

ONE KENMORE — SQUARE —

BOSTON, MASSACHUSETTS



ICONIC LOCATION

CAMBRIDGE

DOWNTOWN

BACK BAY

ONE
KENMORE
— SQUARE —

 KENMORE

BOSTON
UNIVERSITY

BOSTON'S
CENTER OF GRAVITY

BOSTON MARATHON ROUTE



MILE
25

25TH Mile Marker
of the
Boston Marathon



MASSACHUSETTS TURNPIKE

FENWAY

TRANSPORTATION



9.5K DAILY RIDERS AT
MBTA KENMORE STATION



26.7K DAILY VEHICLES

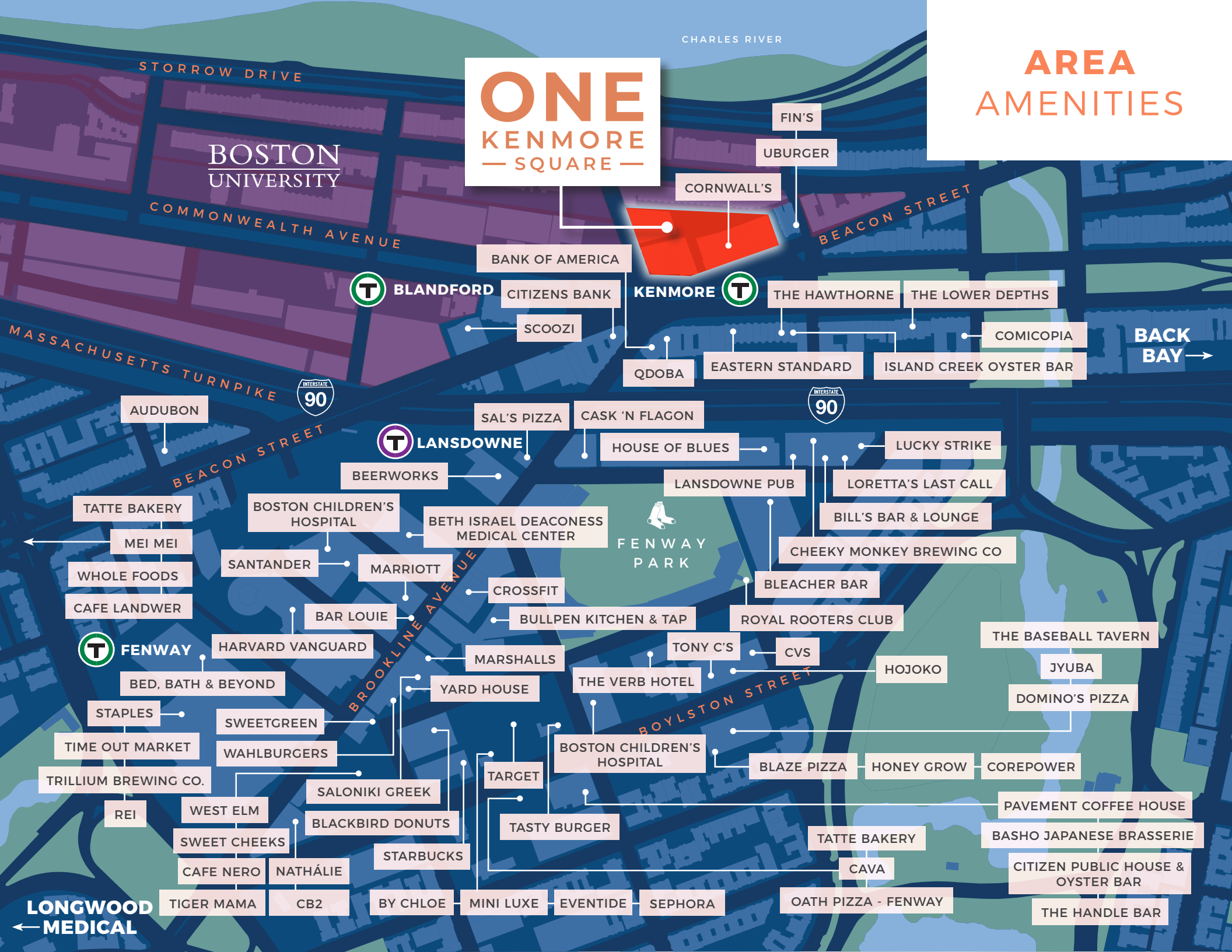


50K DAILY BIKES/
PEDESTRIANS/VEHICULAR



9 BUS LINES

AREA AMENITIES



ONE
KENMORE
— SQUARE —

BOSTON
UNIVERSITY

CHARLES RIVER

FIN'S

UBURGER

CORNWALL'S

BEACON STREET

BANK OF AMERICA



BLANDFORD

CITIZENS BANK

KENMORE



THE HAWTHORNE

THE LOWER DEPTHS

COMICOPIA

BACK BAY →

QDOBA

EASTERN STANDARD

ISLAND CREEK OYSTER BAR

AUDUBON



BEACON STREET



LANSDOWNE

SAL'S PIZZA

CASK 'N FLAGON

HOUSE OF BLUES

LUCKY STRIKE

BEERWORKS

LANSDOWNE PUB

LORETTA'S LAST CALL

BILL'S BAR & LOUNGE

CHEEKY MONKEY BREWING CO

BLEACHER BAR

ROYAL ROOTERS CLUB

THE BASEBALL TAVERN

JYUBA

DOMINO'S PIZZA

TATTE BAKERY

MEI MEI

WHOLE FOODS

CAFE LANDWER



FENWAY

HARVARD VANGUARD

BED, BATH & BEYOND

STAPLES

TIME OUT MARKET

TRILLIUM BREWING CO.

REI

WEST ELM

SWEET CHEEKS

CAFE NERO

TIGER MAMA

NATHALIE

CB2

SALONIKI GREEK

BLACKBIRD DONUTS

STARBUCKS

TARGET

TASTY BURGER

BY CHLOE

