

# OFFICE SPACE FOR LEASE

## 35 Channel Center Street | Boston, MA

Newly constructed, brick & beam space!



### 35 Channel Center | Boston, MA

This beautiful corner suite on the first floor of 35 Channel Center, with all brand new construction, offers new hardwood floors, floor-to-ceiling windows, and 11-foot high ceilings.

#### Available for Lease:

- 4,070 RSF - 5,120 RSF on 1st Floor
- Rate: \$22.00/RSF +elec.
- Occupancy: November 1, 2010/ 30 days
- Note: 1,050 RSF of space comes with a beer/wine license in place and can be used for client entertainment, or as a separate business after business hours.

#### Amenities:

- Direct access to Fort Point Channel's new developments, including Commonwealth Ventures' Channel Center, FP3 Condos, and Barbara Lynch's new restaurant concepts on Congress Street (Sportello, and Drink).
- Also nearby are Flour Cafe, Au Bon Pain, Metro Cafe, Lucky's Bar & Lounge, and Barlow's Bar & Grill.
- Offers easy access to South Station, Red & Silver Line T, Mass Pike, and Logan Airport, as well as ample parking nearby.



**contact information**



Commercial Real Estate Services, Worldwide.

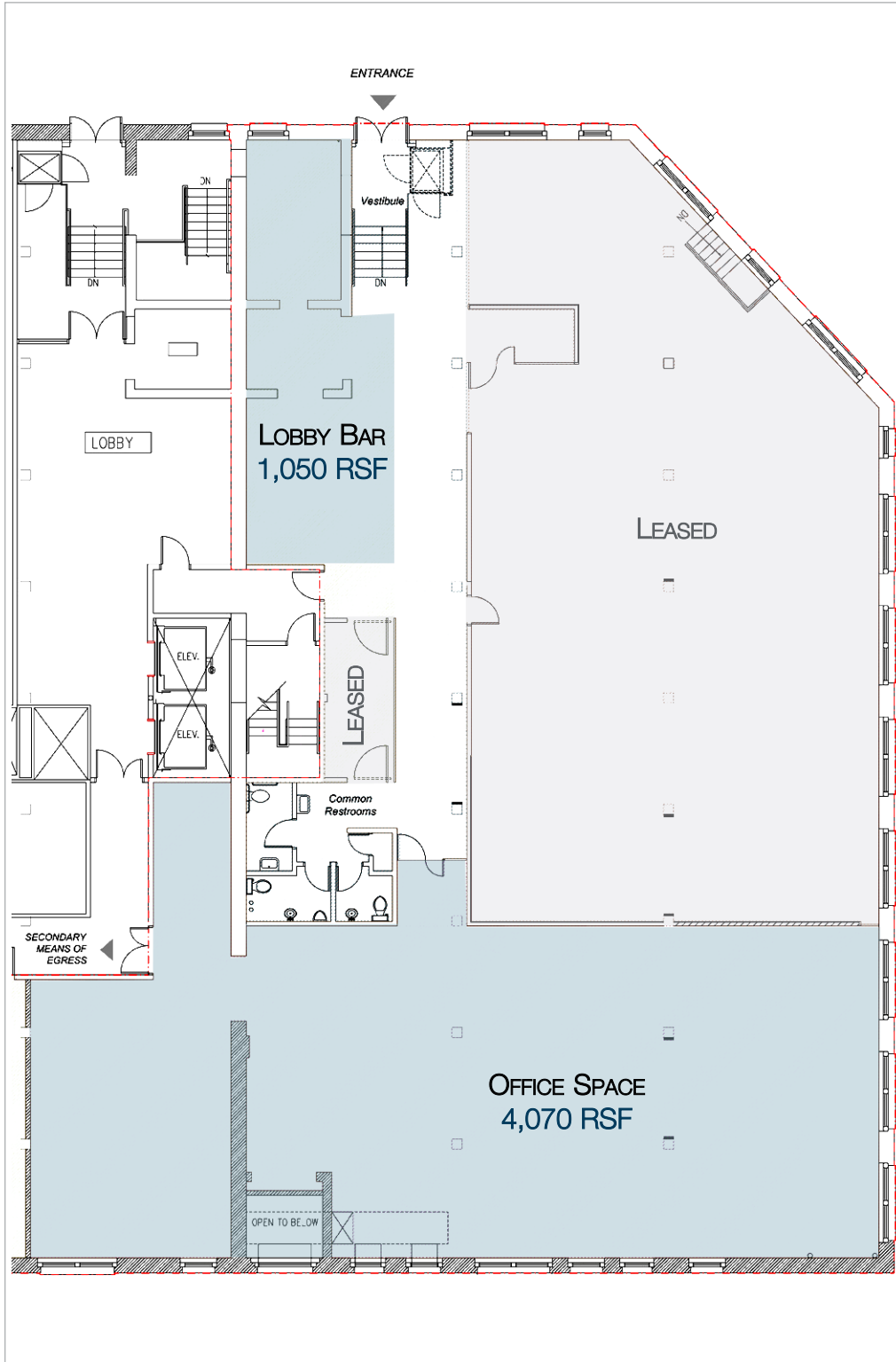
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# 35 CHANNEL CENTER | BOSTON

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