

Prime Commercial Space in Boston's South End

485 Harrison Avenue #101, Boston, MA 02118

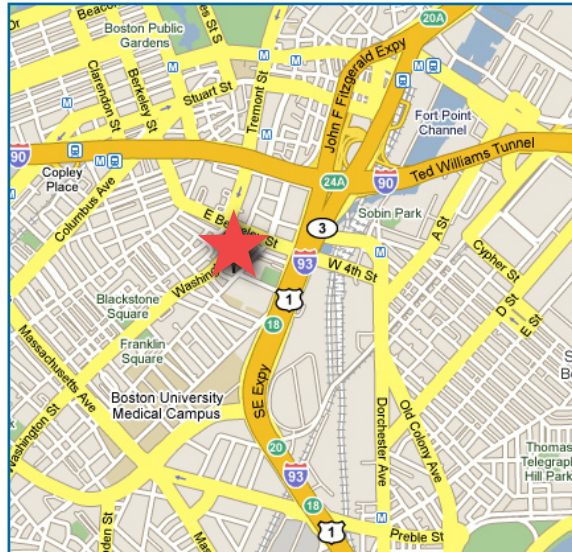
Perfect for Retail, Office or Restaurant



485 Harrison Avenue is a 5,766 SF commercial condominium unit, located in the heart of the South End's SoWa district with close proximity to the new W Hotel, the Theater District, Boston University Medical Center, and two proposed new hotel developments.

The neighborhood has a dense collection of art galleries, new retail concepts, offices and restaurants. In addition to the strong retail presence, several new luxury mixed use condominium buildings have been developed in the neighborhood, most notably The Penny Savings Bank, Rollins Square, Wilkes Passage and The Macallan Building.

The space boasts a wide open layout with 15 foot ceilings and an expansive storefront, and is located on the street level of a 39 unit "luxury loft" residential condominium building.



Contact

Jim Speros

jsperos@bradvisors.com

617.850.9678

Commercial Unit Available for Sale or Lease

Square Footage: 5,766 SF
Condo Fee: \$1,078/month
Taxes FY 10: \$14,851.59

The information contained herein is believed to be accurate, but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental or general condition of the property, and recommends purchaser's or tenant's independent investigation.



Advisors Retail
A Division of Boston Realty Advisors

715 Boylston Street • Boston, MA 02116 www.advisorsretail.com

Prime Commercial Space in Boston's South End

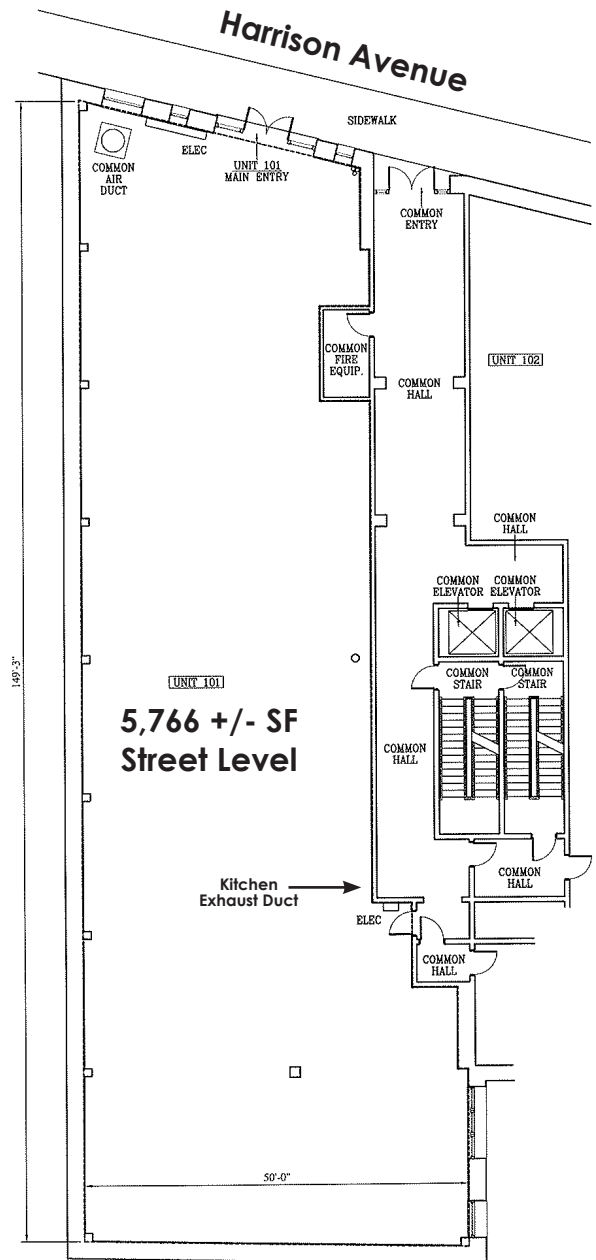
485 Harrison Avenue #101, Boston, MA 02118

Perfect for Retail, Office or Restaurant



Neighborhood Co-Tenants

- Rocca
- Gaslight Brasserie Du Coin
- Ars Libri Bookstore
- Diseno
- Estragon
- Dscale
- SOWA Open Market
- Boston Sports Club



EVENTS IN SOWA

The **SoWa Art Walk** is held every spring in the SoWa (South of Washington Street) neighborhood in Boston's South End. A former mill building district where pianos, canned goods, shoes and other merchandise were made in the 19th century, the district has been home to artists' studios carved out of the old factories for the last fifty years. The SoWa Art Walk takes place in late May each year and is a weekend-long standing invitation to visit the artists in their studios.

The **SoWa Open Market** offers a shopping experience like no other in Boston. With an ever-changing group of artisans, a hip location and the chance to feel the sun on your face while you browse, it's a trip worth making. The Market offers the opportunity to meet the artists, vendors and farmers behind the work, and is fast becoming part of the South End's well-known artist's community. Every week offers shoppers something different and unique - you won't want to miss it!

The **SoWa Holiday Market** is the place to find awesome, unique, affordable handmade gifts you won't find anywhere else. The Cathedral High School Gym, located in Boston's hip SoWa Arts and Media District, transforms into a spectacular holiday marketplace featuring 80 artisans from around New England. With a wide array of handmade offerings from the fashionably chic to the hip and cutting edge, shoppers are sure to find an original gift for everyone on their list.

Contact

Jim Speros • jsperos@bradvisors.com • 617.850.9678

The information contained herein is believed to be accurate, but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental or general condition of the property, and recommends purchaser's or tenant's independent investigation.

715 Boylston Street
Boston, MA 02116

www.advisorsretail.com



Advisors Retail
A Division of Boston Realty Advisors