MINI LUXE

EVENTIDE

SEPHORA

THE VERB HOTEL

BOSTON CHILDREN'S HOSPITAL

TONY C'S

CVS

HOJOKO

BLAZE PIZZA

HONEY GROW

COREPOWER

TATTE BAKERY

CAVA

OATH PIZZA - FENWAY

PAVEMENT COFFEE HOUSE

BASHO JAPANESE BRASSERIE

CITIZEN PUBLIC HOUSE & OYSTER BAR

THE HANDLE BAR

FENWAY PARK

BULLPEN KITCHEN & TAP

CROSSFIT

MARSHALLS

YARD HOUSE

BAR LOUIE

SANTANDER

MARRIOTT

BOSTON CHILDREN'S HOSPITAL

BETH ISRAEL DEACONESS MEDICAL CENTER

LONGWOOD MEDICAL

POPULATION

409,000

PEOPLE IN THE FENWAY/
KENMORE NEIGHBORHOOD



78,500
PEOPLE

IN 1 MILE RADIUS



\$95,340
AVG HHI

IN 1 MILE RADIUS



\$921,909
AVG HOME PRICE

IN 1 MILE RADIUS

EDUCATION

80,000

TOTAL STUDENTS



HARVARD
MEDICAL
SCHOOL

Northeastern
UNIVERSITY



EMMANUEL COLLEGE

SIMMONS
COLLEGE

WENTWORTH
Institute of Technology

BOSTON
UNIVERSITY

**GATEWAY TO BU'S 12MSF
CHARLES RIVER CAMPUS**

42,000+ Students, Faculty and Staff

New England's Largest University

ENTERTAINMENT

FENWAY PARK

4M

ANNUAL VISITS

450

ANNUAL EVENTS



LUCKY STRIKE



MEDICAL

**LONGWOOD
MEDICAL AREA**

2.6M

ANNUAL VISITORS

21

MEDICAL INSTITUTIONS



Beth Israel Deaconess
Medical Center



Dana-Farber
Cancer Institute



**BRIGHAM AND
WOMEN'S HOSPITAL**



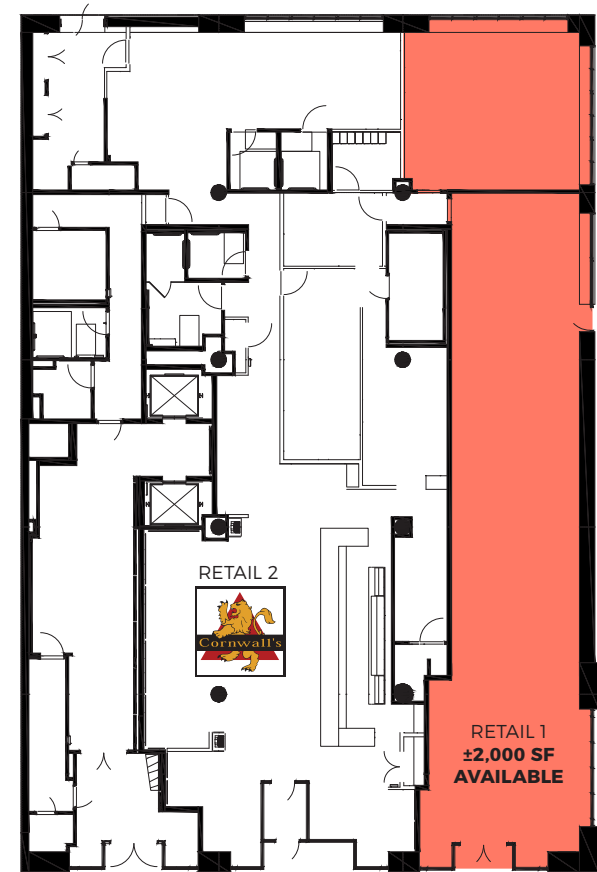
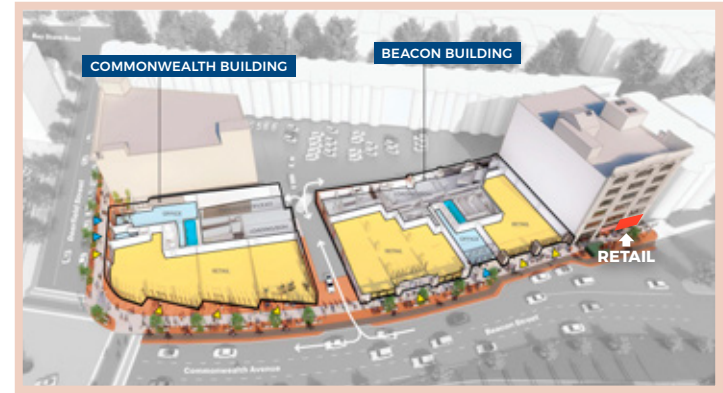
THE
NEIGHBORHOOD

