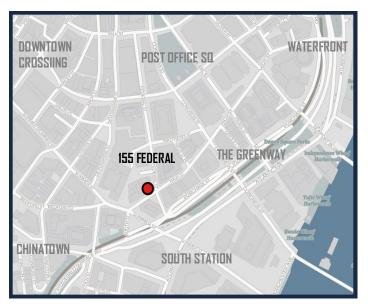


OFFICE SUBLEASE

p. 617 725 0200

e. joe@creboston.com

web www.creboston.com



<u>Location</u>: <u>Financial District | South Station Rim</u>

Corner of Federal & High Streets

Area: 6,889 rentable sf - 3rd Floor

Rent: Quote

<u>Lease Expiration</u>: January 31, 2029, plus one (1) - five (5) year

option to renew at fair market value with 12

months notice

Other: First class build out / first class building

Multi tenanted floor serviced by 4 passenger

elevators and 1 freight

Recently renovated premises (2024)

Staffed lobby security (no check in required)

Terrific window line



Note: Every effort has been made to furnish the most accurate information available on this property. However, all statements and conditions contained herein are subject to errors, omissions, prior lease, sale or removal from the market without notice.



3RD FLOOR PLAN

p. 617 725 0200

e. joe@creboston.com

web www.creboston.com

<u>Reception</u>: Prominent elevator lobby exposure

with signage and seating for three

Private Rooms: Three (3) interior, one which can be

combined into an adjacent conference room to accommodate ~ 20 people comfortably by way of custom

moveable walls

Conference Rooms: One (1) with capacity for ~12+

expandable to ~20+ with numerous built in white dry/erase board walls

Open Areas: Open window lined space that now

accommodates 44 work stations

Support Areas: One (1) copy/supply area, five (5)

storage closets, library and

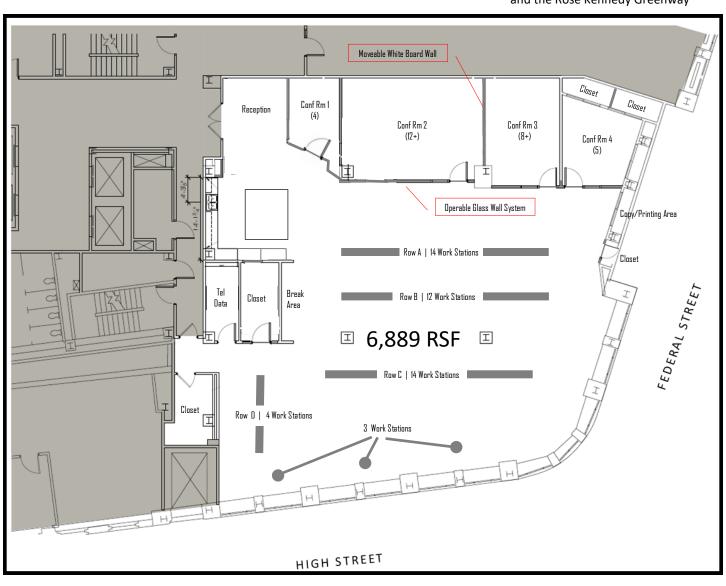
Tel/Data room

<u>Kitchen</u>: One (1) full service kitchen with large

island and adjacent break area

Natural light: 11 large windows w/streetscape views

over looking Federal and High Streets and the Rose Kennedy Greenway

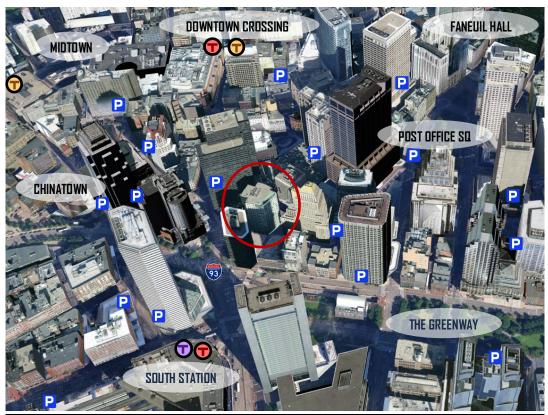




AERIAL & EXTERIOR

p. 617 725 0200

e. joe@creboston.com







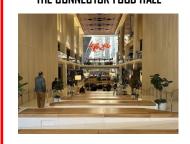
p. 617 725 0200

e.joe@creboston.com

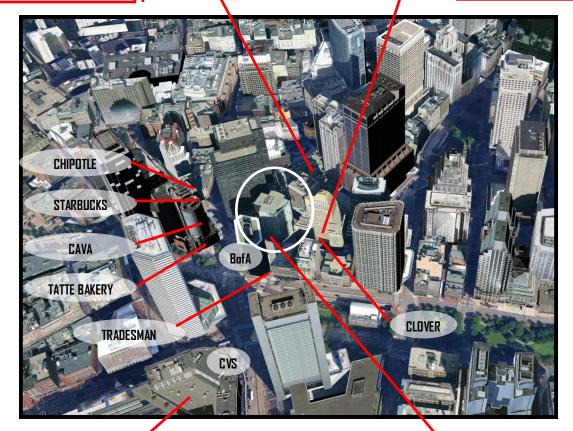
web www.creboston.com

AMMENITIES WITHIN 1 BLOCK









SOUTH STATION FOOD COURT







BUILDING / AMMENITIES

p. 617 725 0200

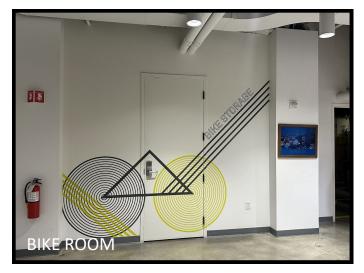
e. joe@creboston.com















INTERIOR PICTURES

p. 617 725 0200

e. joe@creboston.com















INTERIOR & VIEW PICTURES

p. 617 725 0200

e. joe@creboston.com









