

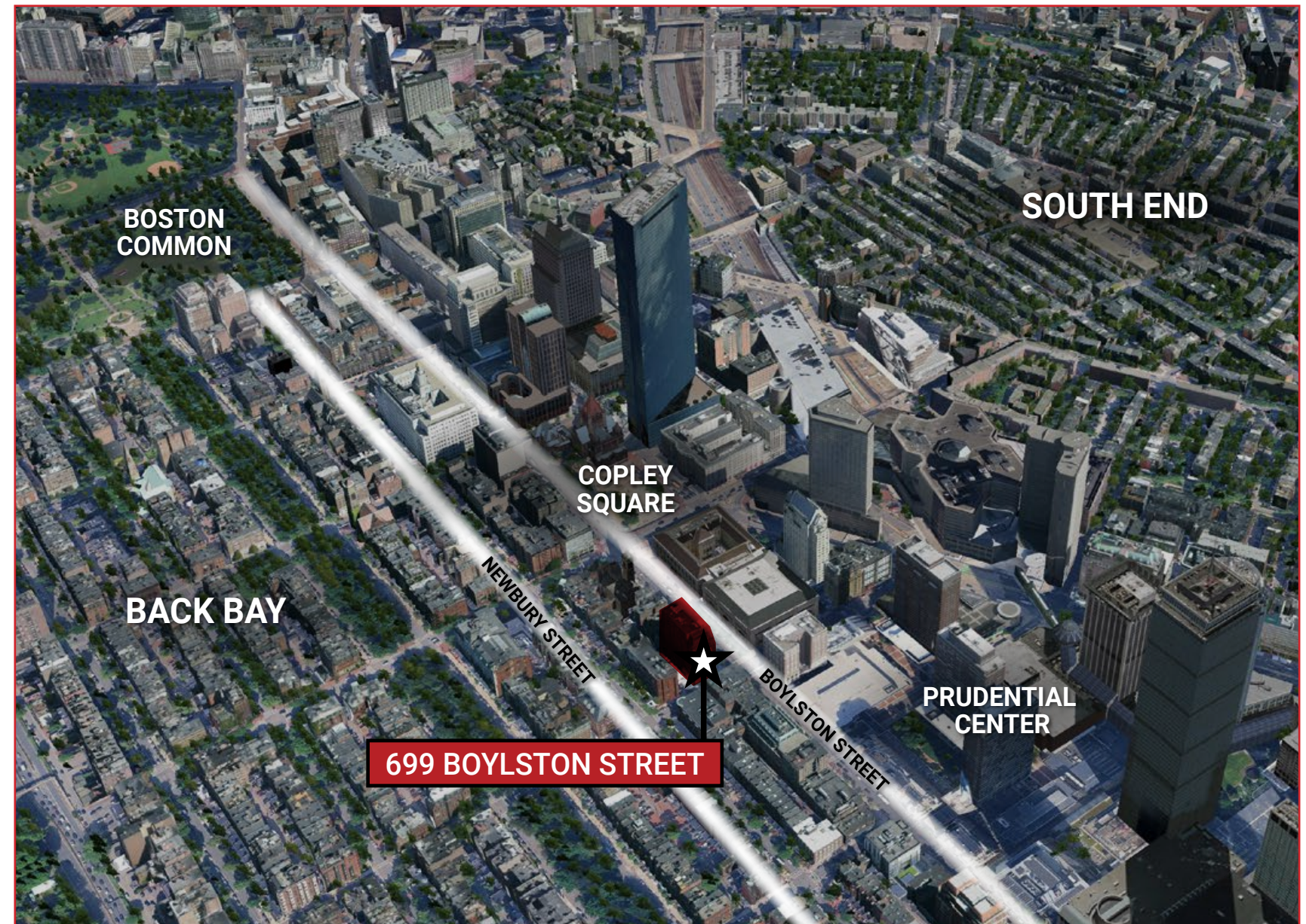
699 BOYLSTON STREET RETAIL / CAFÉ OPPORTUNITY



