

# FOR LEASE

360 NEWBURY ST.  
BOSTON, MA

11,000 - 45,000 SF  
SUBDIVIDABLE

 **DISTRICT**  
REAL ESTATE ADVISORS





# 360 NEWBURY STREET

## The Opportunity

360 Newbury Street offers the opportunity to establish an unrivaled flagship presence in Boston's Back Bay. With over 45,000 SF at one of the most trafficked corners in the city, 360 Newbury provides extraordinary scale, visibility and presence that bookends one of the hottest blocks in the market. Top retailers such as Abercrombie, Patagonia, Room & Board and Uniqlo have long-anchored "H Block", with A-listers including YETI, Free People Movement and Reformation recently selecting the block for their market entrance. Forever the "last block" of Newbury Street and the gateway to the Back Bay, the retail and dining thoroughfare has since been extended one further with the delivery of The Lyrik development just across the street.



## The Lyrik

Boston's first major air-rights project in over 40 years, The Lyrik dropped in over 450,000 SF of Class-A office space—headquartered by CarGurus & LEGO—and the city's second Citizen M Hotel of nearly 400 keys. Additionally, and most importantly, The Lyrik extended the pedestrian experience from the last block of Newbury Street across Massachusetts Avenue, providing tenants such as Rivian, Avra Restaurant and Van Leeuwen space to plant their flag.





# #1 BUSIEST BLOCK ON NEWBURY STREET



**4.1 MILLION**

PEDESTRIANS A YEAR  
ON "H BLOCK"  
(BETWEEN HEREFORD  
AND MASS. AVE)



**\$1.8 BILLION**

IN RETAIL  
EXPENDITURE  
(BACK BAY)



**450**

NEIGHBORING  
RETAIL STORES  
& 200 RESTAURANTS  
(BACK BAY)



**\$172,000**

AVERAGE HOUSEHOLD  
INCOME  
(1 MILE RADIUS)



**7,000+**

WEEKDAY  
BOARDINGS  
(TRAIN STATION AT  
BASE OF BUILDING)



**63,000**

COLLEGE STUDENTS  
(WITHIN 1 MILE RADIUS)



**7,500+**

HOTEL ROOMS  
(BACK BAY)



# HEREFORD BLOCK

ZARA Nike vuori  
Google H&M  
alo Nordstrom Rack Brandy Melville

DICK'S HOUSE OF SPORT



THE NORTH FACE

Madewell

VANS

Abercrombie & Fitch

sunglass hut

DIESEL

YETI



UNIQLO



NEWBURY COMICS



Reformation

ARC'TERYX

NORRØNA

TREND



MUJI 無印良品

URBAN OUTFITTERS

PRUDENTIAL CENTER

ARITZIA  
BUCK MASON  
SEPHORA



alo



Earls  
KITCHEN + BAR

LYRIK



RIVIAN

VanLeeuwen



CHICHA San Chen



CarGurus





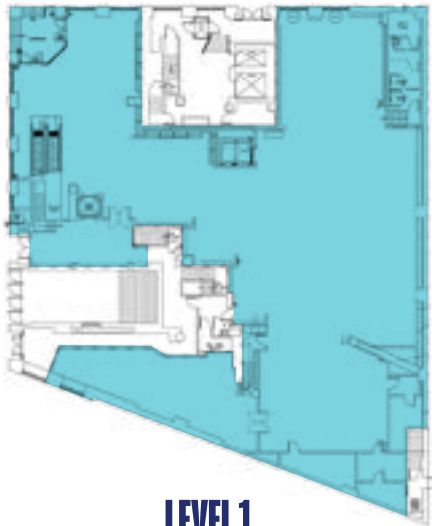
**TOTAL OF  
45,189 SF**

LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
13,673 SF
13,632 SF
11,117 SF
6,767 SF

