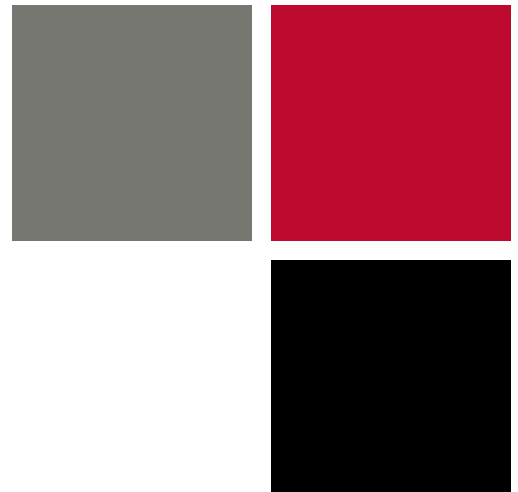


Price
Reduction



221 North Beacon Street

Brighton, MA



Exclusively Offered By

NAIHunneman

Commercial Real Estate Services, Worldwide.

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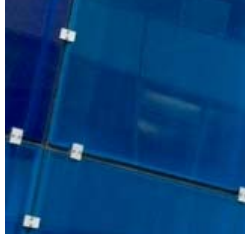
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Confidential Offering

221 North Beacon Street | Brighton, MA



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NAI Hunneman has been exclusively retained to sell 221 North Beacon Street in Brighton, MA, a 30,786 +/- SF mixed-use building with a combination of office and warehouse space.

221 North Beacon Street is located in the Brighton/Allston section of Boston. It offers good access to the Mass Turnpike (Route 90), as well as Boston, Cambridge and Watertown. The immediate neighborhood is going through tremendous transition and redevelopment. Several large office buildings have been erected in the past several years, including the WGBH Channel 2 building, and the brand new CVS store located directly across the street.

The Vocational Advancement Center (VAC) is the main tenant at 221 North Beacon Street. VAC provides training and employment services to people with disabilities and others in need of employment assistance. The two remaining tenants, Axiomatic Design Software (1,650 SF) and Arc of Greater Boston (1,650 SF) occupy a combined 3,900 SF office space on 2nd floor. They both have gross leases paying \$13.00/PSF. All tenants are tenant at will.

With a good mix of retail, office and industrial uses, as well as a densely settled urban population, the property is perfect for potential re-development.

221 North Beacon is an unique opportunity for a developer, owner-occupant and/or investor.

This unique opportunity is being offered at a reduced price of \$3.8 million.



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General Information

Year Built:	Approximately 1930's
Land Area:	39,575 SF
Gross SF / Net SF:	31,248 SF / 30,786 SF
Number of Stories:	2-story office space (10,000 +/- SF) 1-story warehouse space (20,786 +/-)
Current Use:	Multi-tenanted office and warehouse space currently used by the Vocational Advancement Center
Loading Docks:	Two drive-in loading docks with tail boards
Garage:	One garage door entrance
Construction:	Brick and concrete
Clear Height:	Approximately 13 feet in warehouse space
Heating	First floor gas heated and second story office space is heated by electric baseboard.
Cooling:	A partial portion of the 1st floor has central air, and 2nd floor office space has wall sleeves for air-conditioners.
Fire Safety:	Office and warehouse space are fully sprinklered
Bathrooms:	Men's and women's bathroom located on both levels, as well as two (2) handicapped accessible bathrooms on 1st floor
Zoning:	L1 (Local Business District)
Capital Improvements:	New rubber roof installed in 2004 New energy efficient lightening system installed in 2004 +/- by Nstar
Taxes (estimated):	\$37,154
Insurance:	\$20,915



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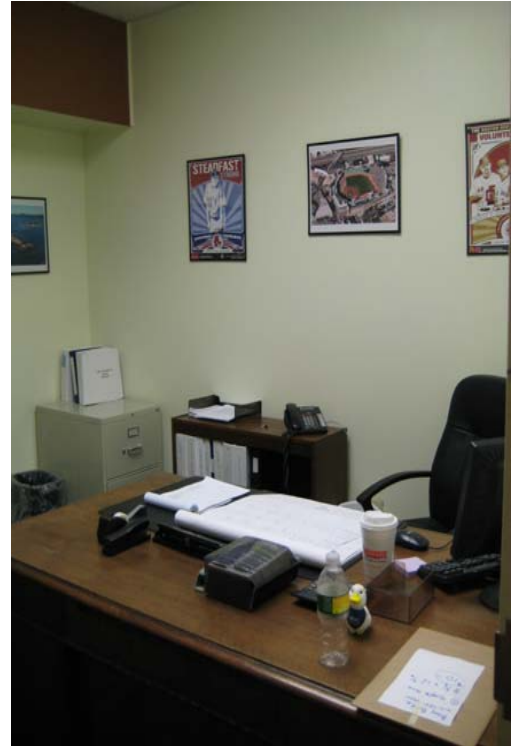
Photographs



