



ONE BROOKLINE PLACE

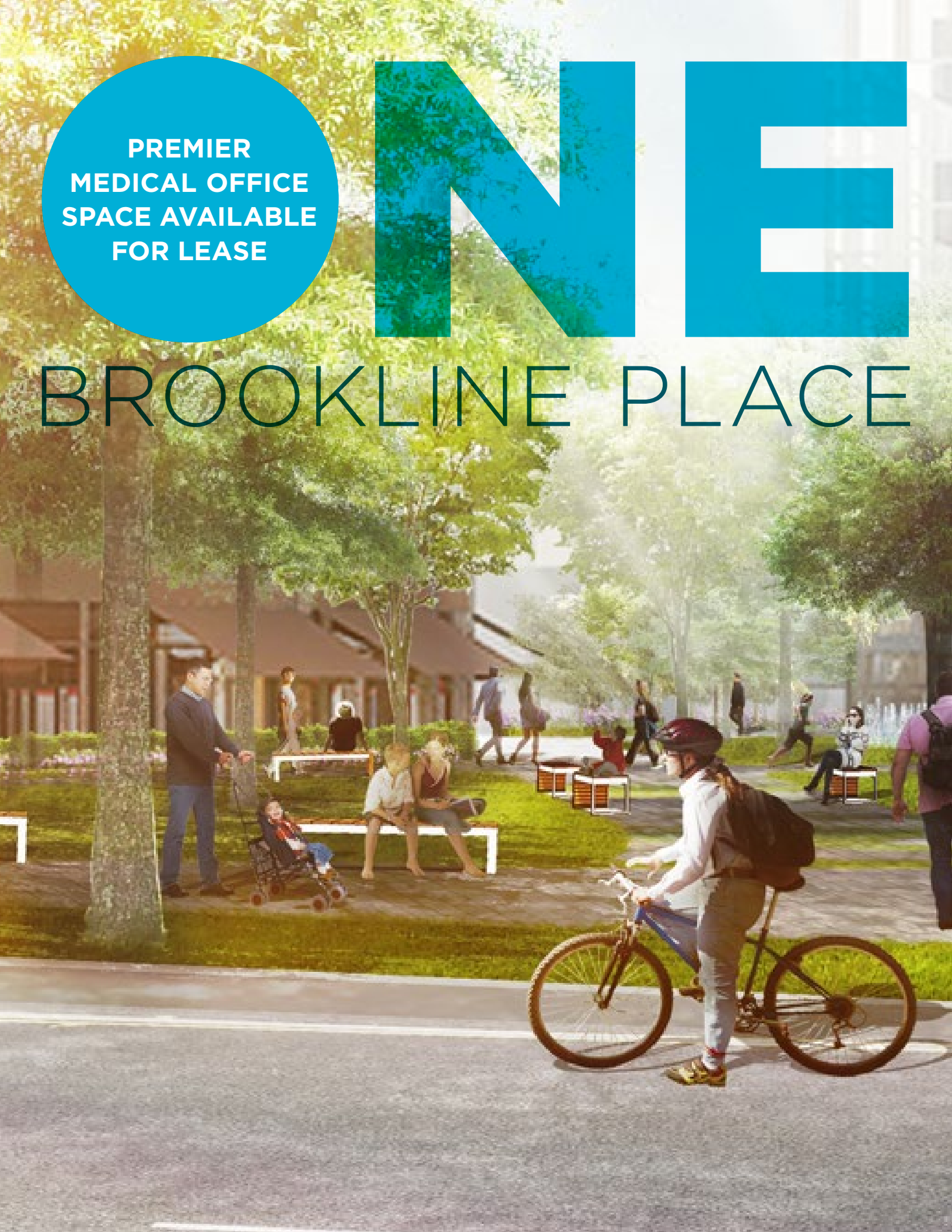
BROOKLINE, MASSACHUSETTS | LONGWOOD MEDICAL AREA




**PREMIER
MEDICAL OFFICE
SPACE AVAILABLE
FOR LEASE**

NE

BROOKLINE PLACE



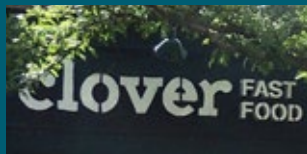
An architectural rendering of a modern, multi-story office building with large glass windows and a curved facade. In the foreground, several people are walking on a paved path and a crosswalk. The scene is set in a lush, green environment with trees and flowers.

