

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 HERFORD
AND MASS. AVE)



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)

\$1.8 BILLION

IN RETAIL
EXPENDITURE
(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

patagonia

UNI QLO

NEWBURY COMICS

FJALL RAVEN



for movement

Reformation

ARC TERYX

NORRØNA

TREND



MUJI 無印良品

URBAN OUTFITTERS

PRUDENTIAL CENTER

ARITZIA
BUCK MASON
SEPHORA



alo



EATALY

Earls
KITCHEN + BAR

LYRIK



RIVIAN

Van Leeuwen



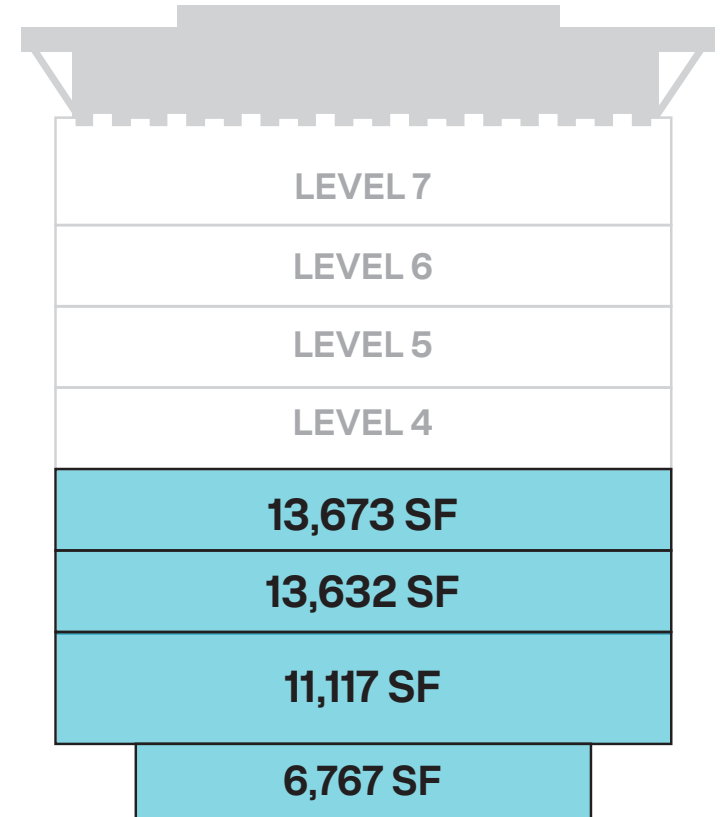
CHICHA San Chen



CarGurus



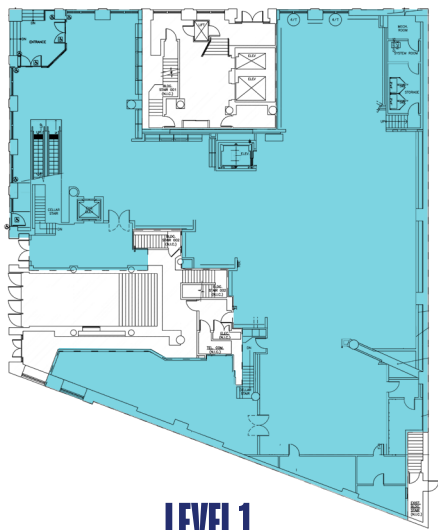
**TOTAL OF
45,189 SF**



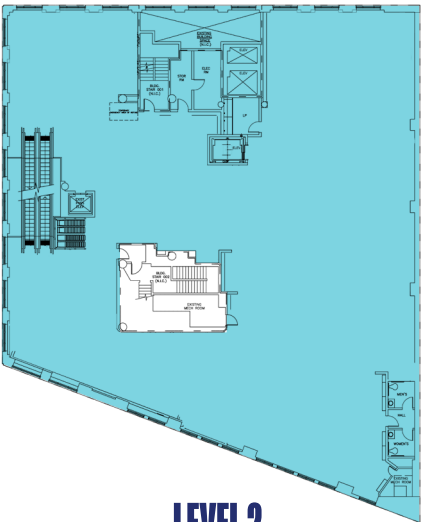
OPTION ONE