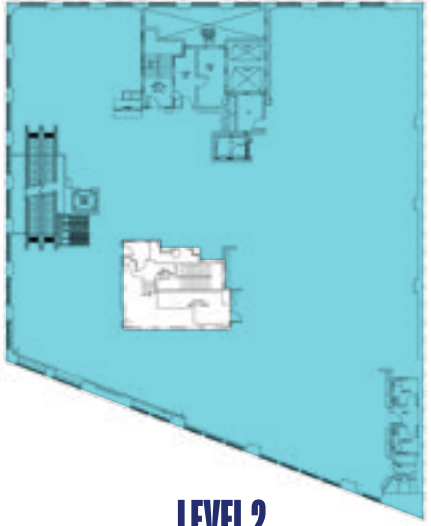
# OPTION ONE

## SINGLE TENANT

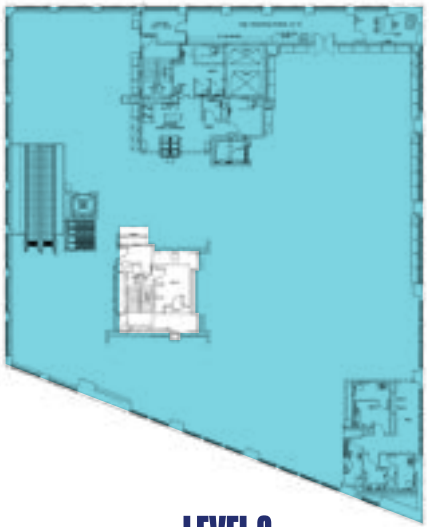
3 Floors + Lower Level  
**TOTAL:** 45,189 SF



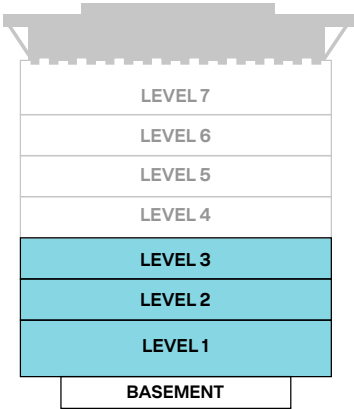
**LEVEL 1**  
+/- 11,117 SF



**LEVEL 2**  
+/- 13,632 SF



**LEVEL 3**  
+/- 13,673 SF





# OPTION TWO

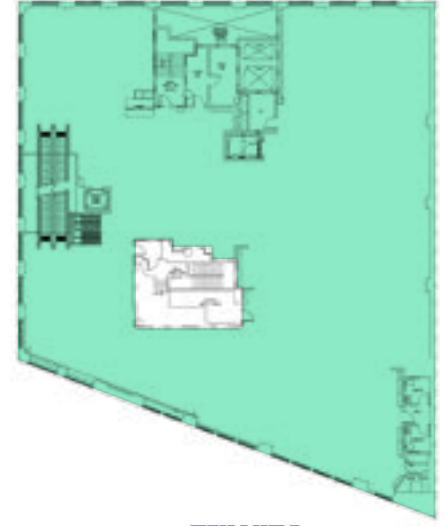
## TWO TENANTS

**TENANT A** - 11,117 SF Street + 6,767 SF Lower

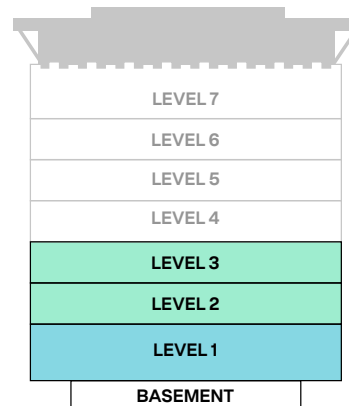
**TENANT B** - 27,305 Over 2<sup>nd</sup> & 3<sup>rd</sup> Floors



**TENANT A**  
+/- 11,117 SF  
(Plus 6,767 SF Lower)



**TENANT B**  
+/- 13,632 SF



**TENANT B**  
+/- 13,673 SF



# NEIGHBORING TENANTS







# FIND YOUR DISTRICT



**CHRISTOPHER MEARN**  
Principal

617.595.1544  
chris@districtadvisors.com



**BECK DANGLER**  
Senior Vice President

315.723.8511  
beck@districtadvisors.com



**RICH LOBKOWICZ**  
Senior Vice President

561.251.7864  
rich@districtadvisors.com

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800 Boylston Street  
Suite 420, Boston MA 02199

857.284.7971  
districtadvisors.com