

CREATIVE

TRANSFORMATION

IS COMPLETE



Avenue de Lafayette



11 Avenue de Lafayette, Boston, MA

A creative office building

with an innovative renovation



TRANSFORMATION

Dynamic building enhancements are underway, bridging historic charm with a modern office focused on health and wellness.



LOCATION

Unmatched Midtown location with immediate access to South Station and the MBTA red, orange and green lines.



OPPORTUNITY

Accommodating varying users sized from 4,500 r.s.f. to 33,660 r.s.f. Unique full building opportunity with private roof deck and full building identity

BUILDING REVITALIZATION

- Lobby and entry renovation complete
- New building systems designed with a focus on health and wellness
- New high quality HVAC system and WELL HSR certification in process

BEST-IN-CLASS AMENITIES

- First-class fitness center
- Spa-inspired locker rooms
- Dedicated bike storage
- 8 surface parking space

UNIQUE FEATURES

- Exposed brick and timber
- 12'+ ceiling and 4 sides of natural light

DYNAMIC NEIGHBORHOOD

- Unmatched access to Midtown amenities
- 2 blocks to all major MBTA lines

TENANT BRANDING

- Unique signage opportunity for anchor tenant



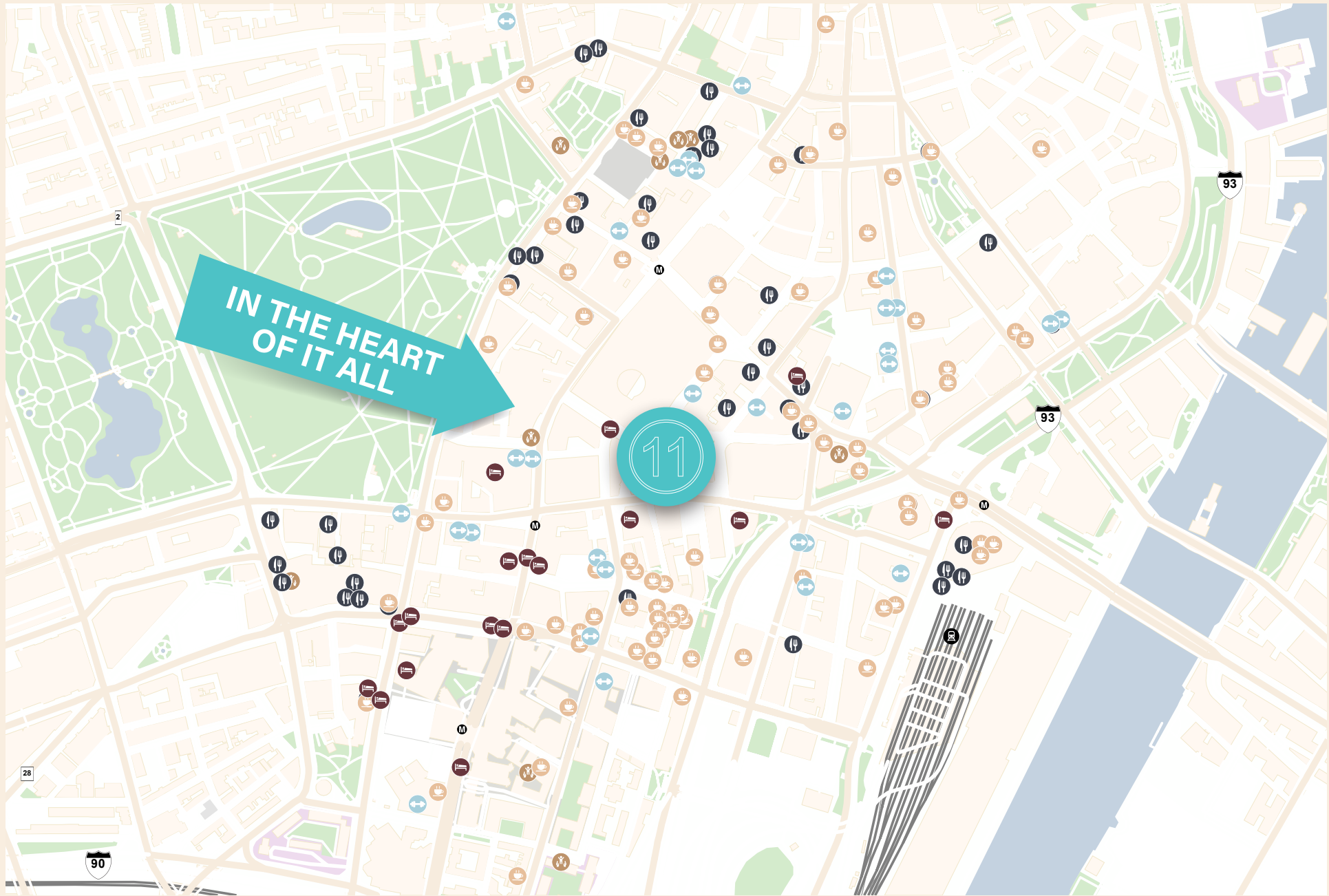
Up to **56,235 rsf** available

Alluring changes

elevated excellence

11 Avenue de Lafayette is ready for tomorrow. Designed to exceed the expectations of Boston's most creative tenants, no detail has been overlooked. Employees and visitors will relish a modern entry experience, abundant natural light, improved health and wellness systems, increased functionality and modern on-site amenities.





