

1249 BOYLSTON ST RETAIL / RESTAURANT OPPORTUNITY



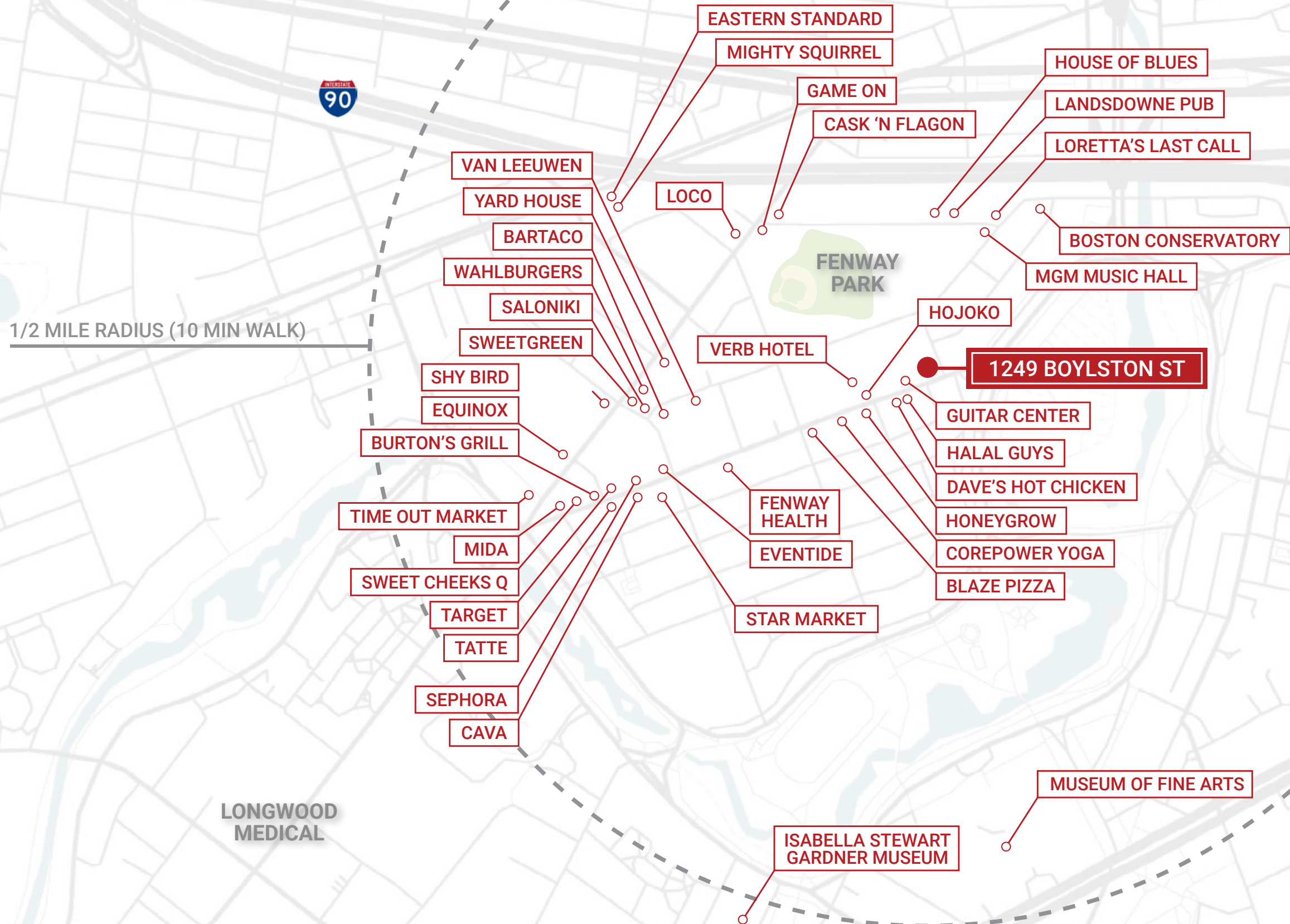
PROJECT ORIENTATION

The Fenway is home to one of Boston's most dynamic, vibrant, and busy neighborhoods with its mix of residents, office/lab, sporting and cultural events and destinations, and blend of food and beverage offerings. It is steeped in Boston's unique history and at the cutting edge of development and discovery.

1249 Boylston Street presents a flagship opportunity with unparalleled signage and visibility at the gateway to the Fenway neighborhood. It sits in the center of the neighborhood's activity, residents, and student population. This space offers tenants a rare, sought-after, location within the Fenway along the prime retail corridor of Boylston Street.



RETAIL MIX

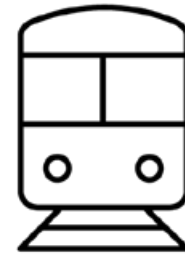


BY THE NUMBERS



40,000

residential unites within
one-mile radius



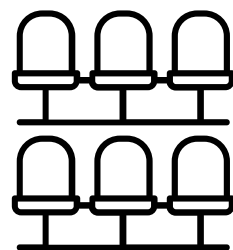
80,000

students at neighboring
universities



20M

square feet of office space in the
Fenway neighborhood



37,755

seats at Fenway Park with
events year-round



24,000

daily entries at MBTA
Green Line Fenway station



20

20 cultural institutions
within one-mile radius

THE OPPORTUNITY

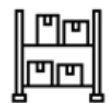
This +/-1,800 sf space can accommodate retail or restaurant uses, both local and new-to-market, looking to enter this iconic, cultural neighborhood with a large presence at the gateway to 24/7 activity.