One Brookline Place has been the most visible and desirable medical office building in the greater Boston area for more than 20 years. With an approximately 45,000 square foot expansion currently underway, the building provides a rare leasing opportunity for medical tenants with small to large space requirements. This expansion – which will incorporate a fully refurbished lobby with new retail space – is slated for completion in mid-2019.

One Brookline Place is prominently positioned along the Route 9 medical corridor and adjacent to the MBTA Green Line's Riverside station in Brookline Village. As a result, the building is just a short walk or subway ride from the Longwood Medical Area. One Brookline Place therefore offers an exceptional opportunity for medical tenants seeking to occupy space within immediate proximity of the Longwood Medical Area's synergistic teaching hospitals including Boston Children's Hospital, Brigham and Women's Hospital, Beth Israel Deaconess Medical Center, and Dana Farber Cancer Institute, along with prestigious colleges/universities, which include Harvard Medical School, Harvard School of Public Health, Northeastern University and Simmons College.

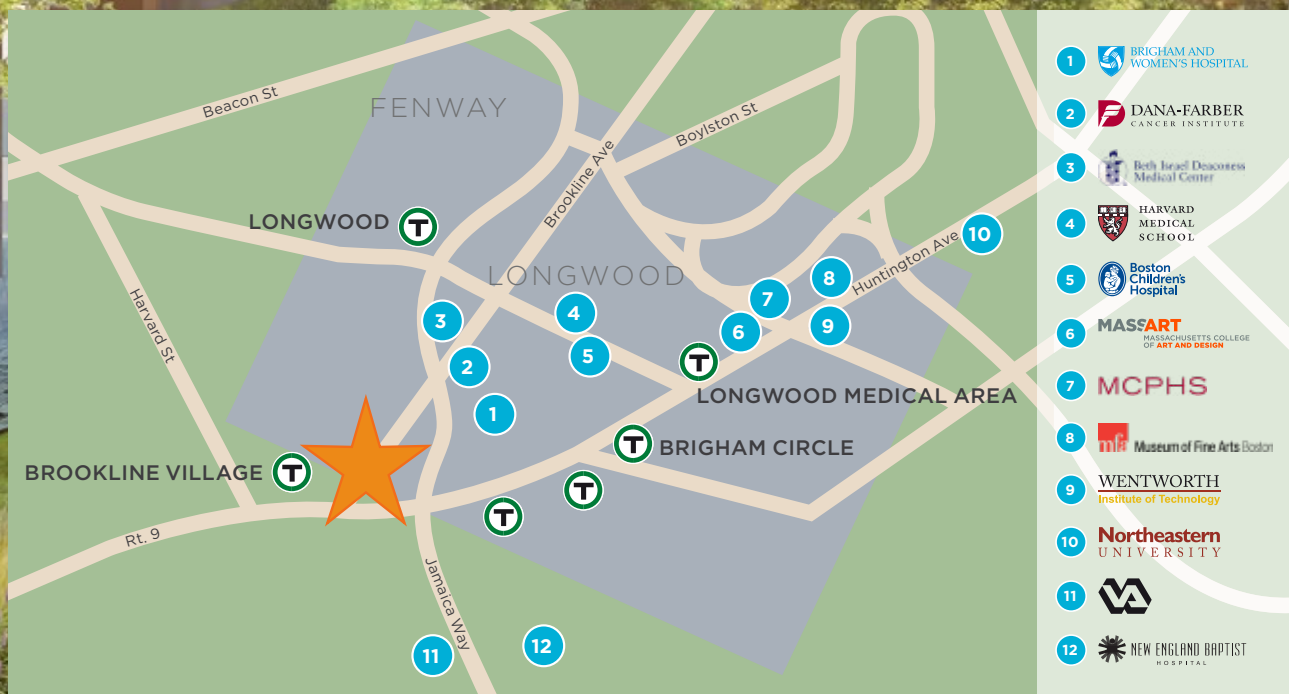
One Brookline Place's prestigious in-place tenant roster includes Beth Israel Deaconess Medical Center, Centre Pediatric Associates, Commonwealth OB/GYN, Diagnostic Ultrasound, Harvard Medical Faculty Physicians and Quest Diagnostics. Of additional note, Boston Children's Hospital will serve as the clinical anchor tenant of the adjacent Two Brookline Place, a brand-new medical office building projected for completion in late 2019.