SINGLE TENANT

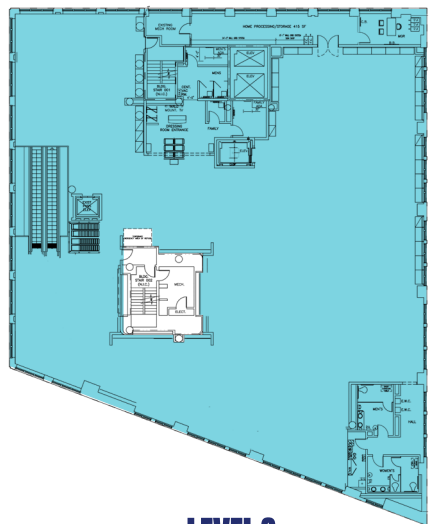
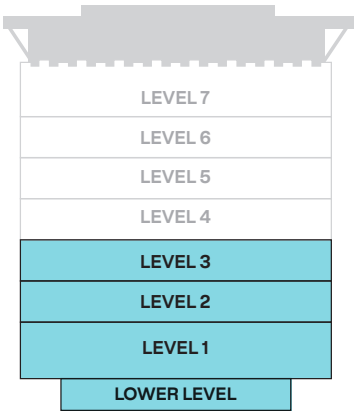
3 Floors + Lower Level
TOTAL: 45,189 SF



LEVEL 1
+/- 11,117 SF



LEVEL 2
+/- 13,632 SF



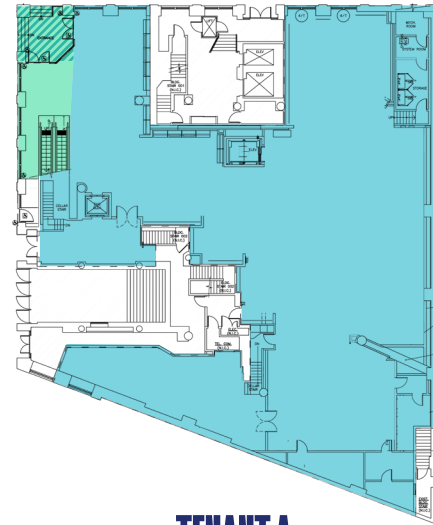
LEVEL 3
+/- 13,673 SF

OPTION TWO

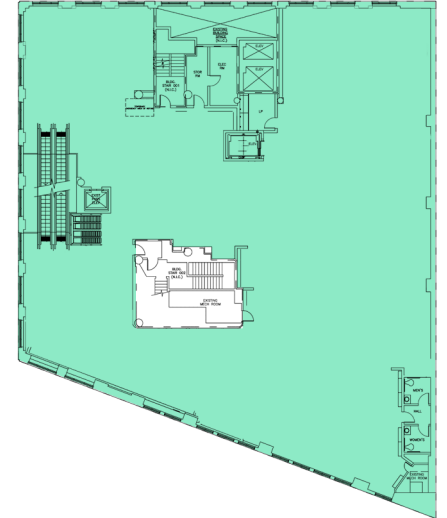
TWO TENANTS

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

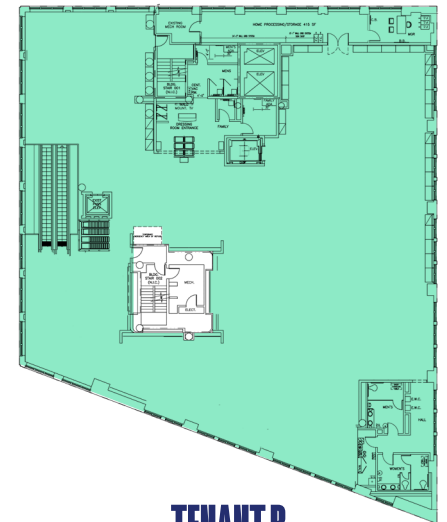
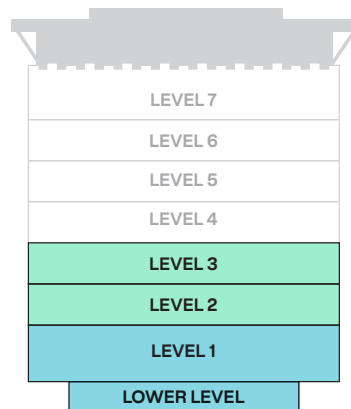
TENANT B - 27,305 SF over 2nd & 3rd Floors



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



TENANT B
+/- 13,632 SF



TENANT B
+/- 13,673 SF





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