

1 BULFINCH

BOSTON, MA



 CUSHMAN & WAKEFIELD





Executive Summary

As exclusive advisor, Cushman & Wakefield's Boston Capital Markets is pleased to offer the opportunity to acquire One Bulfinch Place (the "Property"), a recently renovated, 90,000 SF office building located in one of Boston's most dynamic and central locations. The Property is fully leased to two tenants, the Commonwealth of Massachusetts DCAMM (S&P: AA+ / Moody's: Aa1) – on behalf of the Suffolk County District Attorney's Office – and Boston Sports Club, with a combined weighted average remaining average lease term of 10.4 years. The Suffolk County District Attorney's Office has been in the building for over 20 years and recently renewed for 10 years, demonstrating the criticality of this location adjacent to several federal and state office buildings, the Boston Police Department, and Boston City Hall.

One Bulfinch Place is located within Downtown Boston, one of the United States' strongest and most dynamic core gateway markets, and home to a surging office sector currently boasting historically unmatched demand and exceptional rent growth. One Bulfinch will also directly benefit from several transformative nearby developments including the 2.9 MSF Bulfinch Crossing and 1.9 MSF Hub on Causeway. These projects will enhance the overall vibrancy of the neighborhood and already impressive amenity set. In addition, the property enjoys a major competitive advantage being located within walking distance of all four MBTA lines via the Bowdoin, Haymarket, Government Center and the Charles/MGH MBTA stops. The location also provides easy vehicular access to I-93, Storrow Drive, Memorial Drive and the Massachusetts Turnpike.



HUB ON CAUSEWAY
1.9 MSF
MIXED-USE DEVELOPMENT

 90K Square Feet	 10.3 years Weighted Average Remaining Lease Term	 100% Leased	 9 Floors
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Major Tenant Summary

Tenant	SF**	% of NRA	LED
The Commonwealth of Massachusetts - DCAMM*	69,000	76.7%	Dec-28
Town Sports International	21,000	23.3%	Jan-33
Total	90,000	100.0%	

* On behalf of the Suffolk County District Attorney's Office

** Square footages are approximate as building is currently being remeasured



Investment Highlights



Highly Committed, Government Credit, Anchor Tenant

S&P
AA+

Moody's
Aa1

20 Year
Tenure

10 Year
Recent Renewal

**BULFINCH
CROSSING**
2.9 MSF
MIXED-USE
DEVELOPMENT



Downtown Boston,
Mixed Use Asset

6.6%

Government Center /
North Station Vacancy Rate

At the Heart of \$7.0B of
Transformative Development

1.1 + MSF
Recent Tenant Commitments



Unmatched Urban Amenity Set



Immediate Transportation Access



Synergistic On-Site
Fitness Tenant



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