Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

100 STATE STREET BOSTON, MA

FOR SALE
$750,000

1,668 SF RETAIL CONDO - DOWNTOWN BOSTON



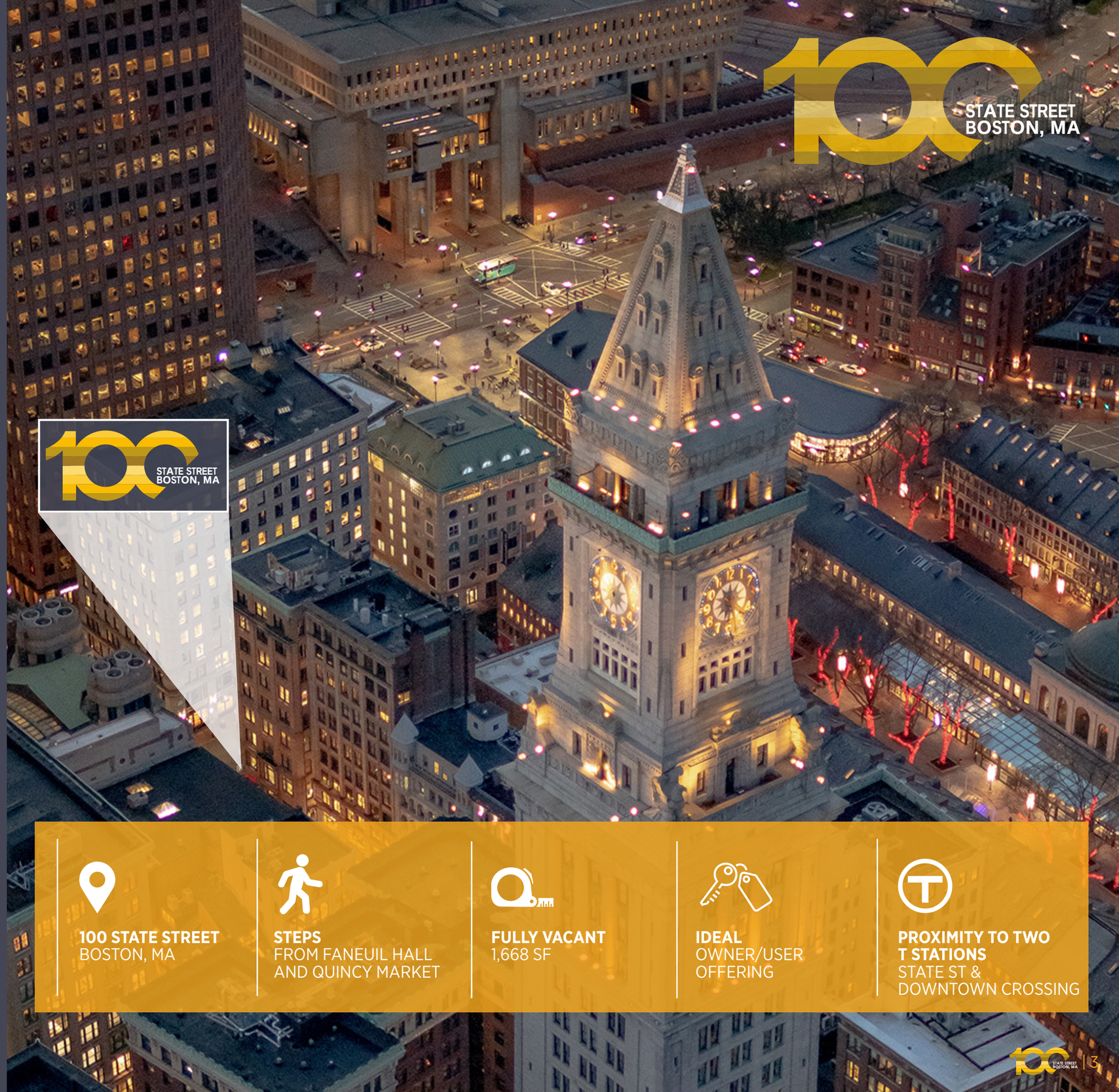
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THE OPPORTUNITY

Atlantic Capital Partners has been exclusively engaged to sell 100 State Street, a single-tenant retail condominium located in the heart of Downtown Boston. 100 State Street presents a prime opportunity for investors and owner-users looking to establish a presence in one of the city's most desirable commercial districts. Located in the heart of downtown Boston, this property benefits from high foot traffic, proximity to major attractions like Faneuil Hall and Quincy Market, and easy access to public transportation. The space is ideal for a variety of retail uses, from boutique shops to high-end dining or service-based businesses, offering excellent visibility and a prestigious address.

