

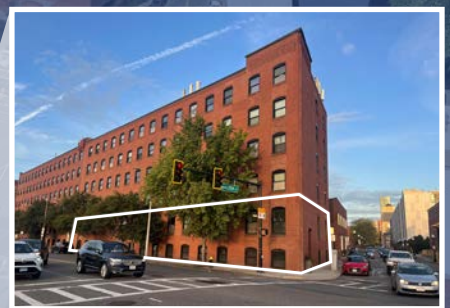


519 ALBANY STREET SOUTH END

+/- 11,000 SF Available for Sale



SALE PRICE: \$2,250,000



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
URBAN | RETAIL™
CAPITAL PARTNERS

02

THE OPPORTUNITY

+/- 11,000 SF is available for sale or
+/- 7,272 SF is available for lease
to a tenant on the second floor

Located at the corner of
Malden Street on the north end
of Albany Street, this building
boasts immediate access to
Route 93/Southeast Expressway
and is walking distance to Boston
Medical Center and Boston
University's medical campus.
It is across the street from
Exchange South End, a 1.6 million
square foot office and retail
development set to break ground
soon.

Two off-street parking spots
Loading dock with access into the
second floor space via a raised
exterior platform

Possible uses: office, showroom
and light industrial



11,000 SF for Sale
7,272 SF for Lease
Retail/Office
Available Now



Parking and private
loading dock in back
alley off Malden Street



Directly across
the street from The
Exchange, a proposed
1.5 M SF technology/
office development

519 ALBANY STREET

SOUTH END



04

THE SOUTH- END

The South End is a neighborhood home to restored Victorian row houses, some of the best restaurants in the city, and well-known neighborhood retailers. Its popular dining and bar scene spans family-friendly bistros, trendy eateries, bars and low-key pubs. Specialty shops, vintage markets, and abundant parks and green spaces make this the ideal area for any urban dweller. Recently constructed mixed-use developments continue to enhance the neighborhood, bringing new life to a previously underutilized area of this charming and cherished neighborhood. The Exchange, a proposed 5.6-acre development long home to the Flower Exchange, is located across the street from 519 Albany. Once complete, the development could be transformative for the SoWa section of the South End.





519 ALBANY STREET SOUTH END

THE SHOPS AT PRUDENTIAL CENTER

ARITZIA
sweetgreen
CLUB MONACO
Sephora
Saks Fifth Avenue
CANADA GOOSE
Earls

THE SHOPS AT COPLEY PLACE

GUCCI ZADIG & VOLTAIRE
DIOR BANANA REPUBLIC
TIFFANY & CO. JCREW

07 VICTORIAN ROW HOUSE DISTRICT

THE SOUTH END

519
ALBANY STREET
SOUTH END

- ACCESSIBLE**
500' to I-93 on-ramps
- VIBRANT**
0.25 mile to SoWa Open Market, open every Sunday, May-October
- BUSTLING**
Home to over 17,500 people in a 0.5 mile radius