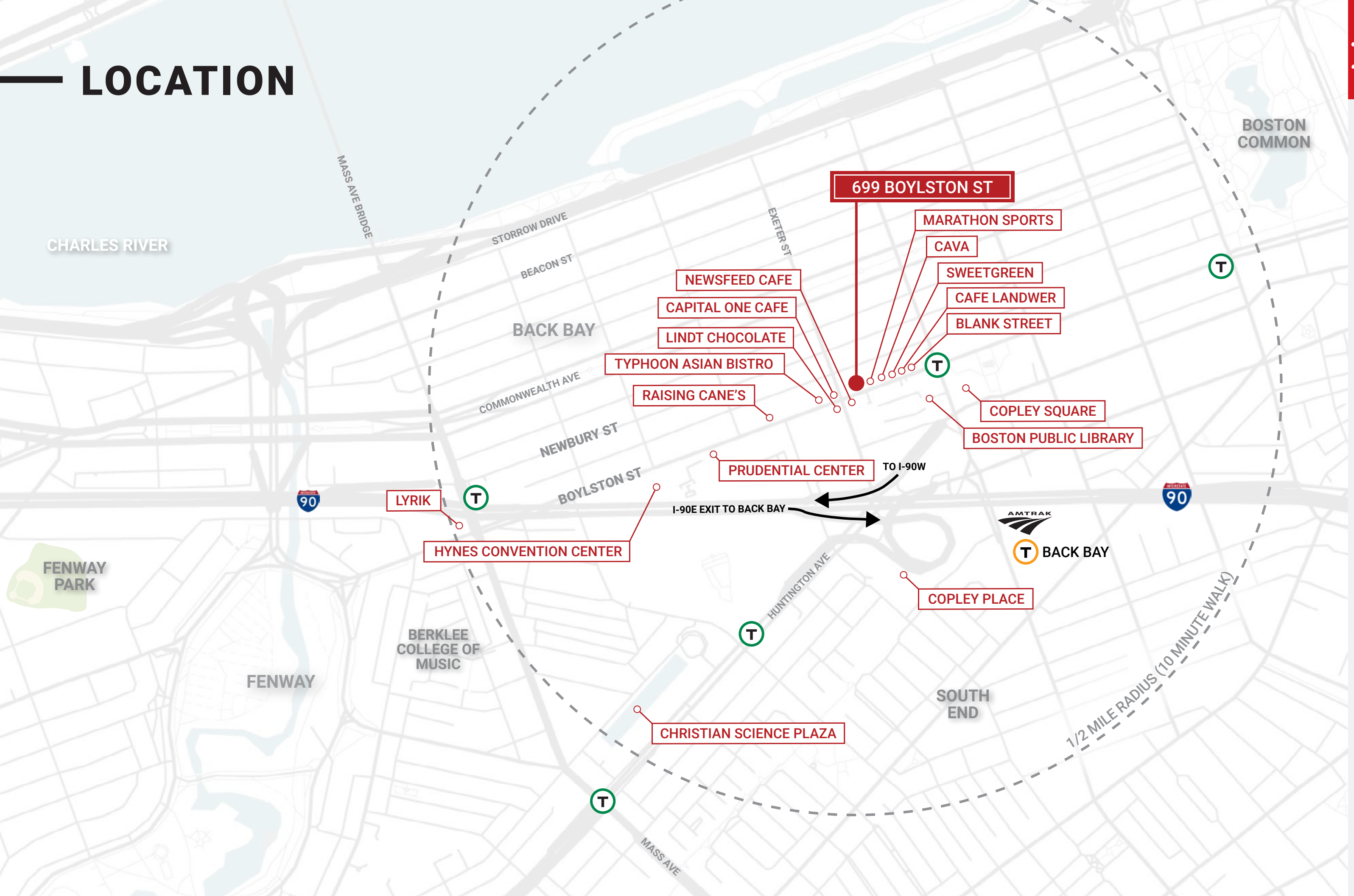
PROJECT ORIENTATION

699 Boylston is a 15-story, 215,000 square foot class A office tower in the heart of Boston's Back Bay neighborhood. Surrounded by Boston's premier dining, shopping and cultural landmarks, the property offers exceptional visibility and accessibility just steps away from Copley Square and the Prudential Center. The building also has direct access to the MBTA Green line as well as public parking garages and a seamless connection to I-90.

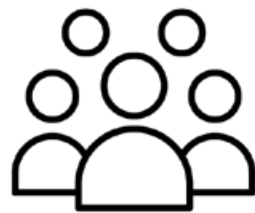
This +/-1,025 square foot retail/café space is available at the street level with prominent street frontage along Boylston's busiest block. This high-visibility storefront presents a rare chance to enter Boston's premier retail market with a splash.



LOCATION



— BY THE NUMBERS



185,000

daytime population
within one-mile radius



\$176,000

average household income
within one-mile radius



7,600

hotel rooms
within one-mile radius



200+

200 restaurants
within one-mile radius



450+

retail storefronts
within one-mile radius



15,000

daily ridership at
Copley Station

THE OPPORTUNITY

This +/-1,025 SF café is a second-generation space, offering an opportunity to a tenant to get in and operating quickly with little to no work required. This space sits off a very active and highly trafficked lobby as well as connects to the entry point for Berklee College of Music students to enter their performance and practice space in the lower level of the building.