With strong demographics and a vibrant mix of tourists and professionals, 100 State Street is a valuable asset in Boston's ever-competitive real estate market. Downtown Boston's continued growth and development further enhance the property's investment potential, making it an attractive option for buyers seeking long-term value. This asset offers a rare chance to secure a storefront in one of Boston's most dynamic commercial corridors.

100 State Street is being offered for sale with a formal asking price of $750,000 with offers being accepted on a rolling basis.



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INVESTMENT HIGHLIGHTS



UNMATCHED BOSTON SUBMARKET

Boston is a major hub for office and retail hosting nearly 50 million square feet and 6 million square feet of each use type, respectively. The bustling downtown submarket supports several major industries that drive the city's economy and booming downtown area including finance, legal services, and healthcare. The central business district of Boston has seen over $4 billion invested over the last decade with the new $1.5 billion mixed-use South Station tower coming online in 2025.

STEPS
TO STATE ST &
DOWNTOWN
CROSSING T STATION

TRANSIT ORIENTED LOCATION

100 State Street is located just steps from the State St. and Downtown Crossing T-stops serviced by the MBTA's Orange, Red, and Blue lines. Across the three major transit lines, these two stations see over 200,000 daily riders, connecting Tenants and owner-users of the asset to Metro Boston and Cambridge submarkets.

BOSTON WATERFRONT — **GOVERNMENT CENTER**

A GATEWAY BENEFICIARY

State Street operates as an East-West thoroughfare that connects the Boston Waterfront to Government Center and Beacon Hill. The main artery also acts as a bridge between the office-dense downtown area to Faneuil Hall Marketplace and Quincy Market. The major retail and tourist attraction is home to 70+ on-premise retailers and sees over 18M annual visitors, making it the number 13 most visited tourist destination in the world.

GROWING
DOWNTOWN
BOSTON
RENTS

VALUE-ADD OPPORTUNITY

The asset currently sits vacant with high potential for return through a single-tenant leasing campaign. With a smaller footprint, 100 State benefits from the growing Downtown Boston retail rents while minimizing required landlord work. The unit also lends itself to a variety of different small footprint use types that can benefit from its strong market positioning.