Availability

FLOOR

- 5
- 4
- 3
- 2
- 1



5
4
3
2
1

11,635 rsf
FIFTH FLOOR

11,483 rsf
FOURTH FLOOR

11,468 rsf
THIRD FLOOR

11,419 rsf
SECOND FLOOR

4,349 rsf
FIRST FLOOR
SPEC SUITE

5,982 rsf
FIRST FLOOR
SPEC SUITE



The opportunity

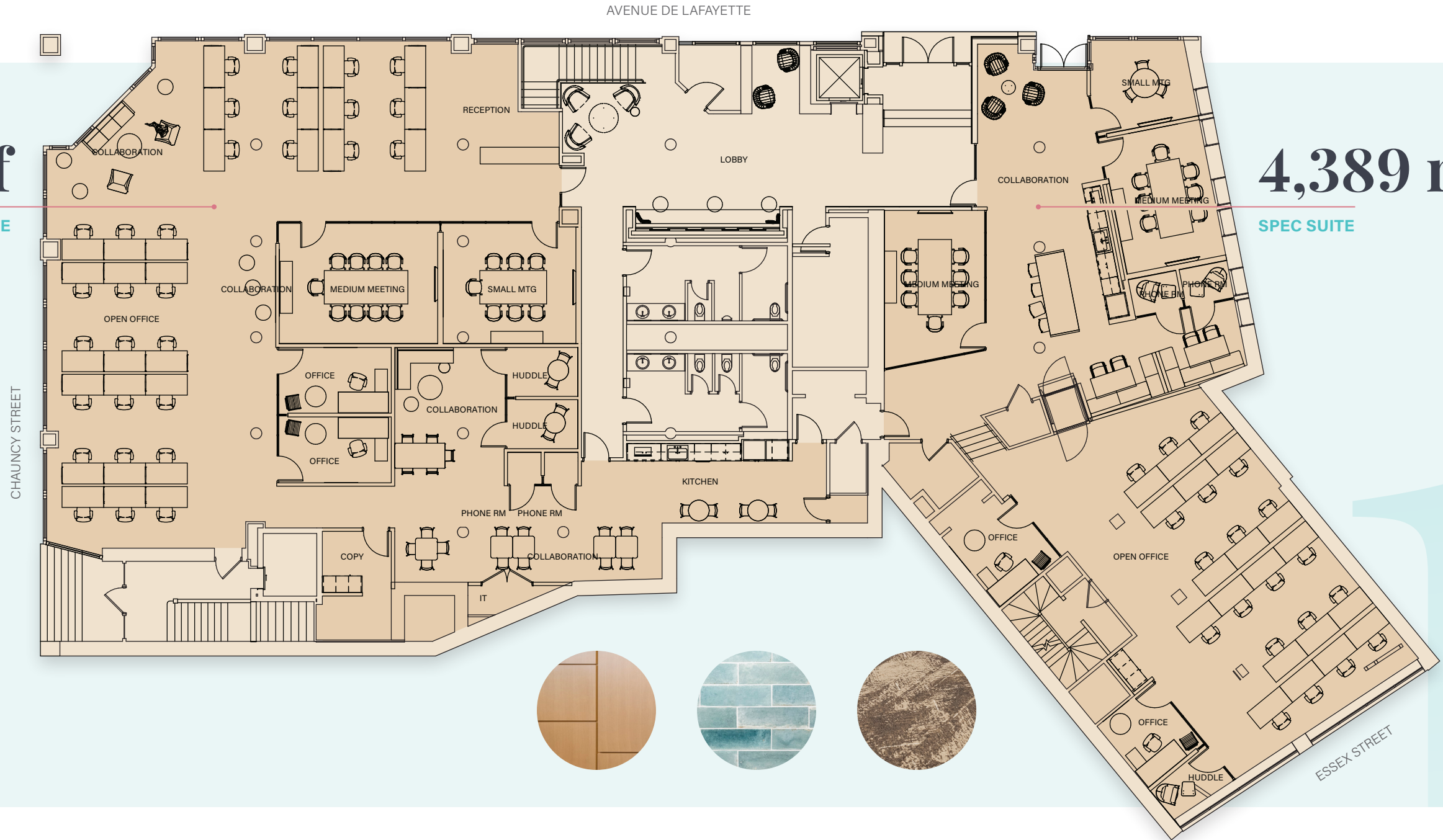
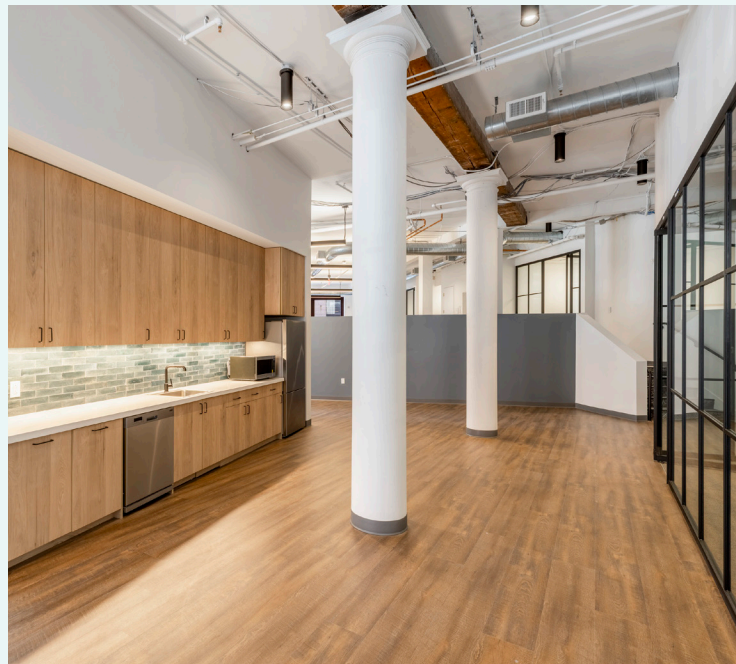
first floor spec suites