THE OPPORTUNITY

648 BEACON STREET
2,000 SQUARE FEET
AVAILABLE NOW

RETAIL SPACE 1: **±2,000 SQUARE FEET**

RETAIL SPACE 2: **SIGNED LEASE**



← BEACON STREET →

THE OPPORTUNITY

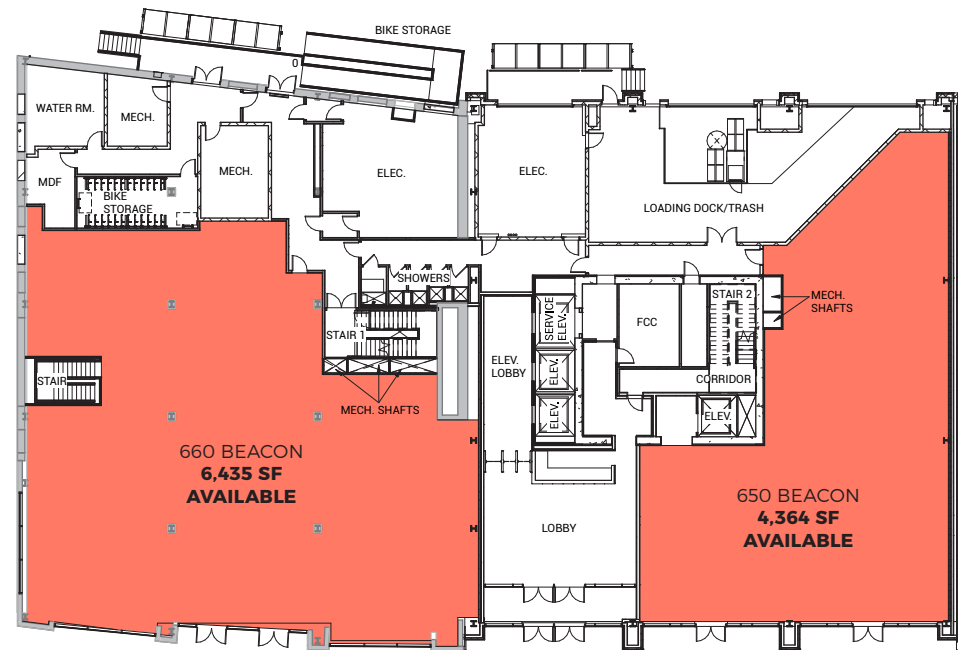
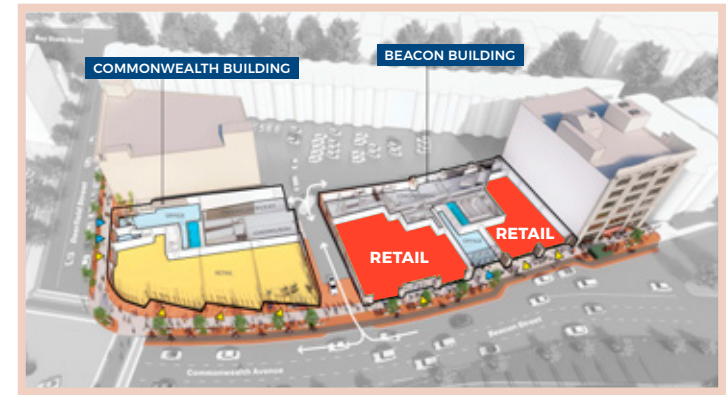
650-660 BEACON STREET

10,800 SQUARE FEET

AVAILABLE 2021 (PROJECTED)