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BOSTON LANDSCAPE

BOSTON COMMON

PARK STREET T STOP

DOWNTOWN CROSSING T STOP

STATE STREET T STOP

FANEUIL HALL

THE GREENWAY

congress street

state street

93

STATE STREET BOSTON, MA

- DINING
- HOTEL
- RETAIL
- BANK

133 DINING

53 SHOPPING

5 BLUE BIKE LOCATIONS

4 PARKS

8 FITNESS STUDIOS

39 CAFES

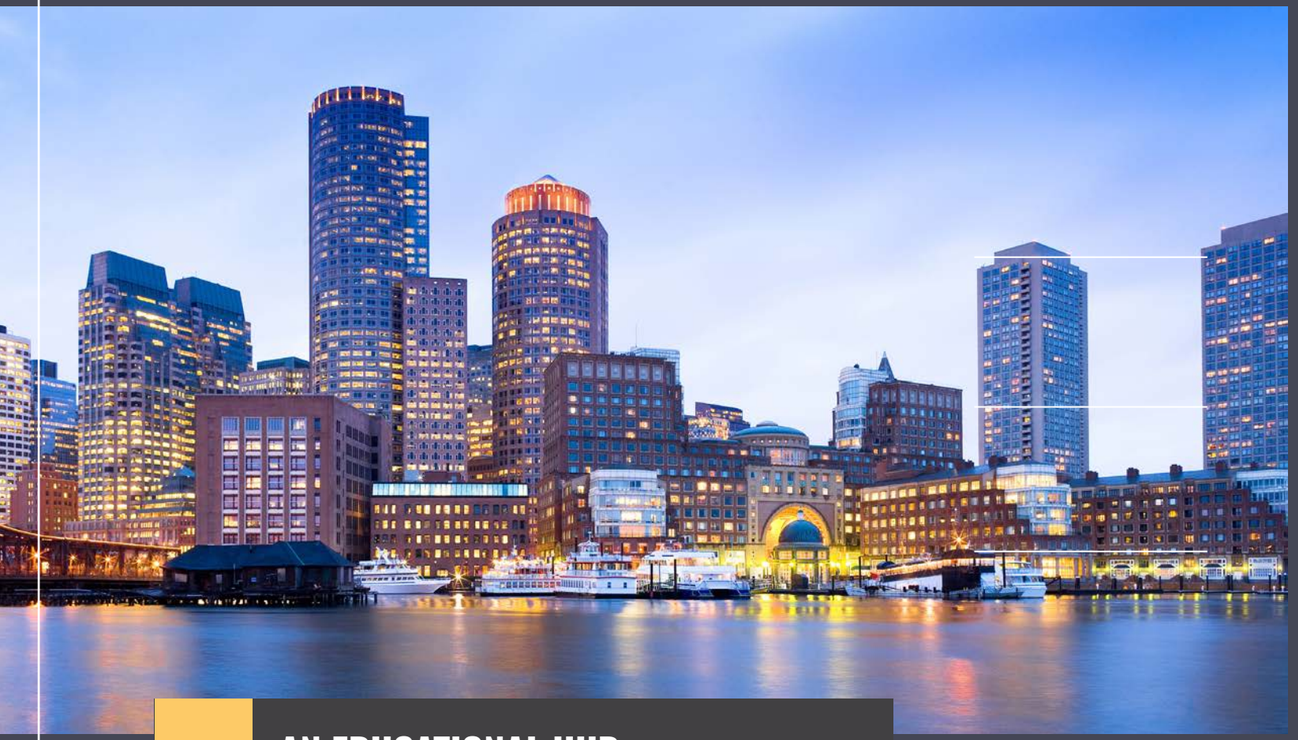
7 HOTELS

8 PARKING GARAGES

08 BOSTON MARKET OVERVIEW

Boston, the capital of Massachusetts and the largest city in New England, has established itself as a hub for financial, medical, and educational institutions. Rich with history, Boston has become one of the most vibrant cities in the United States. Today, along with New York City, Philadelphia and Washington DC, Boston is one of the strongest investment markets along the East Coast.

Metro Boston, which is home to over 4.9 million people, has continued to evolve and through economic transformations, remains one of the strongest markets in the United States.



AN EDUCATIONAL HUB

With over 70 prestigious colleges, universities, and educational institutions located in Metro Boston, Boston has been at the epicenter of creative talent within the Northeast. The Greater Boston area is home to the largest percentage of college graduates in the United States, affording employers across sectors to leverage the existing infrastructure.

BOSTON UNIVERSITY · HARVARD UNIVERSITY · MIT · Northeastern University · Tufts UNIVERSITY



AN EVOLVIING CITY

In the last decade, Downtown Boston has transformed into a diverse economy across various sectors. Historically a financial hub, tenant demand in life sciences, biotech, technology, and media has transitioned Boston into a city rich with innovative talent and home for numerous corporate headquarters.

BOSTON HEADQUARTERS

VERTEX · Reebok · BAIN & COMPANY · GE · CONVERSE · Gillette · Houghton Mifflin Harcourt · John Hancock · Liberty Mutual INSURANCE · LogMeIn · new balance · Fidelity INVESTMENTS · STATE STREET · wayfair · zipcar

A WORLD-RENOWNED MEDICAL CORE

Beth Israel Deaconess Medical Center · BRIGHAM AND WOMEN'S HOSPITAL · DANA-FARBER CANCER INSTITUTE · HARVARD SCHOOL OF PUBLIC HEALTH · HARVARD MEDICAL SCHOOL · Joslin Diabetes Center · Boston Children's Hospital · MERCK

Boston's Longwood Medical Area (LMA), located minutes from Downtown Boston, is home to some of the world's most prestigious medical cluster, consisting of numerous research and educational institutions, leading hospitals, healthcare facilities, colleges and museums. This infrastructure has contributed to the LMA's 24 hour vitality, attracting over 115,000 students, patients, and employees each day.

