

CALL FOR RETAIL OPERATORS FOR FLAT 9 AT WHITTIER

Flat 9 at Whittier, a new 172-unit mixed-use residential development, is at the intersection of Tremont Street and Whittier Street in Boston's Lower Roxbury neighborhood. The building will include public-facing ground floor retail spaces ranging in size from 870 - 2,445 square feet. The Preservation of Affordable Housing (POAH), the landlord and developer, is seeking a mix of local, independent restaurants, retail shops and neighborhood services to occupy the retail space. The general terms are as follows:

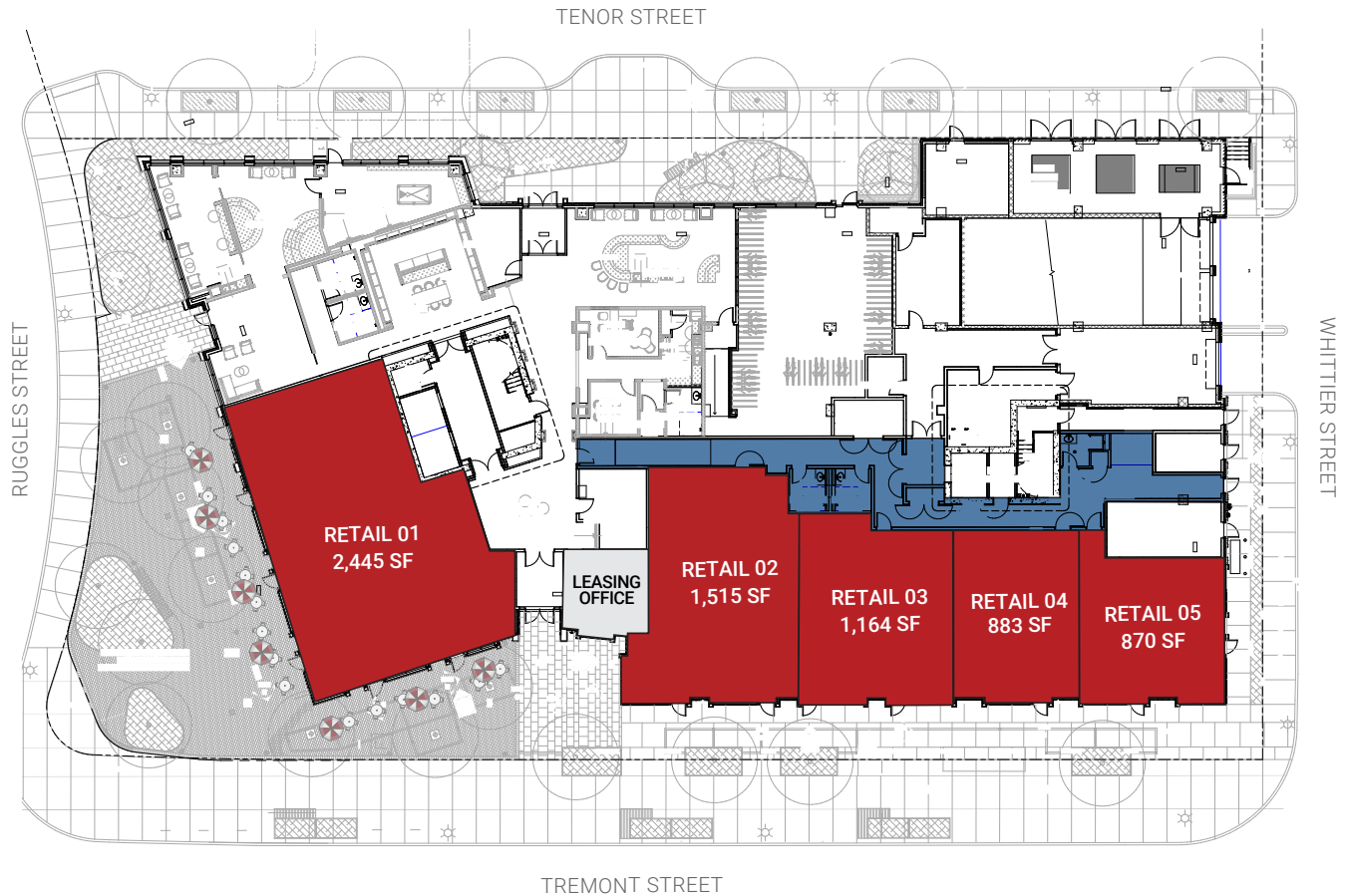
- **Building Address:** 1158 - 1180 Tremont Street, Boston MA 02120
- **Lease Term:** 3-10 years
- **Opening:**
 - Residential Move-In: Q3 2025
 - Retail Delivery Date: Q3 2025
- **Delivery Condition:**
 - Retail 1: Basic restaurant infrastructure including heating & cooling system, utilities connections, kitchen exhaust shaft, exterior grease trap, retail storefront, outdoor patio area and exterior signage locations.
 - Retail 2-5: "Warm shell" condition including heating & cooling system, water/sewer, basic life safety, access to common bathrooms, tel/data wiring, concrete floors, open ceiling, retail storefront and exterior signage locations.
- **Furniture, Fixture & Equipment (FF&E):** Tenant to supply their own furniture, specialty trade fixtures, equipment, shelving, displays and inventory.
- **Site Management:** Landlord will provide interior and exterior common area maintenance (including snow removal, trash, landscaping, etc.) and marketing for the overall Flat 9 at Whittier project.
- **Real Estate Taxes:** Landlord will cover real estate taxes and insurance assessed to each retail space within the monthly/annual gross rent.
- **Utilities:** Tenant is responsible for individually metered utilities and tel/data (inc. wi-fi).

GROSS RENT

The square footages listed below are generally flexible (up or down); and monthly, year-one gross rent ranges for each space are as follows:

Space	1	2	3	4	5
SF	2,445	1,515	1,164	883	870
Monthly Gross Rent	TBD	\$3,156 - 3,788	\$2,425 - 2,910	\$1,840 - 2,208	\$1,813 - 2,175

RETAIL FLOOR PLAN



SCHEDULE

(All dates subject to change)

- Fall 2025–Summer 2025: Tenant selection and lease negotiations
- Summer 2025+: Operator move in and pre-opening
- Winter 2025–2026: Operators open to public

SUBMISSION OF INTEREST

All operators interested in leasing the retail spaces at Flat 9 at Whittier must submit a complete Submission of Interest Form via <https://form.jotform.com/GraffitoSP/flat-9-at-whittier-intake-form>

For more information, visit <https://graffito.com/now-leasing/flat-9-at-whittier/>

For all leasing questions, contact tania@graffito.com or dave@graffito.com