PROPERTY HIGHLIGHTS



AMENITIES

- Numerous retail and dining options in nearby Brookline Village
- Numerous premier and extended-stay hotels nearby





SUPERIOR ACCESS

- Adjacent to MBTA Green Line at Brookline Village station; one stop to Longwood Medical Area
- Bus connections to Forest Hills, Newton, Wellesley, Allston-Brighton, and Cambridge
- Two-minute walk to Heath Street Green Line
- Five minute walk to Longwood Medical Area
- Less than 10 minutes to I-90, Storrow Drive and the Back Bay



PRESTIGIOUS LONGWOOD NEIGHBORS



Beth Israel Deaconess
Medical Center



BRIGHAM AND
WOMEN'S HOSPITAL



DANA-FARBER
CANCER INSTITUTE



MERCK



Boston
Children's
Hospital



HARVARD
MEDICAL
SCHOOL



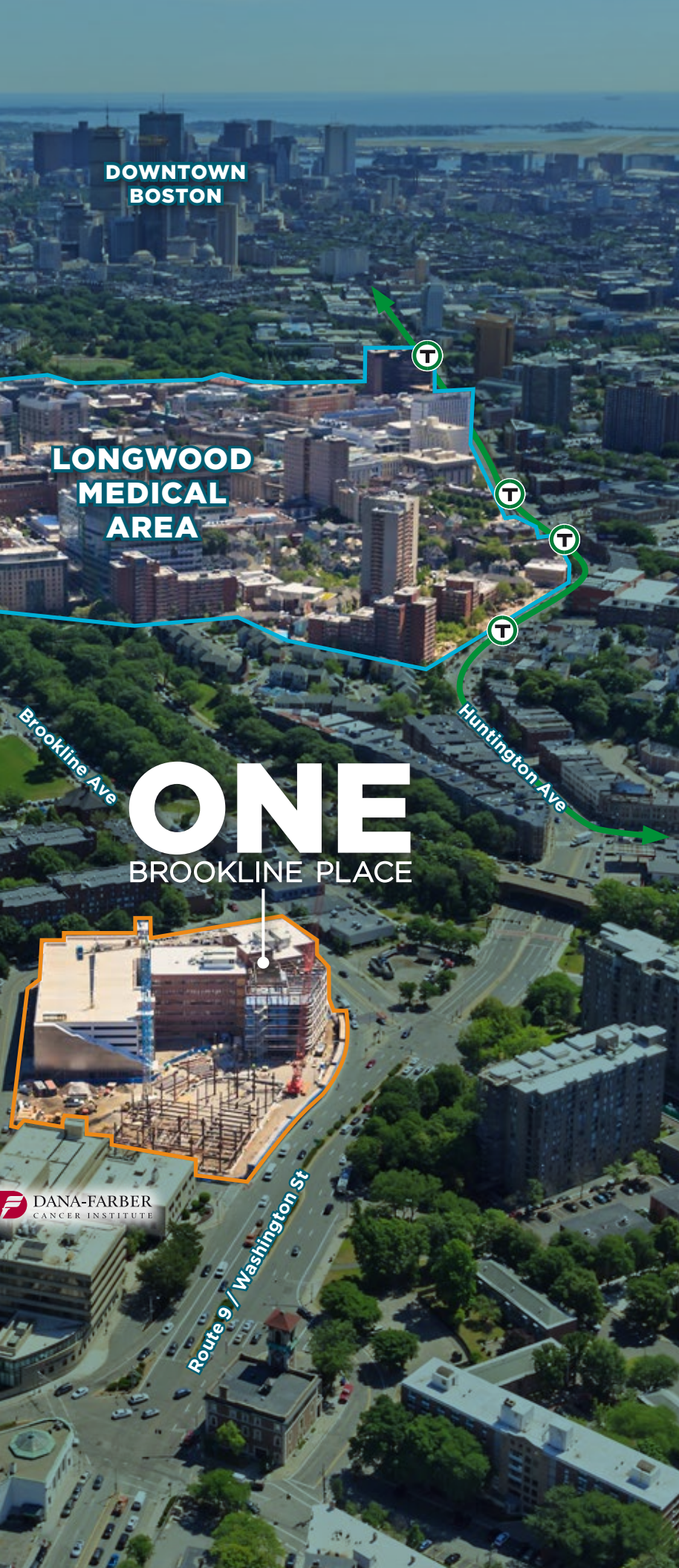
Joslin
Diabetes
Center



NEW ENGLAND BAPTIST
HOSPITAL

**BROOKLINE
VILLAGE
RETAIL**





DOWNTOWN
BOSTON

LONGWOOD
MEDICAL
AREA

ONE
BROOKLINE PLACE

DANA-FARBER
CANCER INSTITUTE



Boston Children's Hospital





AVAILABLE SUITES RANGING FROM
1,600 – 26,117 SF

6	5,596 SF SUITE 602					1,353 SF SUITE 601	7,913 SF	
5			5,436 SF SUITE 522		1,090 SF SUITE 525	2,677 SF SUITE 521	7,911 SF	
4			1,681 SF SUITE 424		1,714 SF SUITE 405	3,071 SF SUITE 401	7,913 SF	
3			2,180 SF SUITE 302-303			2,949 SF SUITE 321	7,913 SF	
2	8,260 SF SUITE 227			9,942 SF			7,915 SF	
1						2,120 SF SUITE 121	RETAIL	

