access to freight elevator
- + Elevators: 5 Elevators (1 Doubles as a Freight Elevator)
- + Security: 24-hour front desk security. All elevators, garage, and common area monitored 24/7. Secure card-access to all elevators, common areas and tenant spaces

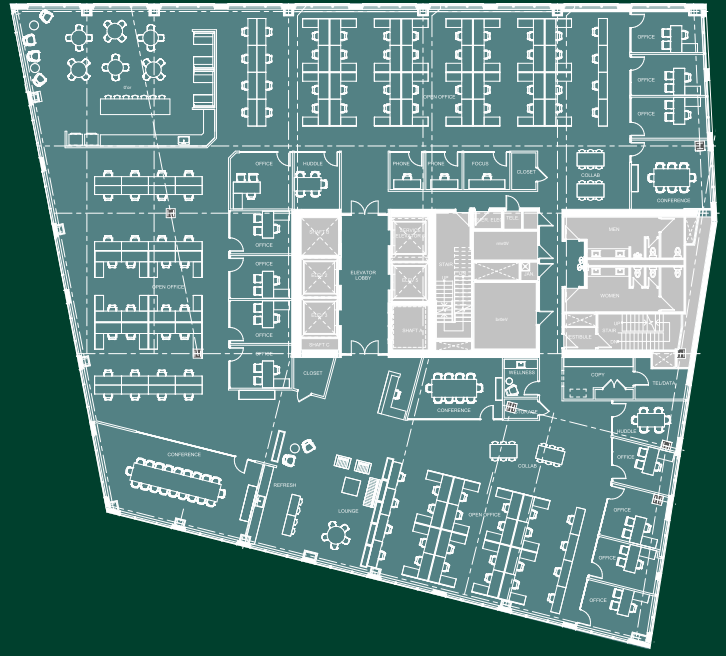
Floor 8-10 Available Office Space

19,500 SF (per floor)