AVAILABLE NOW



HIGHLY VISIBLE CORNER + SIGNAGE



ADDITIONAL STORAGE AVAILABLE

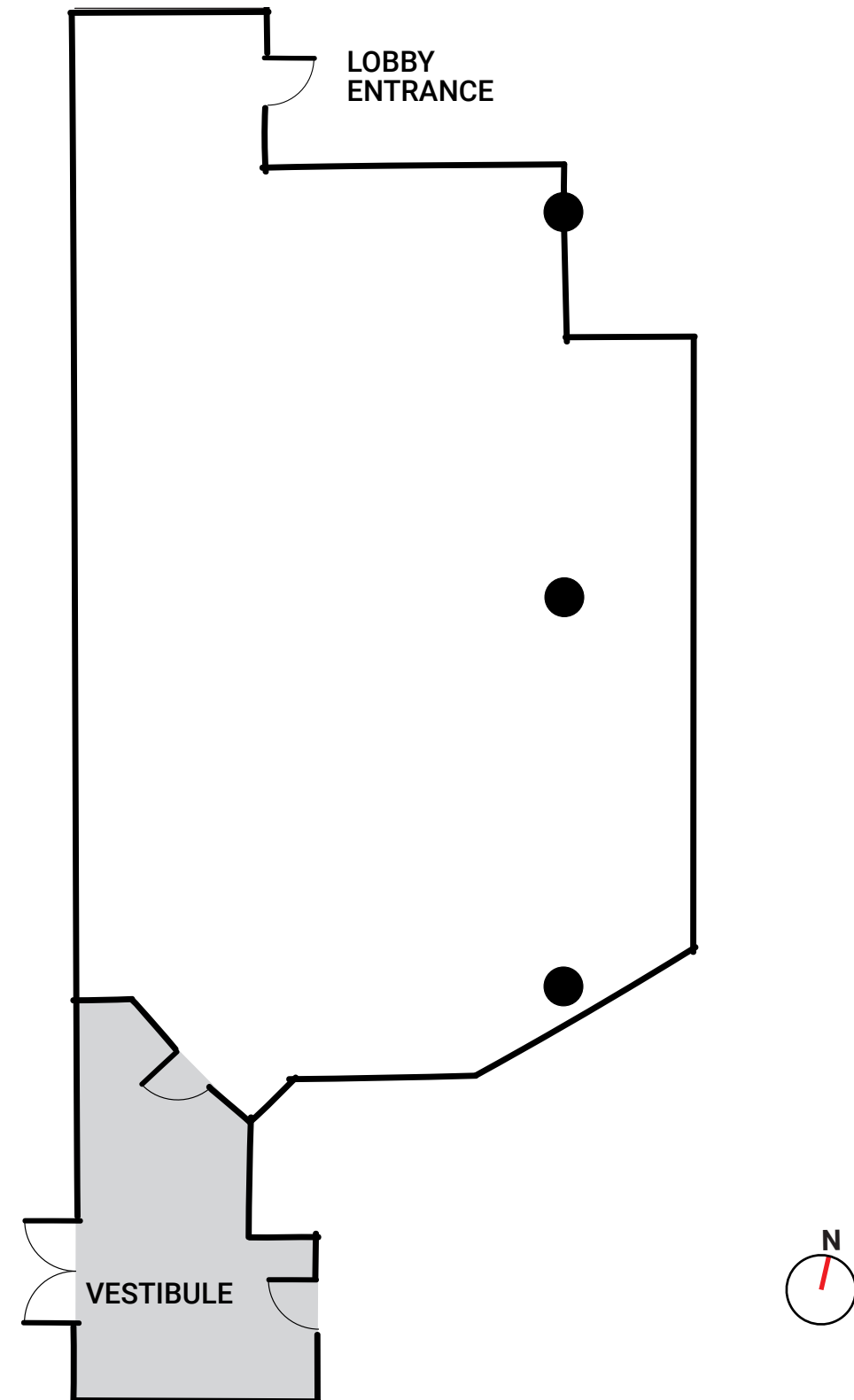


OUTDOOR SEATING



VANILLA BOX

BOYLSTON STREET



IPSWICH STREET



Retail opportunity on corner
of Boylston and Ipswich Streets



Retail opportunity looking
West on Boylston Street

LET'S TALK

Graffito is actively seeking a long-term restaurant or retail partner for this iconic retail corner, prominently positioned in the Fenway neighborhood. With unparalleled visibility, heavy foot traffic, and dense population throughout the day and night, this is a rare opportunity to create a high impact presence in one of the most dynamic neighborhoods of Boston.

GRAFFITO

Angela VanArsdale
angela@graffito.com
978.766.5142

Dave Downing
dave@graffito.com
617.401.2872

Tania Celestin
tania@graffito.com
781.510.1307

