

One & Two Brookline Place

BROOKLINE, MA



One & Two Brookline Place

- Boston Urban Partners is pleased to offer +/-14,000 SF of retail or restaurant space available in newly-developed 1 & 2 Brookline Place.
- Situated on one of Brookline's main thoroughfares, Route 9, and next to the Brookline Village T stop (3,230 entries/day).
- Easy access to Brookline Village, Longwood Medical & Academic Area, Fenway, and a 672 spot parking garage on-site.
- +/-325,000 SF medical mixed use development.



BROOKLINE VILLAGE

BROOKLINE BY THE NUMBERS.

1 mile radius

 **111,122**
Daytime Population

 **\$295 MIL**
Annual Food & Beverage Sales

 **\$971 MIL**
Annual Retail Expenditure

 **\$118,066**
Average Household Income

 **6.5 MIL SF**
Office/Lab Space

 **27,411**
Residential Units



LONGWOOD AVE // LONGWOOD MEDICAL & ACADEMIC AREA



LONGWOOD MEDICAL & ACADEMIC AREA

- 22 Medical Institutions, 5 Hospitals, 3 Research Centers
- 112,000 Daily Visitors & 2.3 Million Patients Annually
- 5 Minute Drive

CAMBRIDGE

KENMORE/FENWAY

- 3 MIL Annual Visitors to Fenway Park
- 8 Minute Drive

BACK BAY

- 10 Minute Drive

DOWNTOWN

- 20 Minute Drive

SEAPORT

- 22 Minute Drive

SOUTH BOSTON

FENWAY
3,488 Daily Entries

LONGWOOD
2,719 Daily Entries

MUSEUM OF FINE ARTS
1,683 Daily Entries

LONGWOOD MEDICAL AREA
3,813 Daily Entries

BRIGHTM CIRCLE
2,547 Daily Entries

MISSION PARK
548 Daily Entries

BROOKLINE VILLAGE RETAIL

- 5 Minute Walk

BROOKLINE VILLAGE
3,230 Daily Entries

1 & 2 BROOKLINE PLACE

Hilton Garden Inn
174 Keys
(Opening Mid-2020)

RIVERWAY
495 Daily Entries

DANA-FARBER
CANCER INSTITUTE

CHESTNUT HILL
10 Minute Drive



One

Brookline Place



One

Brookline Place

- 1 Brookline Place is undergoing a +/-45,000 SF expansion to the current six-story structure, totaling +/-143,000 SF, which includes a fully refurbished lobby and new retail space.
- 672 car parking garage on-site.
- Conveniently located steps away from Brookline Village T stop (3,230 entries/day).
- In place office tenants include Longwood Medical & Academic Area institutions and private practices, including services in lab, dental, ob/gyn, and pediatrics.



One

Brookline Place

STREET LEVEL

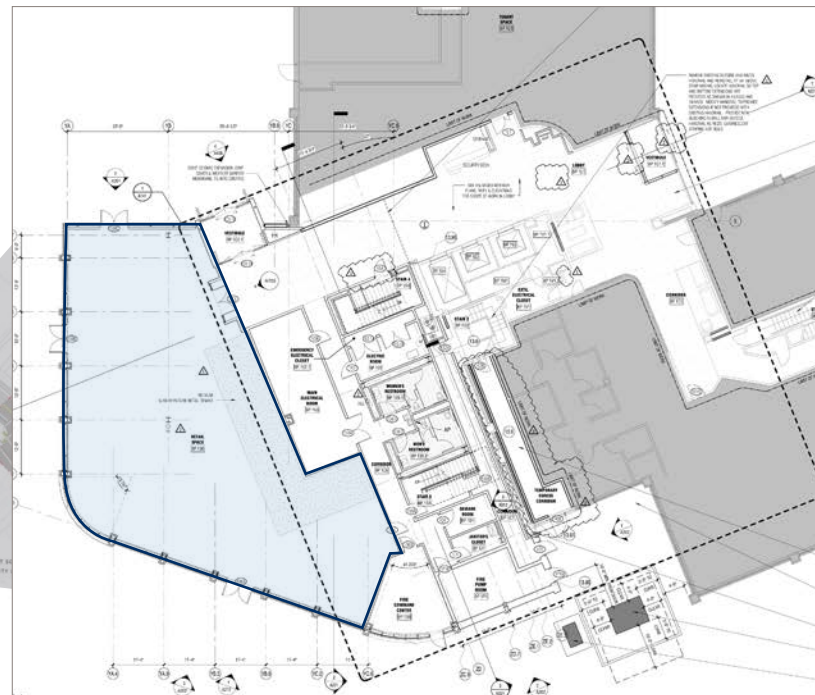
+/-3,801 SF

FRONTAGE

+/-140'5"

