

# OFFICE SPACE FOR LEASE

## 44 Winter Street | Downtown Crossing



### Affordable Office Space 44 Winter Street | Boston

- **Building Size:** 25,000 SF
- **Available Space:**
  - 2nd Floor: 3,465 RSF Avail. Immediate
  - Open floor layout with hardwood floors and floor-to-ceiling windows.
  - Signage opportunity.
- **Lease Rate:** \$20-\$25/RSF
- **Lease Term:** 3-5 years
- **Amenities:**
  - Newly renovated lobby and building façade.
  - Walking distance to numerous restaurants, hotels, and shops, including excellent access to all major public transportation.
  - Building ownership is local.

**3,465 RSF OF OFFICE SPACE  
IN THE HEART OF DOWNTOWN CROSSING**

### 44 WINTER STREET

Located between Downtown Crossing Station (Boston's busiest subway stop) and Park Street Station, this location is perfect for users with employees or clients who rely heavily on public transportation. The landlord has recently completed capital improvements to the lobby and restored the façade of the building to its original condition. These improvements make this a great opportunity for office users who want to be centrally located in **Downtown Boston** for **under \$25/SF**.



Commercial Real Estate Services, Worldwide.

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

#### contact information

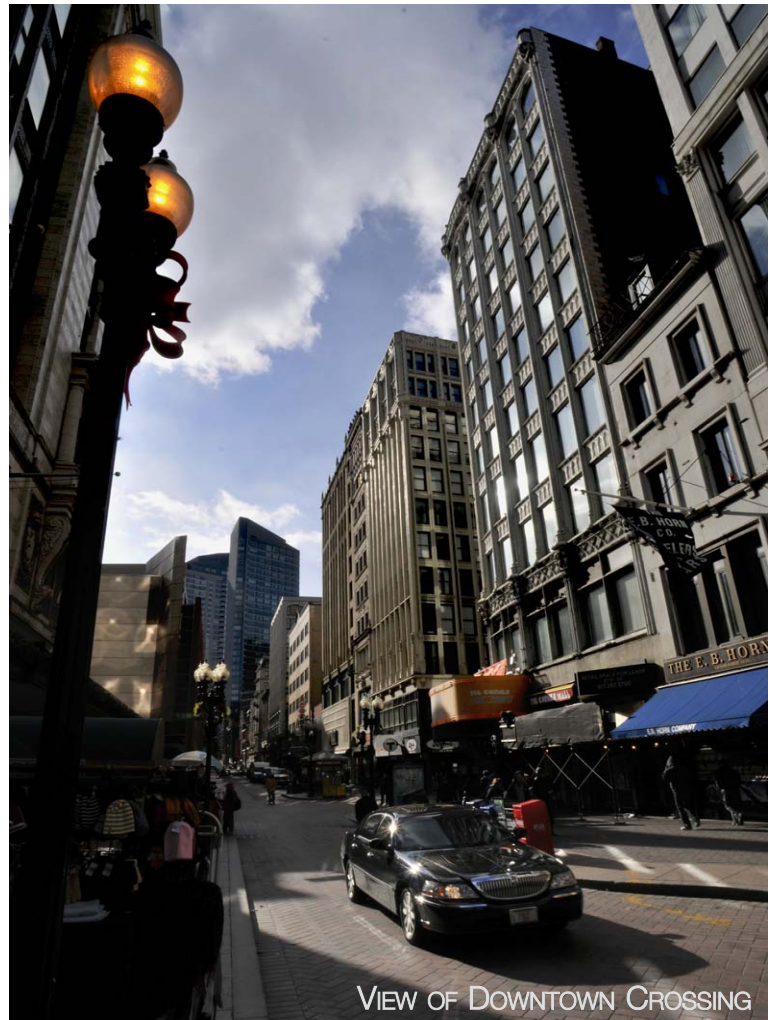
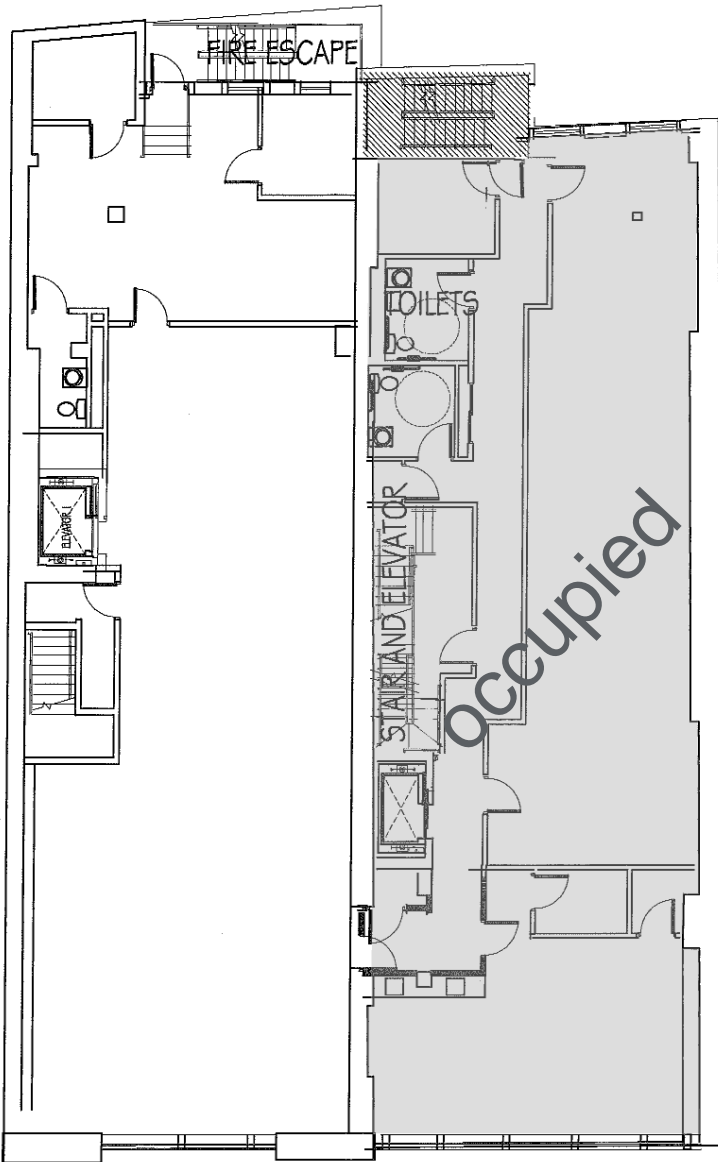
David M. Cooney, Senior Associate | 617 457 3305 | [dcooney@naihunneman.com](mailto:dcooney@naihunneman.com)  
Bonny L. Doorakian, Senior Associate | 617 457 3317 | [bdoorakian@naihunneman.com](mailto:bdoorakian@naihunneman.com)

303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

# 44 WINTER STREET | BOSTON, MA

3,465 RSF of total available office space

2nd Floor  
3,465 RSF



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## contact information

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