EXPANSION

EXPANSION

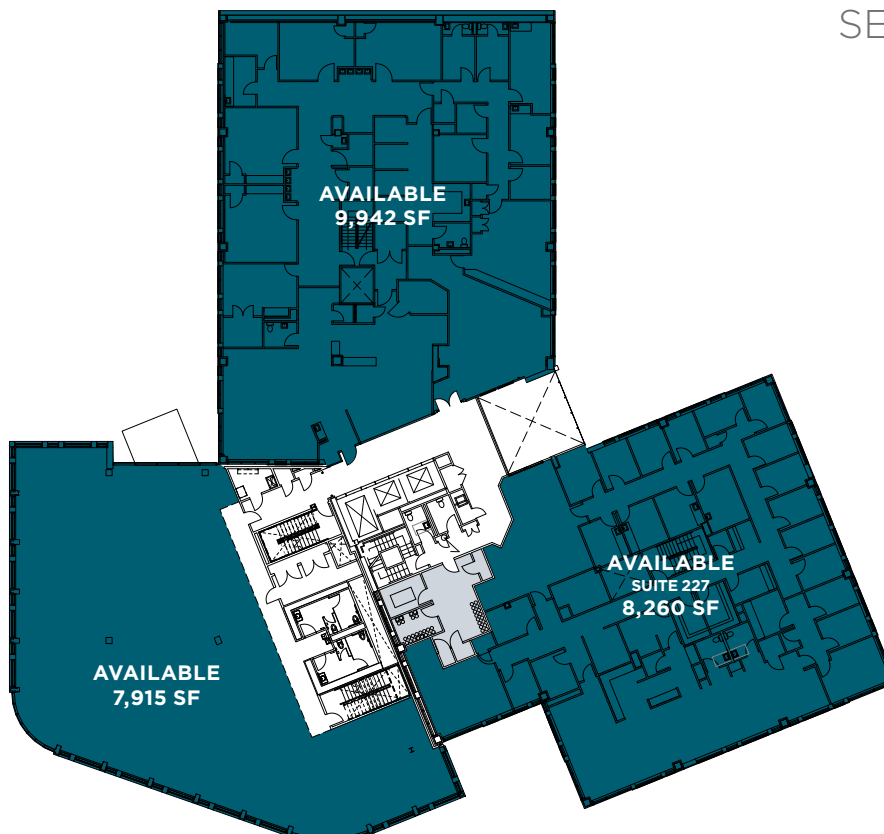
CURRENT AVAILABILITIES

FIRST FLOOR



SECOND FLOOR

**FULL FLOOR:
26,117 SF**



CURRENT AVAILABILITIES

THIRD FLOOR

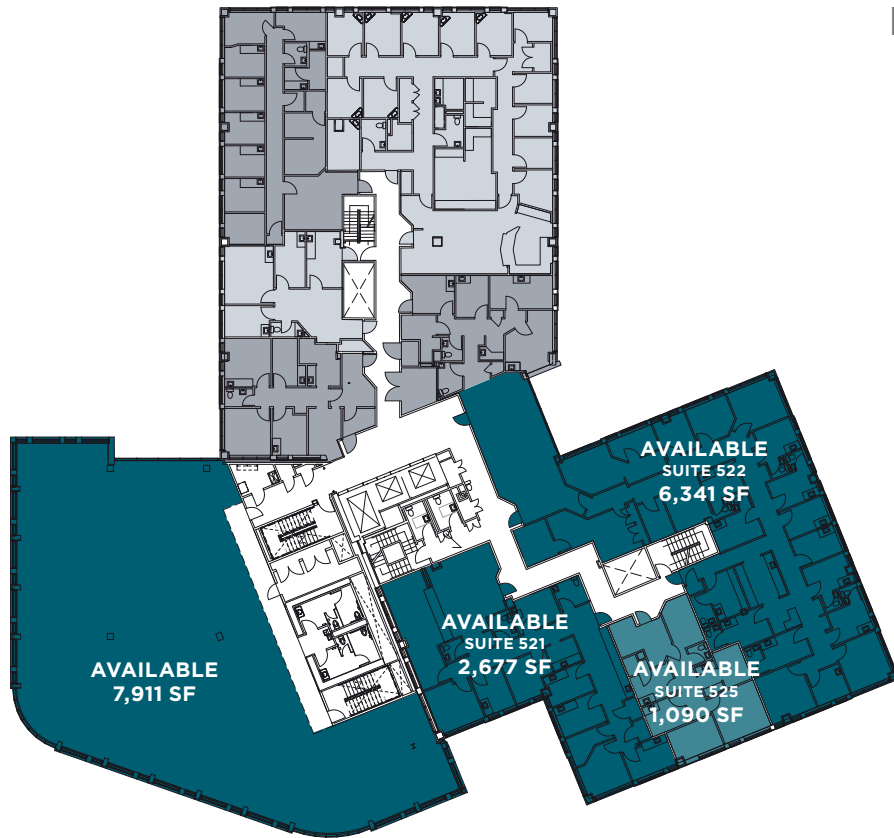


FOURTH FLOOR



CURRENT AVAILABILITIES

FIFTH FLOOR

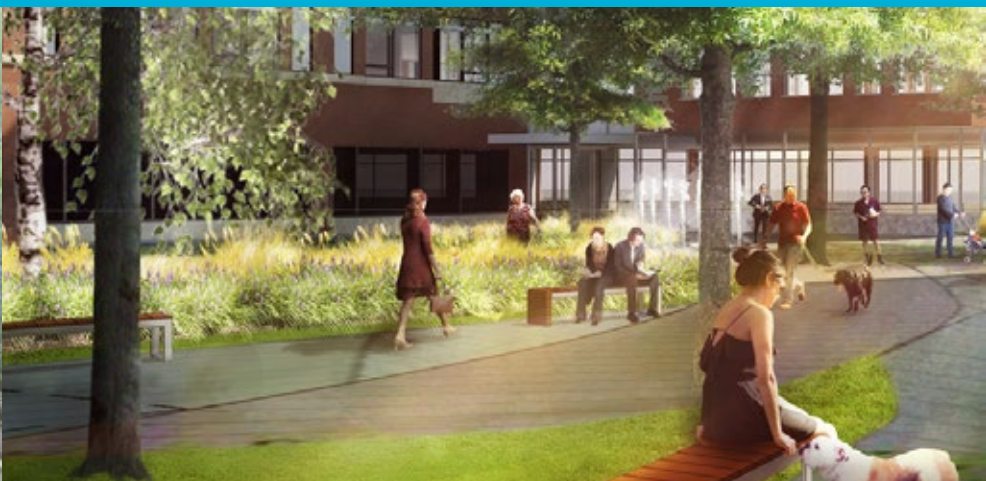


SIXTH FLOOR





BROOKLINE PLACE CAMPUS **EXPANSION PLAN**



Brookline Place is currently undergoing a major and transformational redevelopment. **One Brookline Place** is adding a **6-story** addition of clinical space and approximately 5,000 SF of retail space, which will be completed **mid 2019**. This addition comes alongside a new **672-car parking garage**, accommodating double the capacity of the old garage. **Two Brookline Place** will be an **8-story, 182,000 SF** new state-of-the-art clinical building that will be anchored by Boston Children's Hospital. This project has a targeted completion date of **late 2019**.





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