

# RETAIL SPACE

## AVAILABLE FOR LEASE



226 CAUSEWAY STREET, BOSTON, MA



# MARKET OVERVIEW

Boston's West End, historically dominated by the **TD Garden** (home to the Boston Celtics, Bruins and over 200 annual events), is bursting with several mixed-use developments.

With over **1,300 new residential units under construction**, and thousands of additional units within projects currently under review by the City, the West End has quickly become a **vibrant, urban neighborhood**. In addition to over 1,000 open businesses, the West End welcomed its **latest office anchor, with 500+ employees, Converse**, with its world headquarters located at Lovejoy Wharf, with retail and restaurant space along Boston's inner harbor.

As residential and office density in the trade area continues to grow at a rapid pace, the **demand for retail, restaurants and services are at an all-time high**. Recent improvements to the MBTA's Commuter Rail and Subway Lines have strengthened the connection to the West End from all parts of Boston and beyond, **bringing consumers to the trade area throughout the day and evening**.



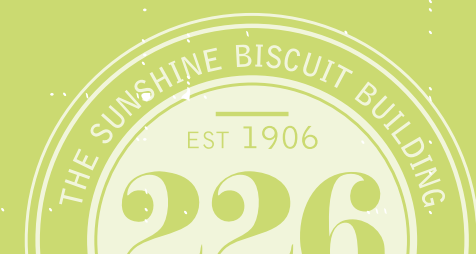
LOOKING WEST ON CAUSEWAY STREET

## THE OPPORTUNITY

226 Causeway Street is a mixed-use retail, office and residential building adjacent to Boston's TD Garden. In addition to 193,000 SF of retail and Class A office space, home to TripAdvisor and Boston Celtics employees, 226 Causeway Street has six floors of residential units with 108 luxury condominiums known as Strada 234. With 1,151 SF and up to 6,183 SF of prime corner retail space available, adjacent to the Hub on Causeway development and TD Garden with 3.5M annual visitors, take advantage of this exciting opportunity in this emerging submarket.

## NEIGHBORHOOD DEMOGRAPHICS

(2018 ESTIMATED)	1 Mile	1.5 Miles	2 Miles
POPULATION	54,573	104,302	177,593
HOUSEHOLDS	29,038	50,917	50,917
AVERAGE HOUSEHOLD INCOME	\$130,972	\$119,689	\$117,631
DAYTIME POPULATION	228,252	383,989	472,616



# RETAIL MARKET & CURRENT DEVELOPMENTS

## 1 HUB ON CAUSEWAY (TD GARDEN EXPANSION)

- Total GLA: 1,500,000 SF
  - 500,000 SF office
  - 250,000 SF retail
- 256-key hotel
- 440 residential units
- 540 parking spaces
- Under construction (Phase I)

## 2 HAYMARKET HOTEL

- Total GLA: 145,000 SF
- 225-key hotel
- 25,000 SF retail
- Project approved

## 3 GARDEN GARAGE

- 469 residential units
- 2,300 SF retail
- 830 parking spaces
- Under construction

## 4 BULFINCH CROSSING (GOVERNMENT CENTER GARAGE)

- Total GLA: 2,900,000 SF
  - 1,150,000 SF office
  - 85,000 SF retail
- 200-key hotel
- 486 residential units
- 1,100 parking spaces
- Under construction

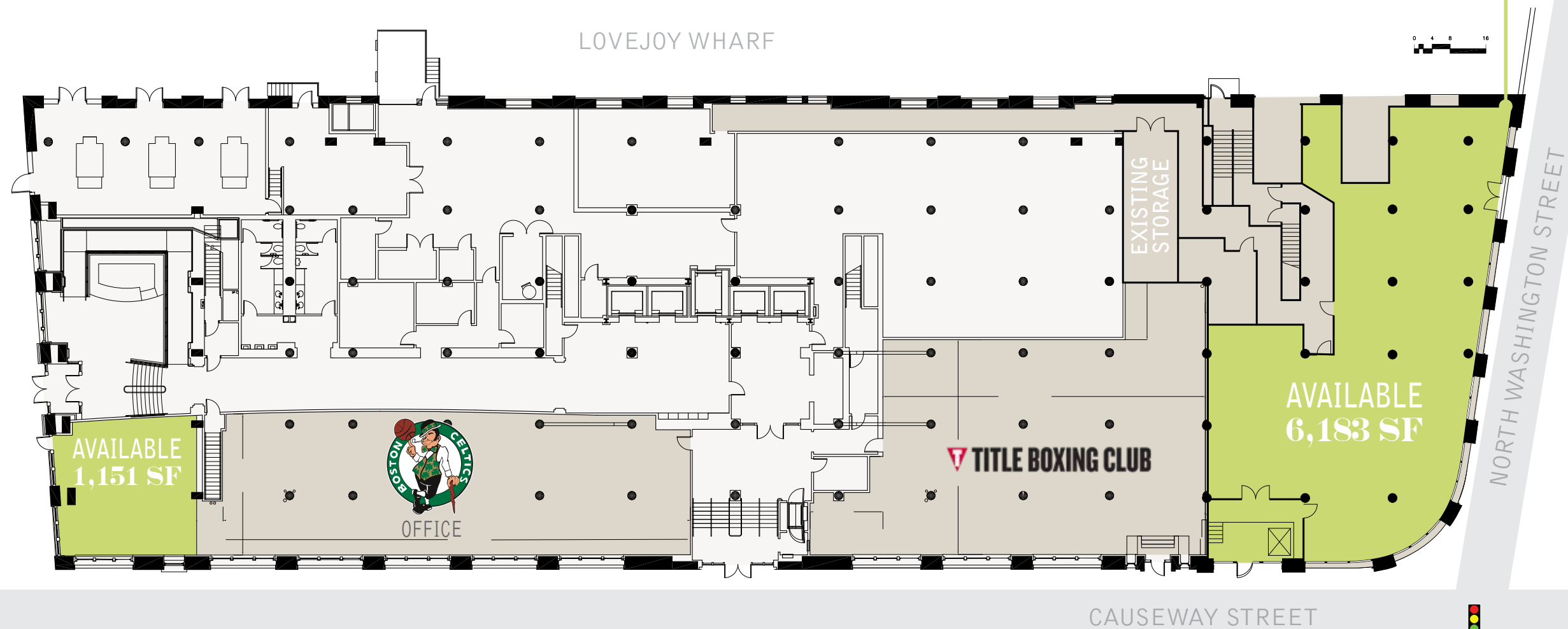
## 5 104 CANAL STREET

- 90-key boutique hotel
- Board approved



# HIGHLIGHTS

- 1,151 SF and 6,183 SF subdividable retail spaces available
- Join Title Boxing with easy access off Causeway Street and at-grade entrance from North Washington Street
- Strong corner branding opportunity at major intersection of Causeway and North Washington Streets
- Includes opportunity for vented food-in-space closest to Converse headquarters and Lovejoy Wharf stairs
- Office space above is 100% occupied and home to SmarterTravel, TripAdvisor, Oxfam America and the Boston Celtics





## FOR MORE INFORMATION.

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