AVAILABLE NOW



SECOND-GENERATION CAFE SPACE



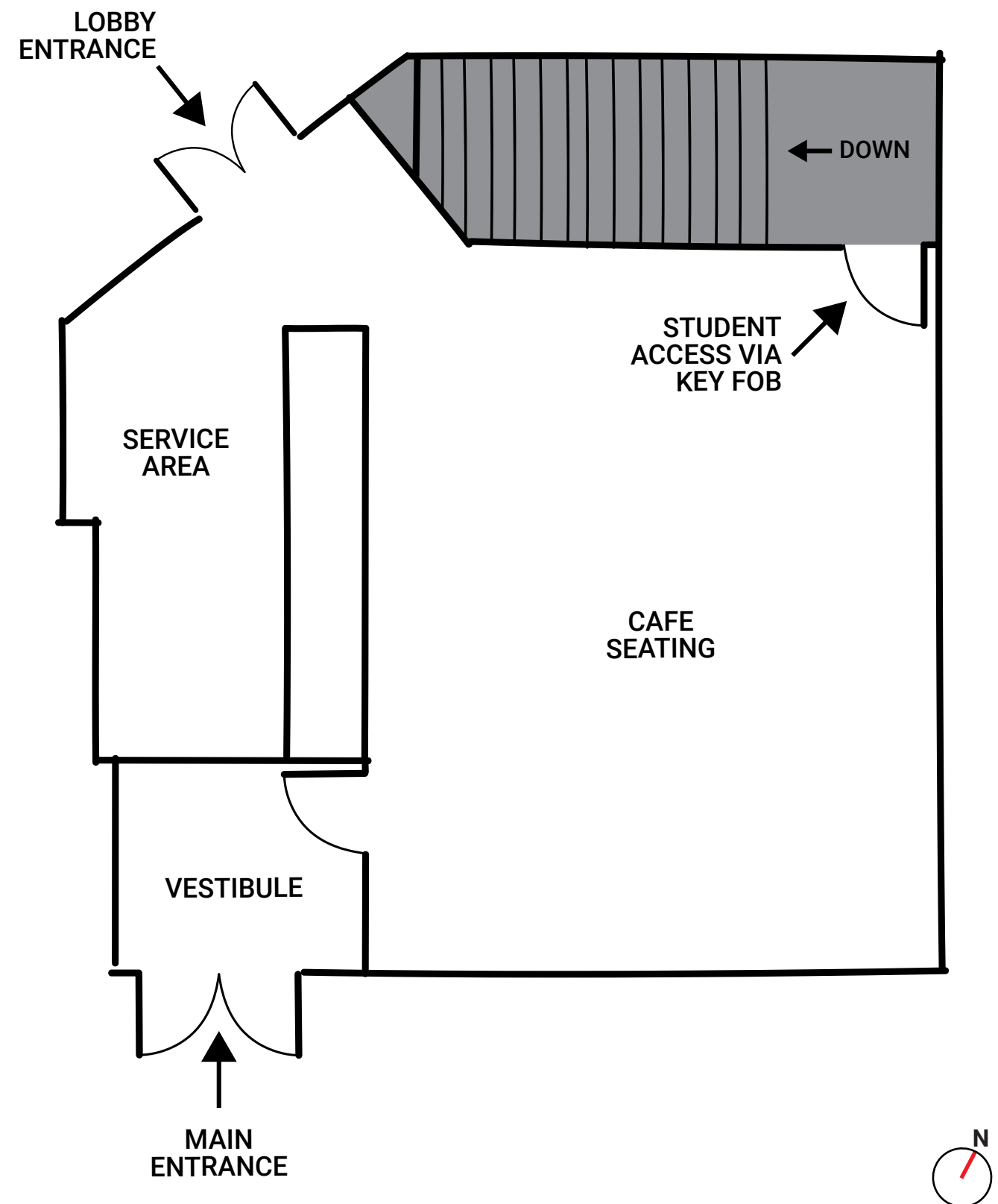
14' CEILING HEIGHT



DIRECT CONNECTION TO LOBBY



HIGHLY VISIBLE SPACE AND SIGNAGE



LET'S TALK

Graffito is seeking a long-term café partner for this premium location in the Back Bay at the base of an active Class A office tower. This location offers the opportunity to join a very busy and dynamic building with minimal barriers to entry and downtime to start operating.

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