

OFFICE SPACE FOR LEASE

75 Morrissey Boulevard | Dorchester



75 MORRISSEY BLVD.

75 Morrissey Boulevard is a 50,000 square foot building located in Boston's "media cluster" a third-of-a-mile off Exit 15 on I-93 and less than a quarter-mile from JFK/UMass RedLine MBTA T-station.

The former headquarters of television station WB/56, this space provides an unparalleled signage opportunity, with exposure to more than 221,000 cars daily and an outstanding urban parking ratio. Its blend of glass and redbrick creates a dramatic impression.

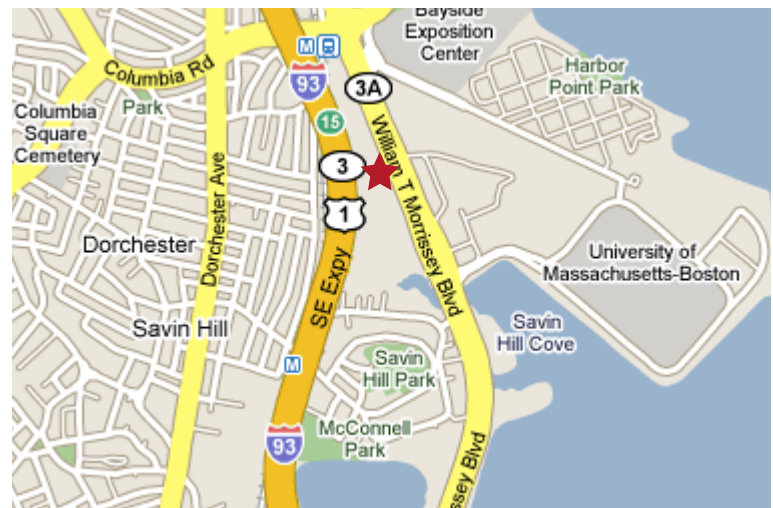
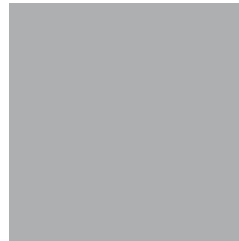
75 Morrissey Boulevard is only minutes from Downtown Boston and less than 10 minutes from Logan International Airport.

Amenities in the immediate area include Shaw's Supermarket, Bayside Expo Center, and numerous restaurants, banks and retail conveniences.

Neighbors include The Boston Globe head-quarters, Boston College High School, UMass Boston, JFKLibrary, and GreaterMedia.

Building Specs

Total Size	50,000 SF
Available Space	50,000 SF Available Immediately
Parking	2.24 parking spaces per 1,000 SF
Signage	Unparalleled signage on I-93 and MorrisseyBoulevard
Traffic Count	Approximately 221,000 cars daily on I-93 and Morrissey Boulevard
FY2007 Taxes	\$2.17/SF
Gas	Keyspan
Electric	NSTAR
Sewer/Water	City of Boston
Cable	Comcast
Location	Located a third-of-a-mile off of Exit 15 on I-93 and less than a quarter-mile from JFK/UMass MBTA T-Station



75 MORRISSEY BLVD | DORCESTER

50,000 RSF of Office Space Available

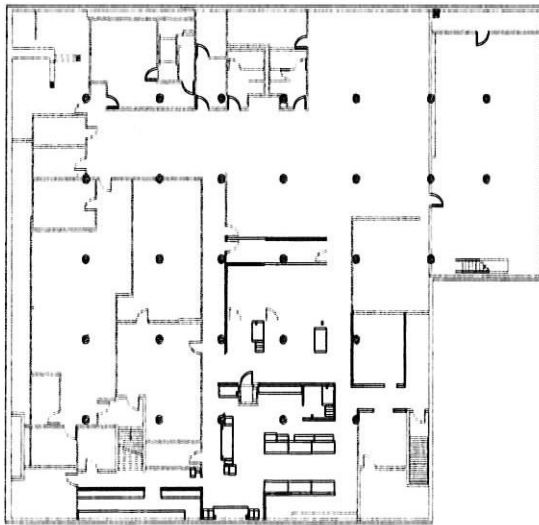


Front Entrance

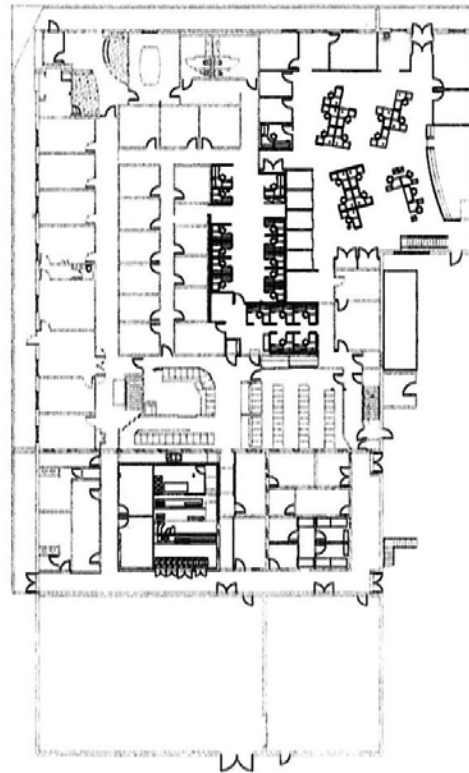


Interior

Floor Plans



Lower Level



Main Level



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