

# 100

STATE STREET  
BOSTON, MA

**FOR SALE**  
**\$1,100,000**  
1,668 SF RETAIL CONDO - DOWNTOWN BOSTON





# 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 \$1,100,000 with offers being accepted on a rolling basis.

100  
STATE STREET  
BOSTON, MA



**100 STATE STREET**  
BOSTON, MA



**STEPS**  
FROM FANEUIL HALL  
AND QUINCY MARKET



**FULLY VACANT**  
1,668 SF



**IDEAL**  
OWNER/USER  
OFFERING



**PROXIMITY TO TWO  
T STATIONS**  
STATE ST &  
DOWNTOWN CROSSING





# INVESTMENT HIGHLIGHTS

**100**  
STATE STREET  
BOSTON, MA

**FOR SALE**  
**\$1,100,000**  
1,668 SF RETAIL CONDO  
DOWNTOWN BOSTON



## 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.



# BOSTON LANDSCAPE

BOSTON COMMON

FANEUIL HALL

THE GREEN WAY

STATE STREET T STOP

PARK STREET T STOP

DOWNTOWN CROSSING T STOP

- DINING
- HOTEL
- RETAIL
- BANK

133 DINING

53 SHOPPING

5 BLUE BIKE LOCATIONS

4 PARKS

8 FITNESS STUDIOS

39 CAFES

7 HOTELS

8 PARKING GARAGES



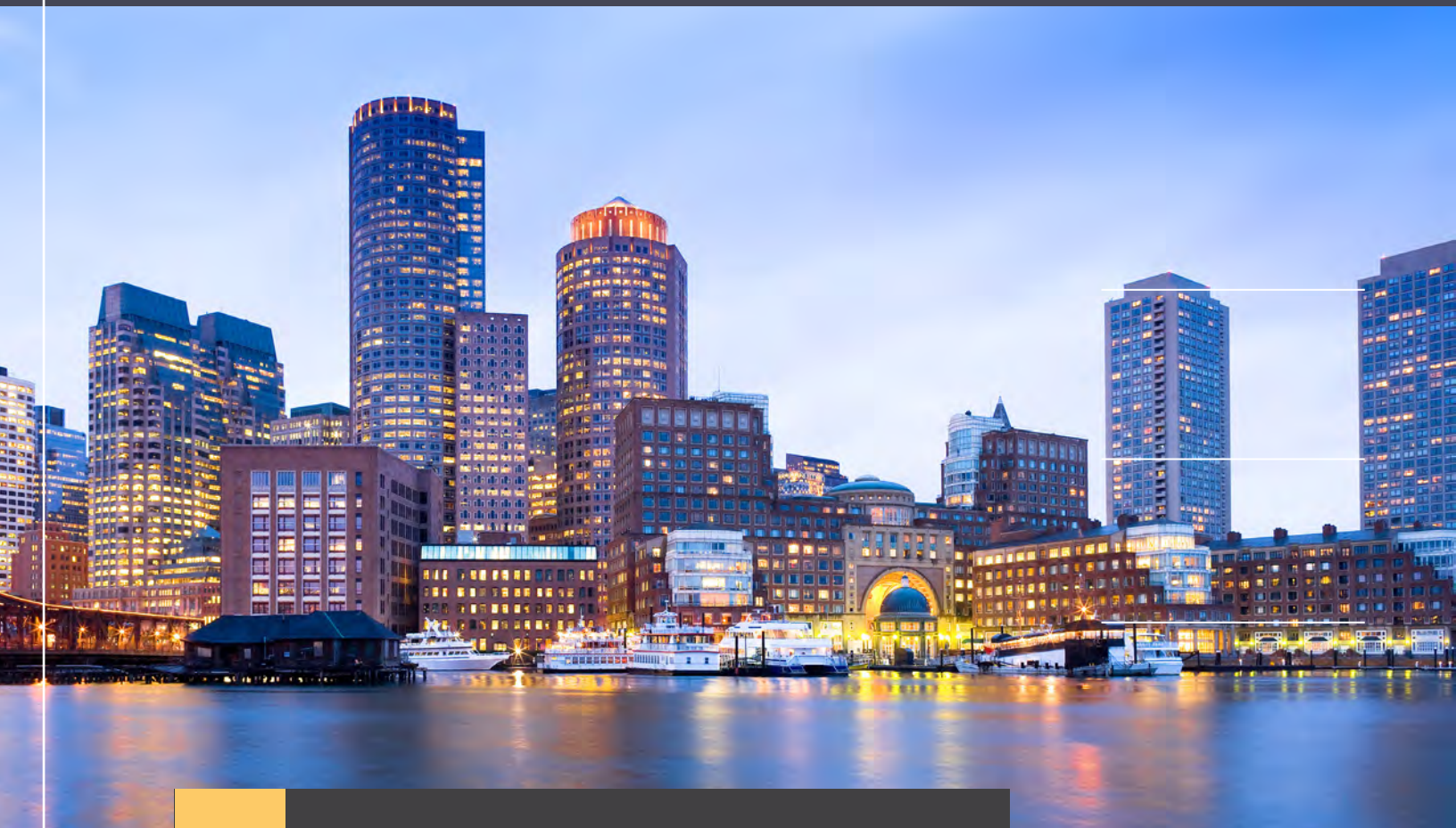


# BOSTON MARKET OVERVIEW

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 EVOLVING 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



CONVERSE

Gillette

Houghton  
Mifflin  
Harcourt

John Hancock

Liberty  
Mutual  
INSURANCE

LogMeIn

new balance

Fidelity  
INVESTMENTS

STATE STREET

wayfair

zipcar

## A WORLD-RENNED 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.



# 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.



FANEUIL  
HALL  
MARKETPLACE



**18M**  
Annual Faneuil Hall  
Marketplace Visitors



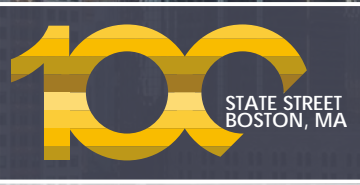
**#1**  
Best Thing to do  
in Boston



**#13**  
Most Visited Tourist  
Destination in the World



**70+**  
On-Premise  
Retailers






# BOSTON LANDSCAPE

**CAMBRIDGE**  
116,492 RESIDENTS

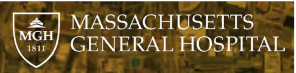