DELIVERY DATE

Q2 2019



Two

Brookline Place



Two

Brookline Place

- 2 Brookline Place is located in a state of the art clinical building, that totals eight stories and +/-182,000 SF.
- Anchored by Boston Children's Hospital.
- Conveniently located steps away from Brookline Village T stop (3,230 entries/day).
- Programmed for restaurant use with patio opportunity.



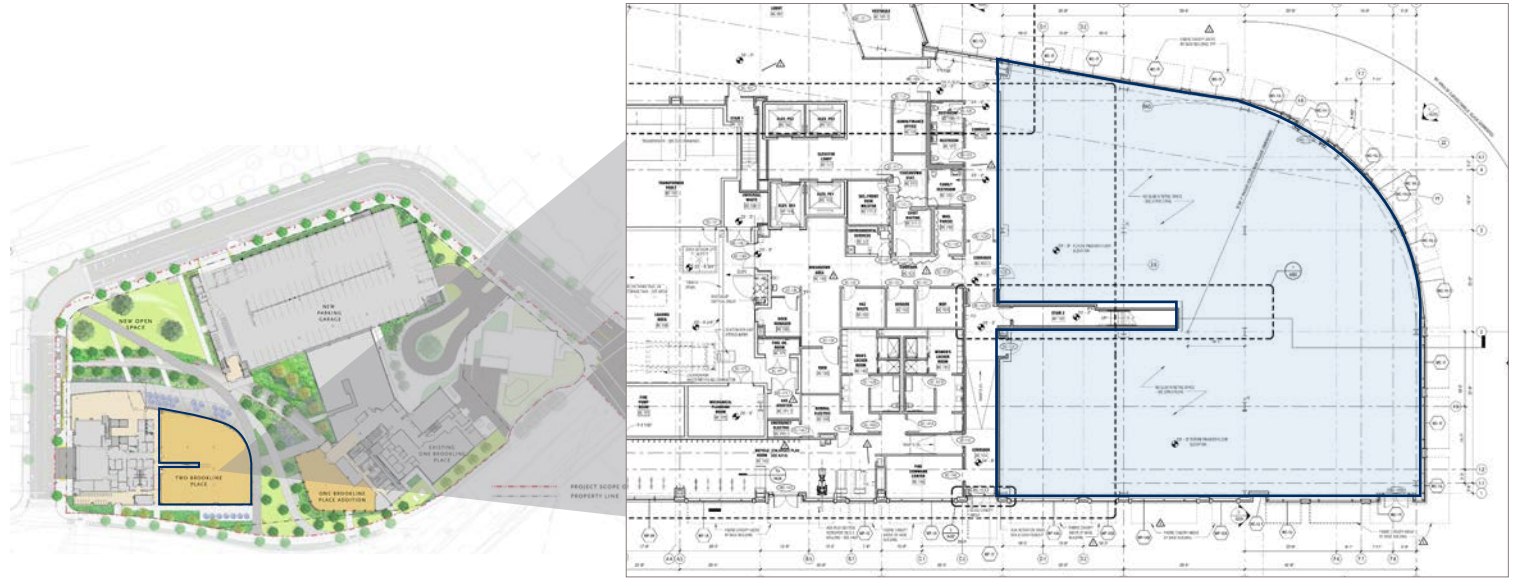
Two

Brookline Place

STREET LEVEL
+/-9,735 SF

FRONTAGE
+/-280'

DELIVERY DATE
Q3 2019





THE PROOF IS IN THE **NUMBERS.**

801 BOYLSTON ST • 5TH FLOOR • BOSTON MA 02116

617.274.4900 // info@bosurban.com // bosurban.com

NOTICE: This message is only for the use of the intended recipient and may contain information that is PRIVILEGED and/or CONFIDENTIAL from Boston Urban Partners LLC. If you are not the intended recipient, you are hereby notified that any use, dissemination, disclosure or copying of this communications is strictly prohibited and this email must be deleted immediately. No representation or warranty, expressed or implied, is made as to the accuracy of any of the information, projections or conclusions contained herein, and the same is submitted subject to errors and omissions, without any obligation to update or correct, and subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.