660 BEACON: **6,435 SQUARE FEET**

650 BEACON: **4,364 SQUARE FEET**



← BEACON STREET →

THE OPPORTUNITY

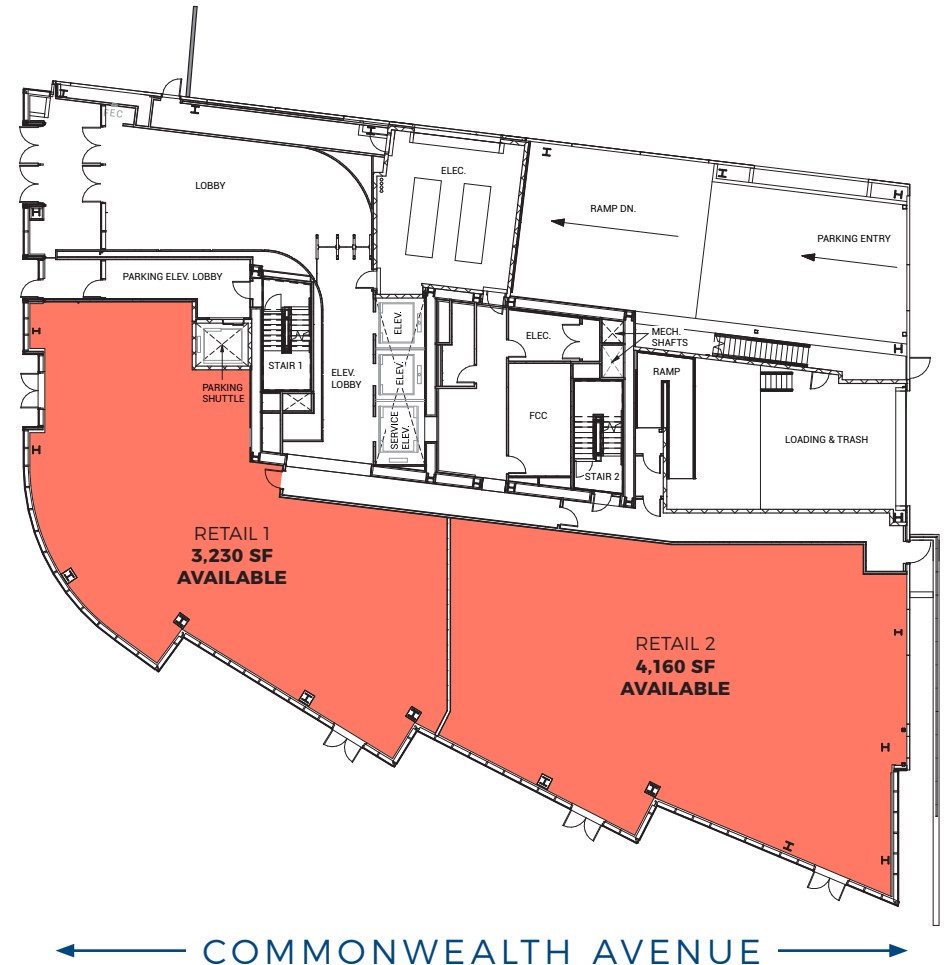
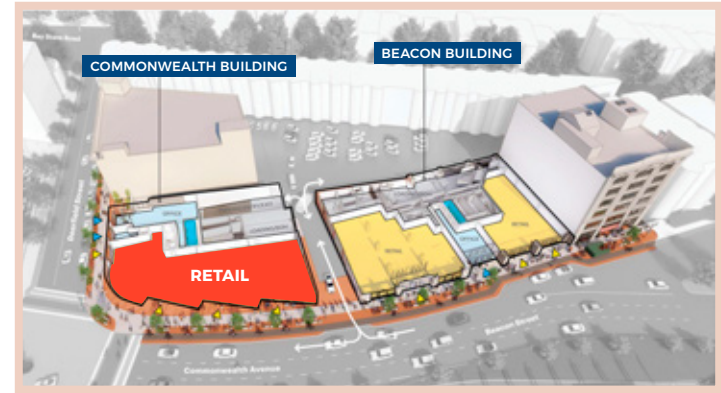
COMMONWEALTH CORNER

7,390 SQUARE FEET

AVAILABLE 2021 (PROJECTED)

RETAIL SPACE 1: **3,230 SQUARE FEET**

RETAIL SPACE 2: **4,160 SQUARE FEET**





PAT PALADINO

Senior Managing Director
Retail
(617) 772.7266
ppaladino@ngkf.com

JONATHAN MARTIN

Managing Director
Retail
(617) 772.7267
jzmartin@ngkf.com

TED CHRYSSICAS

Executive Managing Director
Retail
(617) 772.7261
tchryssicas@ngkf.com