Representative Floor Plan



Test Fit Plan



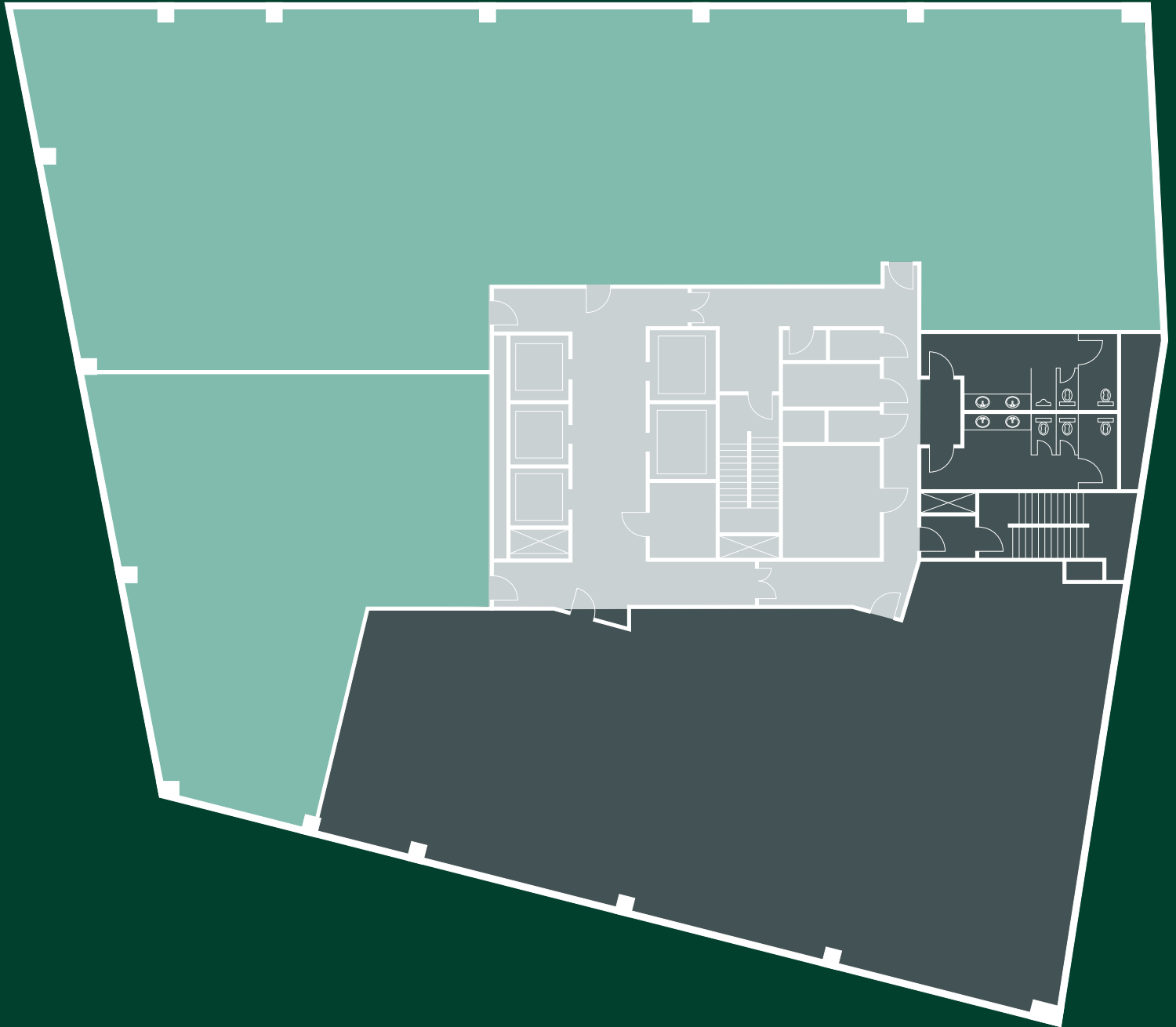
OFFICE DETAILS

- + 1 Large Conference Room
- + 2 Medium Conference Room
- + 2 Huddle Rooms
- + 3 Phone Rooms
- + 12 Private Offices
- + 100 Workstations
- + 1 Wellness Room
- + Large Kitchen