5,982 rsf

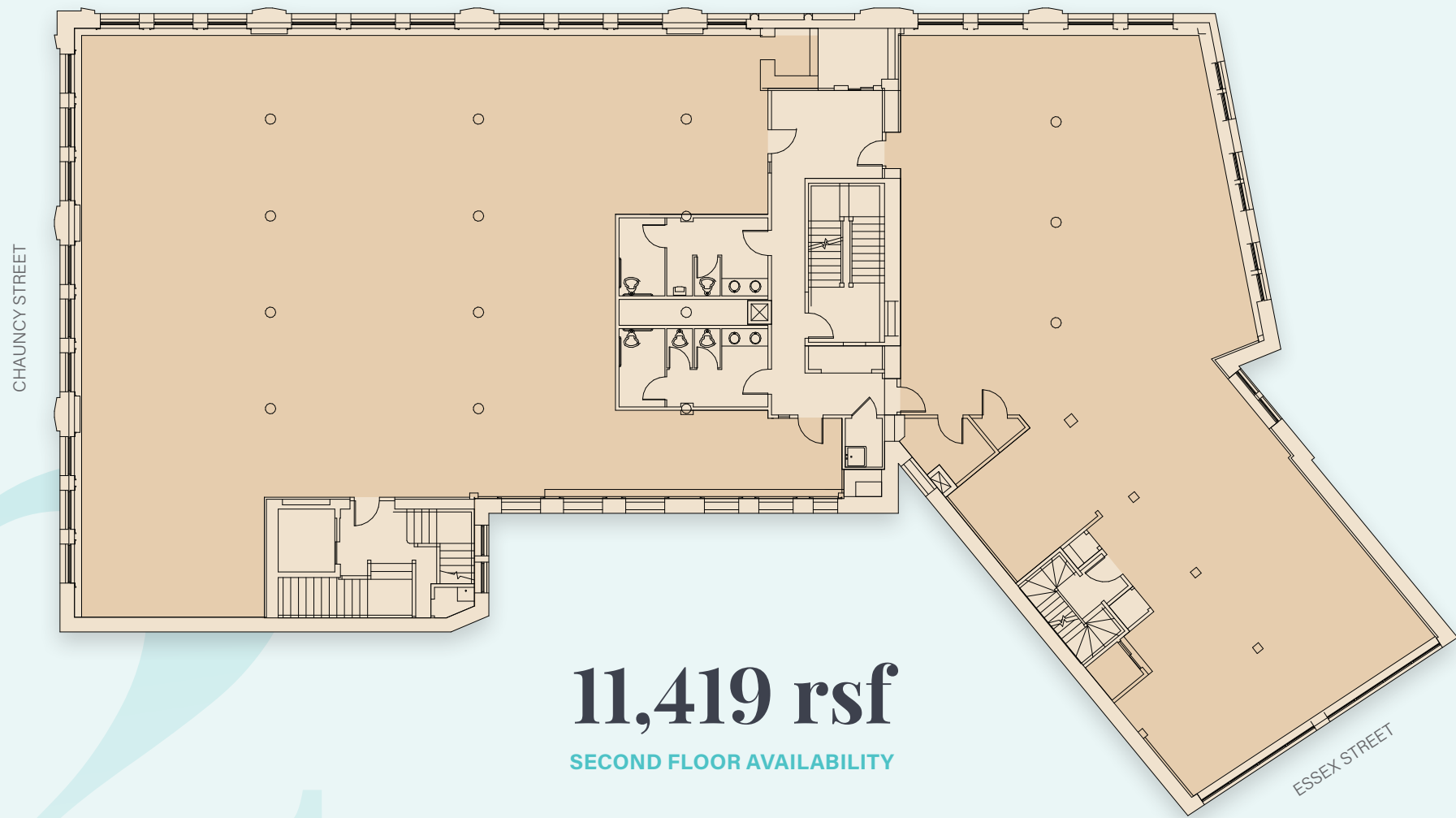
SPEC SUITE

4,389 rsf

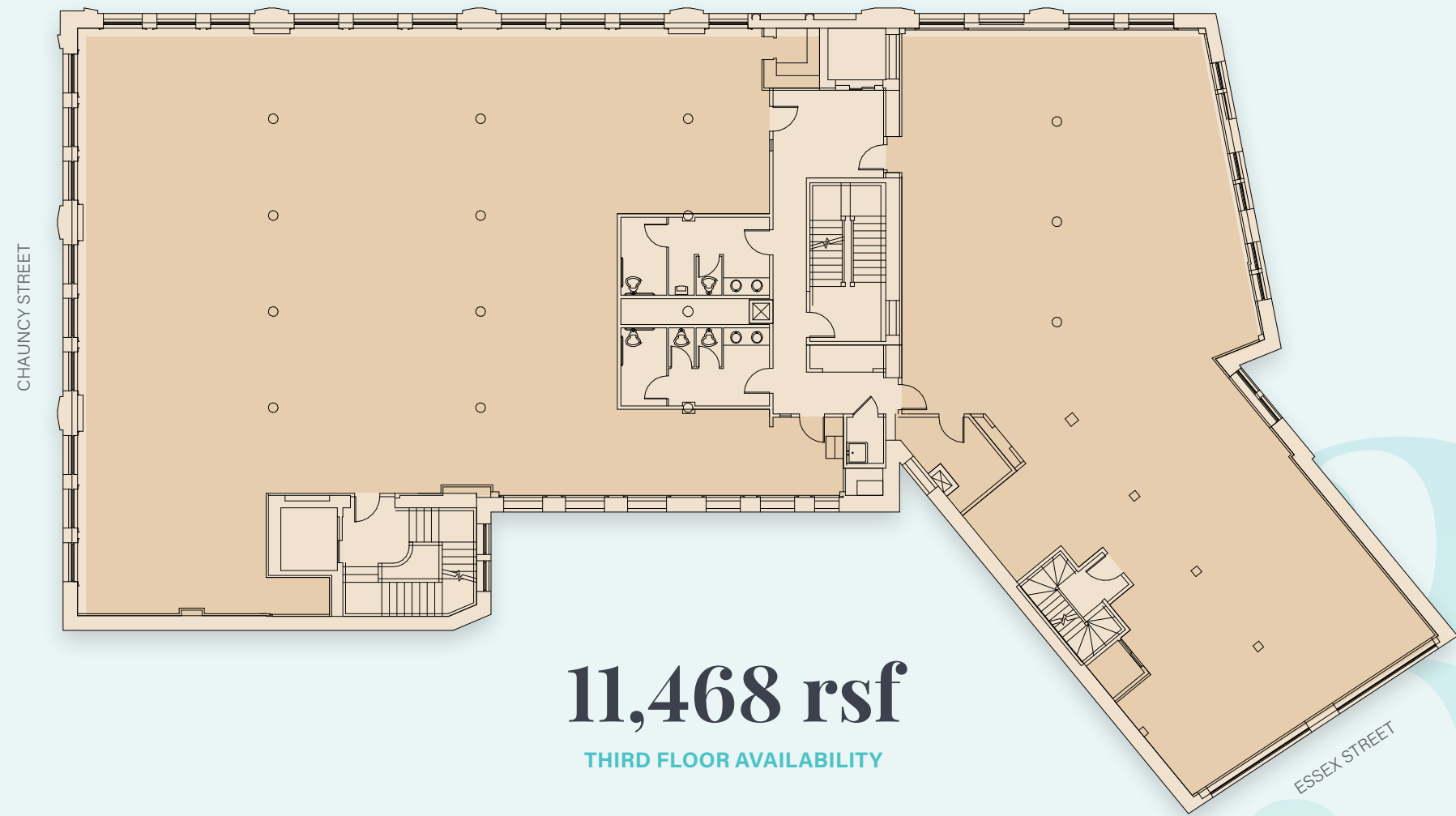
SPEC SUITE