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FANEUIL HALL: A WORLD-RENOWNED TOURIST DESTINATION

Faneuil Hall and Quincy Market are premier retail destinations that blend history with modern shopping and dining experiences. Faneuil Hall, originally built in 1742 as a marketplace and meeting hall, has evolved into a bustling retail hub featuring a mix of national brands and local boutiques. Shoppers can explore specialty stores offering souvenirs, handcrafted goods, and apparel, while restaurants and food vendors provide a taste of New England cuisine. The historic setting, combined with a vibrant mix of retail and dining options, makes Faneuil Hall a unique shopping experience for visitors.

Quincy Market features a diverse selection of food vendors offering everything from classic New England clam chowder to international cuisine, making it a hotspot for food lovers. In addition to the food hall, the surrounding North and South Market buildings host a variety of retail stores, ranging from well-known brands to independent shops selling gifts, accessories, and specialty items. With street performers adding to the energetic atmosphere, Quincy Market and Faneuil Hall together create a dynamic retail and entertainment hub in the heart of Boston.

18M
Annual Faneuil Hall Marketplace Visitors

#1
Best Thing to do in Boston

#13
Most Visited Tourist Destination in the World

70+
On-Premise Retailers

FANEUIL HALL MARKETPLACE

012

BOSTON LANDSCAPE

CHARLESTOWN
18,810 RESIDENTS

EAST BOSTON
46,321 RESIDENTS

STATE STREET BOSTON, MA

GARDEN

WEST END
15,470 RESIDENTS

MASSACHUSETTS GENERAL HOSPITAL

NORTH END
11,147 RESIDENTS

FANEUIL HALL

New England Aquarium

BOSTON LOGAN AIRPORT

CAMBRIDGE
116,492 RESIDENTS

HARVARD UNIVERSITY

MIT

BEACON HILL
4,427 RESIDENTS

MA STATE HOUSE

STATE STREET BOSTON, MA

BOSTON'S MOST CENTRALLY LOCATED OFFERING

DOWNTOWN CROSSING

BOSTON COMMON & PUBLIC GARDEN

FINANCIAL DISTRICT
3,465 RESIDENTS

WATERFRONT
2,647 RESIDENTS

CHINATOWN / LEATHER DISTRICT
9,299 RESIDENTS

BOYLSTON & NEWBURY STREET

BACK BAY
22,959 RESIDENTS

Tufts Medical Center

SEAPORT
6,352 RESIDENTS

LONGWOOD MEDICAL AREA

FENWAY PARK

THE SHOPS AT PRUDENTIAL CENTER

BOCH CENTER
WANG THEATRE | SHUBERT THEATRE

BCEC
Boston Convention & Exhibition Center

HARPOON BREWERY BOSTON

WHOLE FOODS MARKET

29 RESTAURANTS

FENWAY
28,859 RESIDENTS

SOUTH END
32,711 RESIDENTS

SOUTH BOSTON
36,640 RESIDENTS

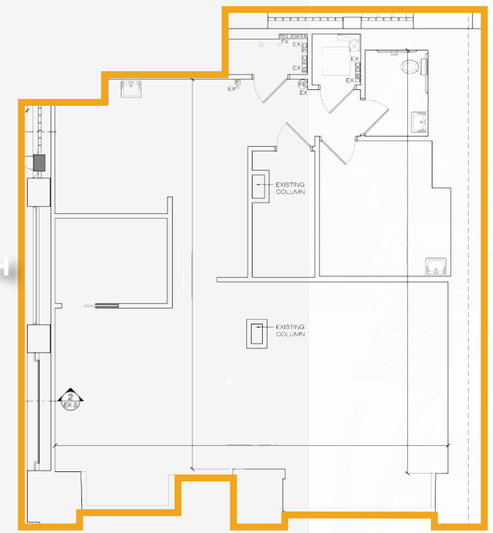
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PROPERTY SUMMARY

PROPERTY SUMMARY	
PROPERTY ADDRESS	100 State Street | Boston, MA 02109
PARCEL ID	0303747010
PARKING	No designated parking
VPD (STATE STREET)	10,700
BUILDING FLOORS	10

100 STATE STREET BOSTON, MA

1,668 SF RETAIL CONDO



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FOR SALE
$750,000

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Atlantic CAPITAL PARTNERS™

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