08

BOSTON
LANDSCAPE

CAMBRIDGE
116,492 RESIDENTS



CHARLESTOWN
18,810 RESIDENTS

WEST END
15,470 RESIDENTS



NORTH END
11,147 RESIDENTS



EAST BOSTON
46,321 RESIDENTS



BEACON HILL
4,427 RESIDENTS



BOSTON COMMON
&
PUBLIC GARDEN



FINANCIAL
DISTRICT
3,465 RESIDENTS

WATERFRONT
2,647 RESIDENTS

NEWBURY
STREET

BACK BAY
22,959 RESIDENTS

CHINATOWN /
LEATHER DISTRICT
9,299 RESIDENTS



SEAPORT
6,352 RESIDENTS

LONGWOOD
MEDICAL AREA

FENWAY
PARK

THE SHOPS
AT PRUDENTIAL
CENTER

FENWAY
28,859 RESIDENTS



SOUTH END
32,711 RESIDENTS



SOUTH BOSTON
36,640 RESIDENTS

519 ALBANY
STREET
SOUTH END

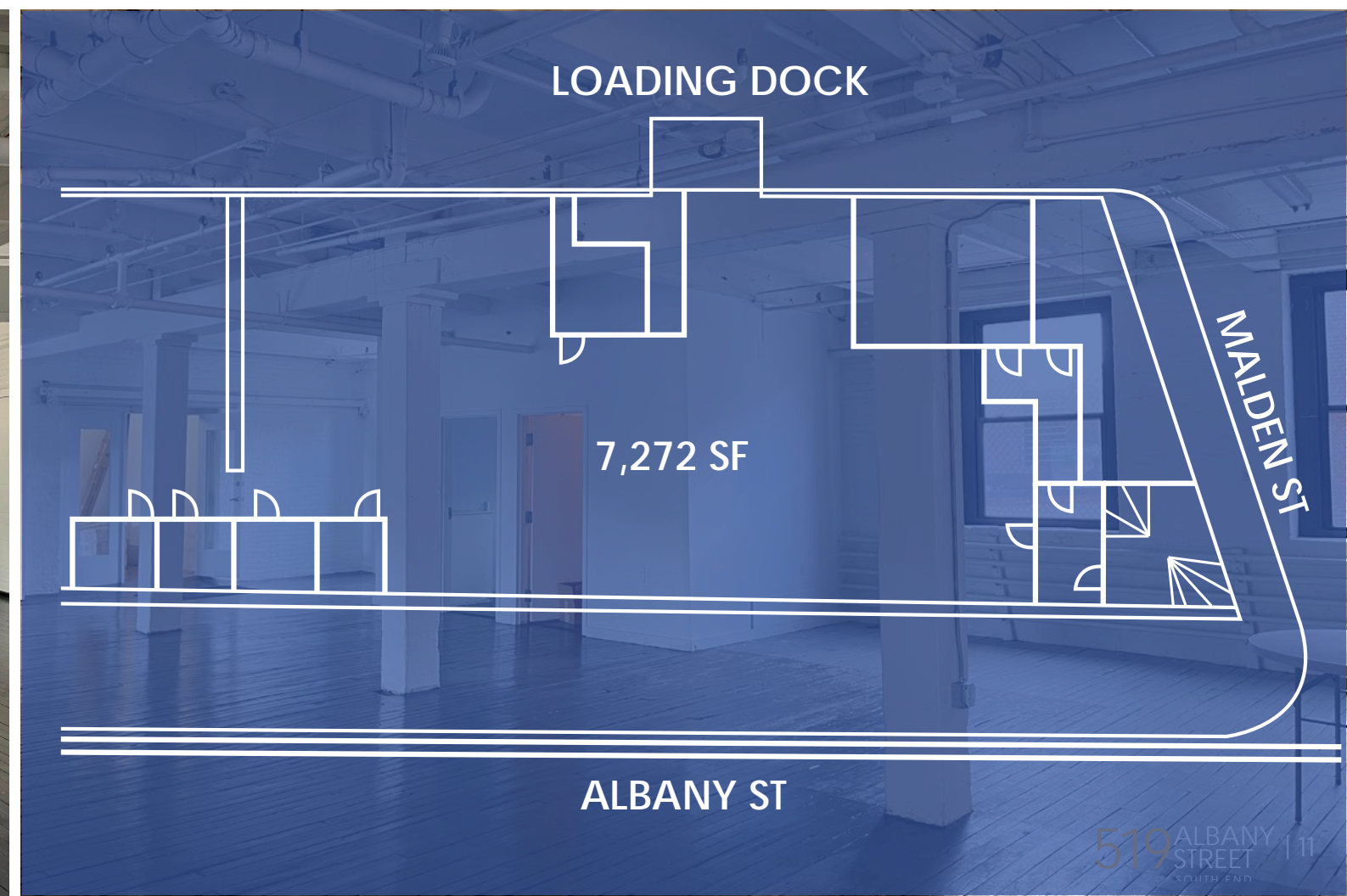
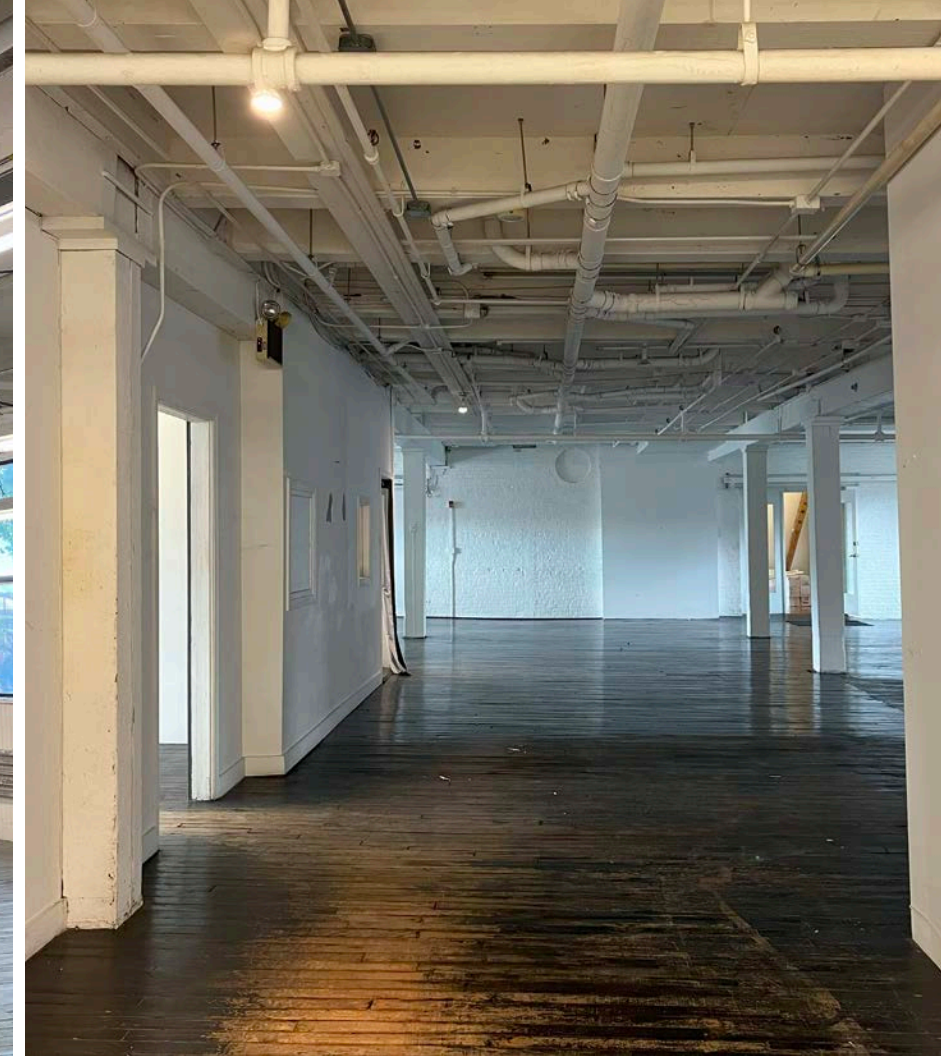
10 THE SPACE

01
HIGH CEILINGS

02
NATURAL LIGHT THROUGHOUT

03
NEW SHARED ENTRYWAY

04
PRIVATE LOADING DOCK



519 ALBANY STREET

SOUTH END

+/- 11,000 SF Available for Sale

SALE PRICE: \$2,250,000

PRIMARY DEAL CONTACTS

SOPHIE MORRILL

617.369.5926
SMORRILL@ATLANTICRETAIL.COM

ERIC SUFFOLETTO

508.272.0585
ESUFFOLETTO@ATLANTICRETAIL.COM

DANNY GRIFFIN

781.239.3600
DGRIFIN@ATLANTICRETAIL.COM

MATT AUSTIN

508.686.0437
MAUSTIN@ATLANTICRETAIL.COM



© ATLANTIC RETAIL 2023 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.