AVENUE DE LAFAYETTE

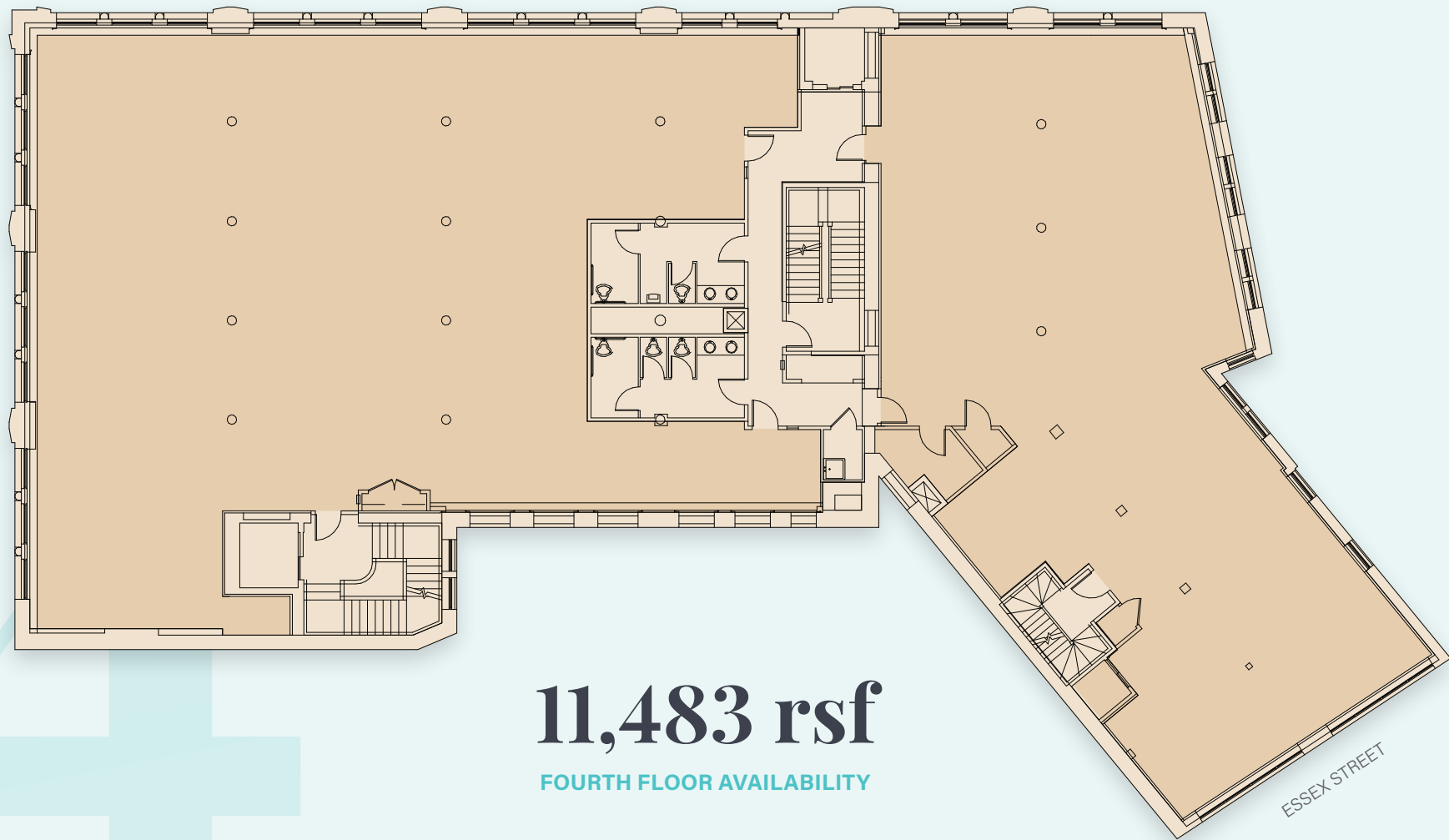


AVENUE DE LAFAYETTE



AVENUE DE LAFAYETTE

CHAUNCY STREET