 HARVARD UNIVERSITY



**CHARLESTOWN**  
18,810 RESIDENTS

 GARDEN

**WEST END**  
15,470 RESIDENTS

 MASSACHUSETTS GENERAL HOSPITAL

**NORTH END**  
11,147 RESIDENTS

 FANEUIL HALL

 New England Aquarium

**EAST BOSTON**  
46,321 RESIDENTS



 BOSTON LOGAN AIRPORT

**BEACON HILL**  
4,427 RESIDENTS

 MA STATE HOUSE



BOSTON'S MOST CENTRALLY LOCATED OFFERING

BOSTON COMMON & PUBLIC GARDEN

 DOWNTOWN CROSSING

**FINANCIAL DISTRICT**  
3,465 RESIDENTS

**WATERFRONT**  
2,647 RESIDENTS

**CHINATOWN / LEATHER DISTRICT**  
9,299 RESIDENTS

 Tufts Medical Center

BOYLSTON & NEWBURY STREET

**BACK BAY**  
22,959 RESIDENTS

**SEAPORT**  
6,352 RESIDENTS

 BCEC

LONGWOOD MEDICAL AREA

FENWAY PARK

**FENWAY**  
28,859 RESIDENTS

THE SHOPS AT PRUDENTIAL CENTER

WHOLE FOODS MARKET

 29 RESTAURANTS

**SOUTH END**  
32,711 RESIDENTS

**SOUTH BOSTON**  
36,640 RESIDENTS

HARPOON BREWERY BOSTON



# 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







FOR SALE  
\$1,100,000

## PRIMARY DEAL CONTACTS

**Justin Smith**  
Head of Capital Markets  
617.239.3610  
jsmith@atlanticretail.com

**Chris Peterson**  
Executive Vice President  
917.780.4233  
cpeterson@atlanticretail.com

**Sam Koonce**  
Vice President  
617.239.3608  
skoonce@atlanticretail.com

**Danielle Turpin**  
Associate  
978.866.0855  
dturpin@atlanticretail.com

**Matt Ericson**  
Senior Analyst  
978.494.2164  
mericson@atlanticretail.com

## LEASING CONTACTS

**Lindsey Sandell**  
Partner  
617.369.5936  
lsandell@atlanticretail.com

**Sophie Morril**  
Senior Associate  
617.369.5926  
smorril@atlanticretail.com

**Jamie Lynch**  
Associate  
561.459.7000  
jlynch@atlanticretail.com



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of 100 State Street | Boston, MA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.