For Lease

Floor 11 Available Office Space

12,460 SF

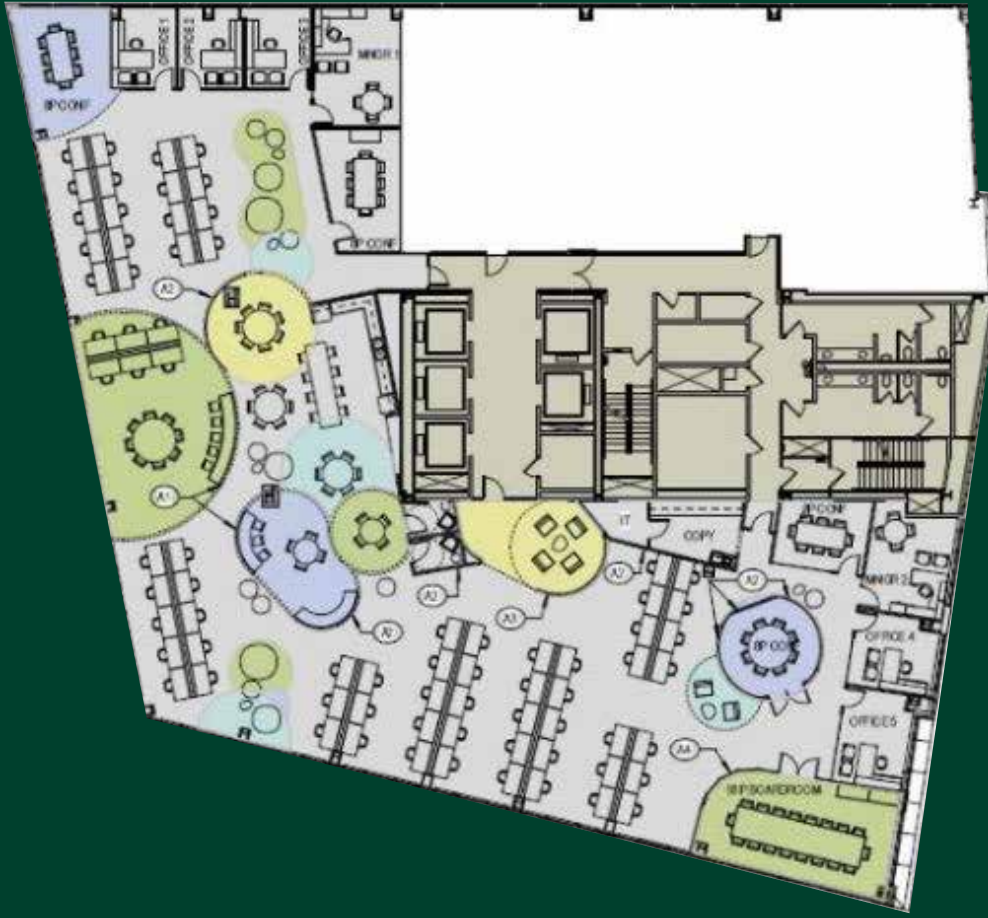


Class A Office Space Available
Two Financial Center | Boston, Massachusetts

Floor 12 Available Office Space

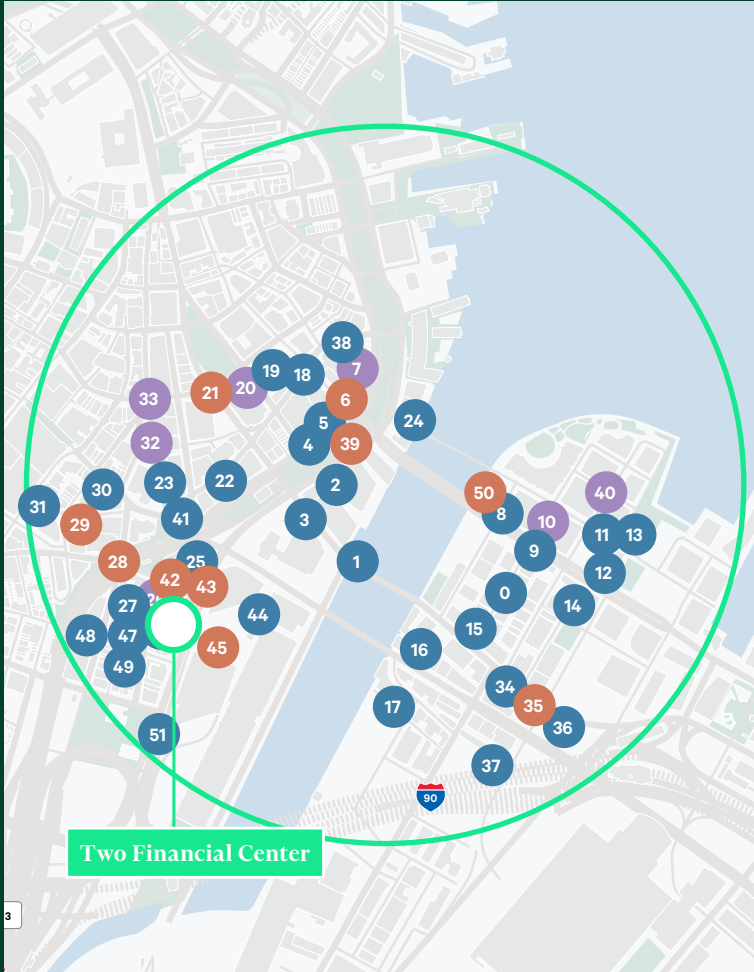
13,750- 19,500 SF

Existing Conditions



Seaport & Downtown Amenities

● Food ● Fitness ● Coffee



0	Trillium	26	UFC Gym Boston
1	Smith & Wollensky	27	Al's Café
2	Nebo	28	Starbucks, Tatte Bakery & Cafe
3	Trade	29	Dunkin', Chipotle, Noon Mediterranean, Sweetgreen, Georgie's Wine Bar (and Shop)
4	Clover	30	Taco Bell
5	High Street Place Food Hall	31	Everybody Fights
6	Kane's Donuts, Starbucks	32	B/Spoke
7	Republic Fitness	33	Barry's Bootcamp
8	Barking Crab, Lookout Rooftop & Bar	34	Pastoral
9	Scorpion Bar	35	Café Nero
10	Equinox	36	City Tap House
11	Sweetgreen	37	Citrus and Salt
12	King's Dining & Entertainment, Tuscan Kitchen, Flight Club	38	Joia Restaurant & Lounge
13	Committee	39	Tatte
14	Shake Shack	40	Corepower
15	Flour Bakery	41	Cava
16	Bon Me	42	Gracenote Coffee
17	Lolita Cocina & Tequila Bar	43	Starbucks
18	The Palm	44	Dunkin, Tavern in the Square, Starbucks, McDonalds, Regina Pizzeria
19	Sweetgreen	45	Dunkin
20	Equinox	46	O Ya
21	Sip Café	47	Zhi Wei
22	Society on High	48	Figaro's
23	Cosi	49	Troquet on South
24	James Hook & Co	50	Little Wolf
25	Dewy Square Food Trucks & Farmers Market	51	South Street Diner

Local Amenities

Mooo....



AMBER ROAD
BAR & GRILLE

EQUINOX

Tatte
BAKERY & CAFÉ



marieL

High Street
Place

Location & Access



Immediate highway access to Interstates 90 and 93



Two-minute walk to South Station (Red Line/Commuter Rail/Buses)



Six-minute walk to Downtown Crossing (Orange/Red Line)



Thirteen-minute walk to Rows Wharf Commuter Ferry Terminal



Three BlueBike Stations within five-minute walk

Contact Us

Tim Lahey

Vice Chairman
+1 617 933 0158
tim.lahey@cbre.com

Jeff Landers

Executive Vice President
+1 617 933 0155
jeff.landerson@cbre.com

Margaret Fee

Vice President
+1 781 690 1592
margaret.fee@cbre.com

Maeve Sherwood

Senior Associate
+1 781 576 0133
maeve.sherwood@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.