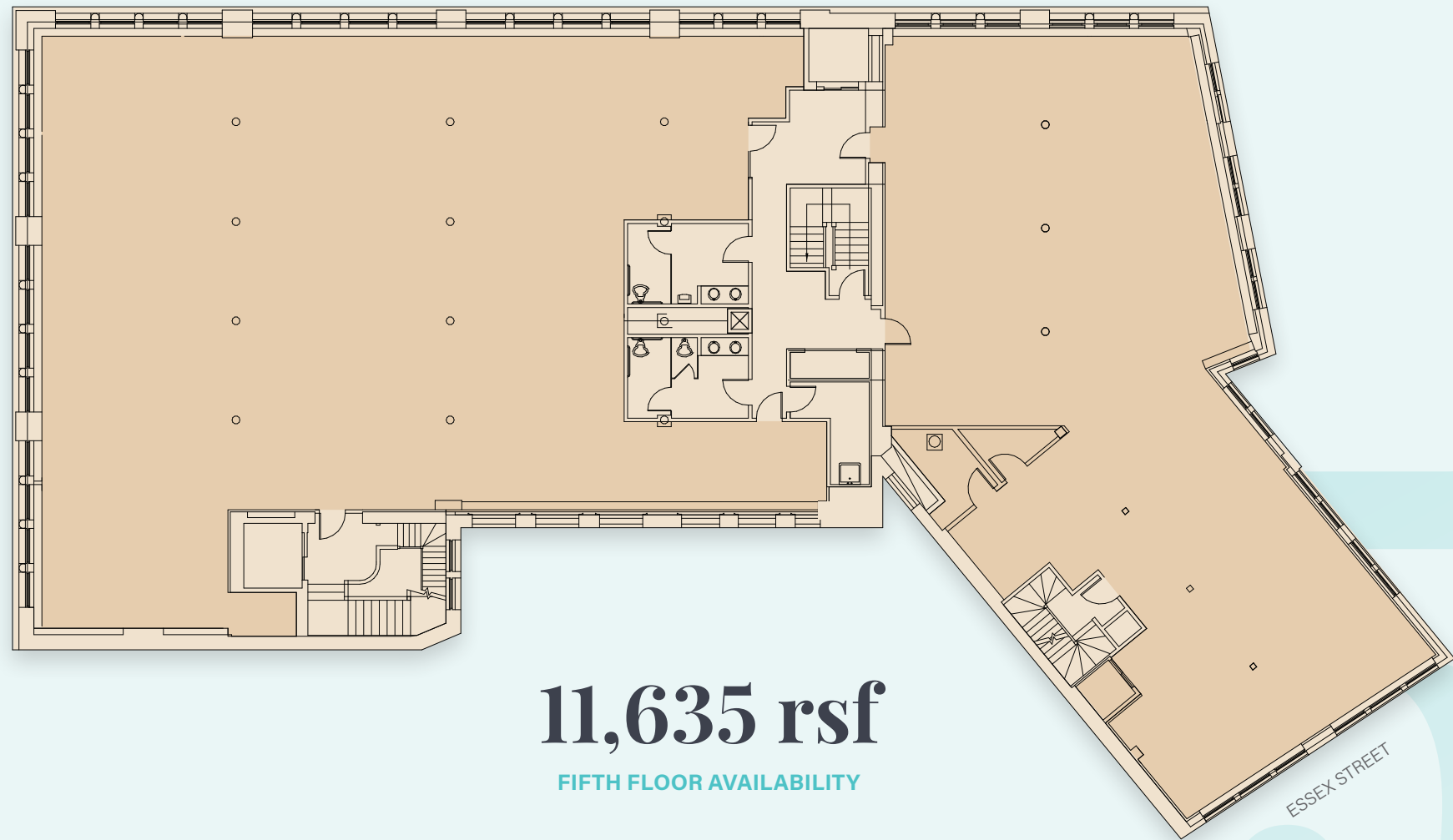
11,483 rsf

FOURTH FLOOR AVAILABILITY

ESSEX STREET

AVENUE DE LAFAYETTE

CHAUNCY STREET



11,635 rsf

FIFTH FLOOR AVAILABILITY

ESSEX STREET



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