

BOSTON, MASSACHUSETTS

44 WINTER STREET



2,449 SF

Ground Level

2,051+ SF

Lower Level

SITE OVERVIEW

- ▶ The Location is bracketed by two of the busiest subway stations serving Downtown Boston with over 40,000 riders per day and walking distance to Suffolk University, Emerson College and Urban College of Boston and several other smaller institutions.
- ▶ Winter Street is the primary pedestrian gateway from the Boston Common to the Downtown Crossing Shopping District, generating some of the highest pedestrian traffic in the City of Boston.
- ▶ The bustling intersection of Winter, Washington, and Summer Streets, known as Downtown Crossing, was nicknamed the Hub of the Universe by Walter Filene. It is a melting pot of office workers, shoppers, students, visitors, and more and more residents.
- ▶ The location is bracketed by the 1.8M SF Ritz Hotel and Towers (including AMC Boston Common 19-#1 in New England and Equinox Sports Club) and the new 1.3M SF 60-story Millennium Tower (including Primark and an upscale Roche Bros. Supermarket) which together create one of the highest densities of luxury housing in the City.



CRA Corporate Realty Advisors

John Dennis | jd@cra-boston.com

Corporate Realty Advisors, Inc.
(781) 396-5400
www.cra-boston.com

Information set forth is from sources we deem reliable and is subject to prior sales, lease, withdrawal without notice or change in prices and conditions. No representation is made as to the accuracy of any information furnished.

Financial District



MBTA Daily Ridership:
Downtown Crossing: 24,074
Park Street: 16,571
 *April, 2020

SITE

Millennium Tower

Downtown Crossing

Boston Common

State House

TJ-maxx
Marshall's

Duphum

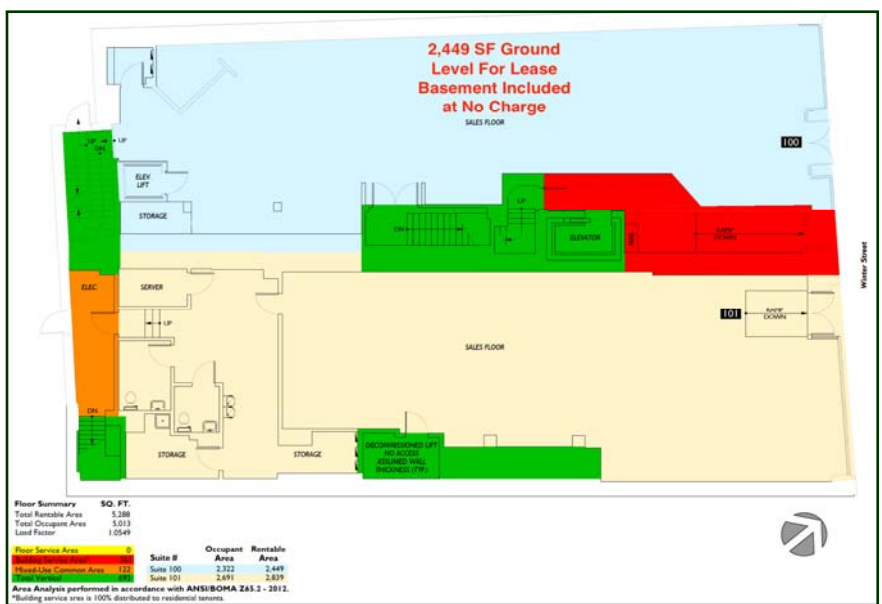
SUFFOLK LAW SCHOOL

CRA Corporate Realty Advisors
 John Dennis | jd@cra-boston.com



DEMOGRAPHICS

| | Population | Average HHI | Employees |
|-----------|------------|-------------|-----------|
| 0.5 Mile | 25,816 | \$169,192 | 187,400 |
| 1 Miles | 75,596 | \$179,680 | 303,986 |
| 1.5 Miles | 143,599 | \$173,814 | 394,375 |



Information set forth is from sources we deem reliable and is subject to prior sales, lease, withdrawal without notice or change in prices and conditions. No representation is made as to the accuracy of any information furnished.