Photographs



Photographs 1st floor office space



Photographs 2nd floor office space



Photographs 1st floor work space



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Photographs 1st floor warehouse space

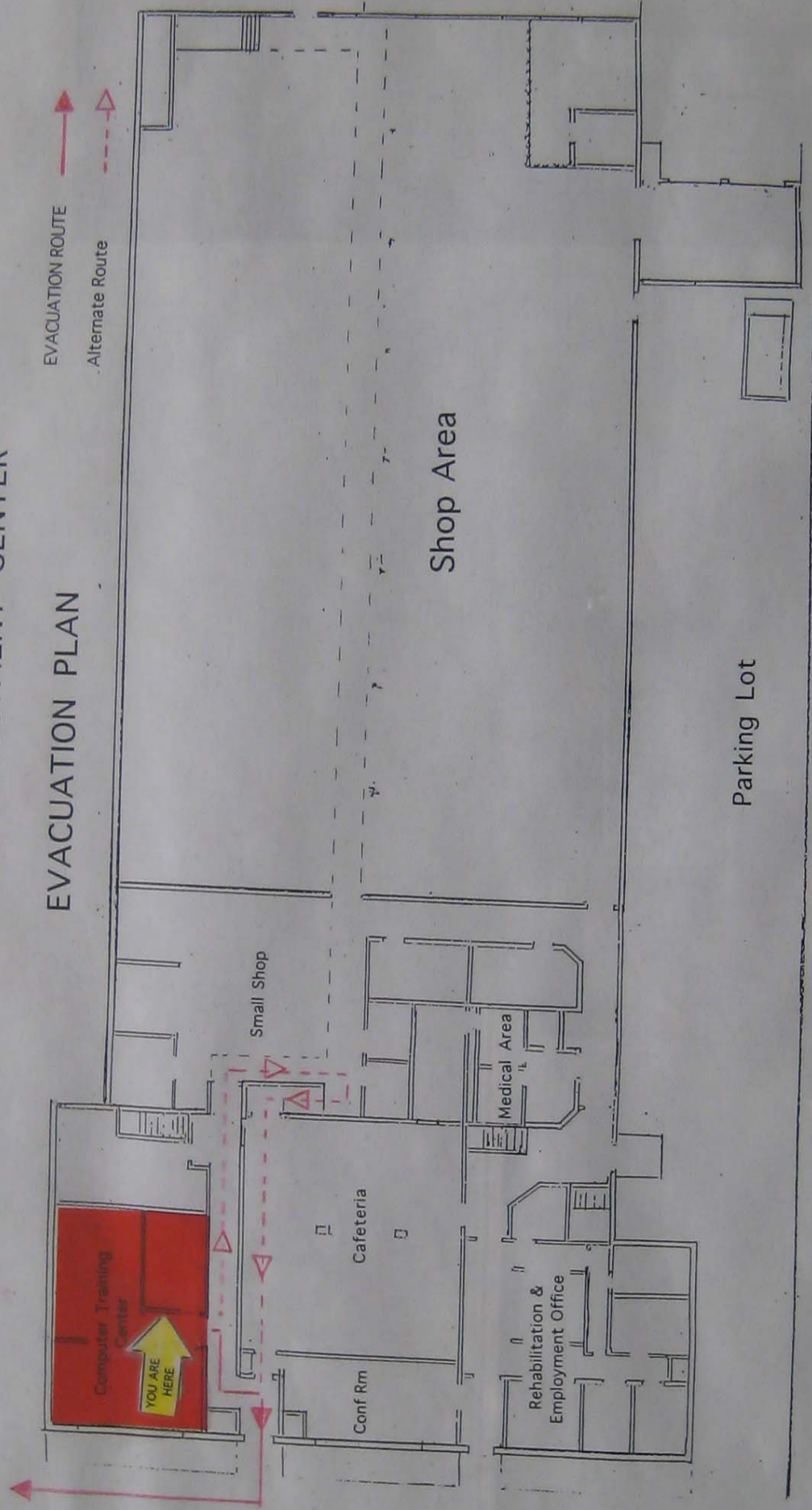
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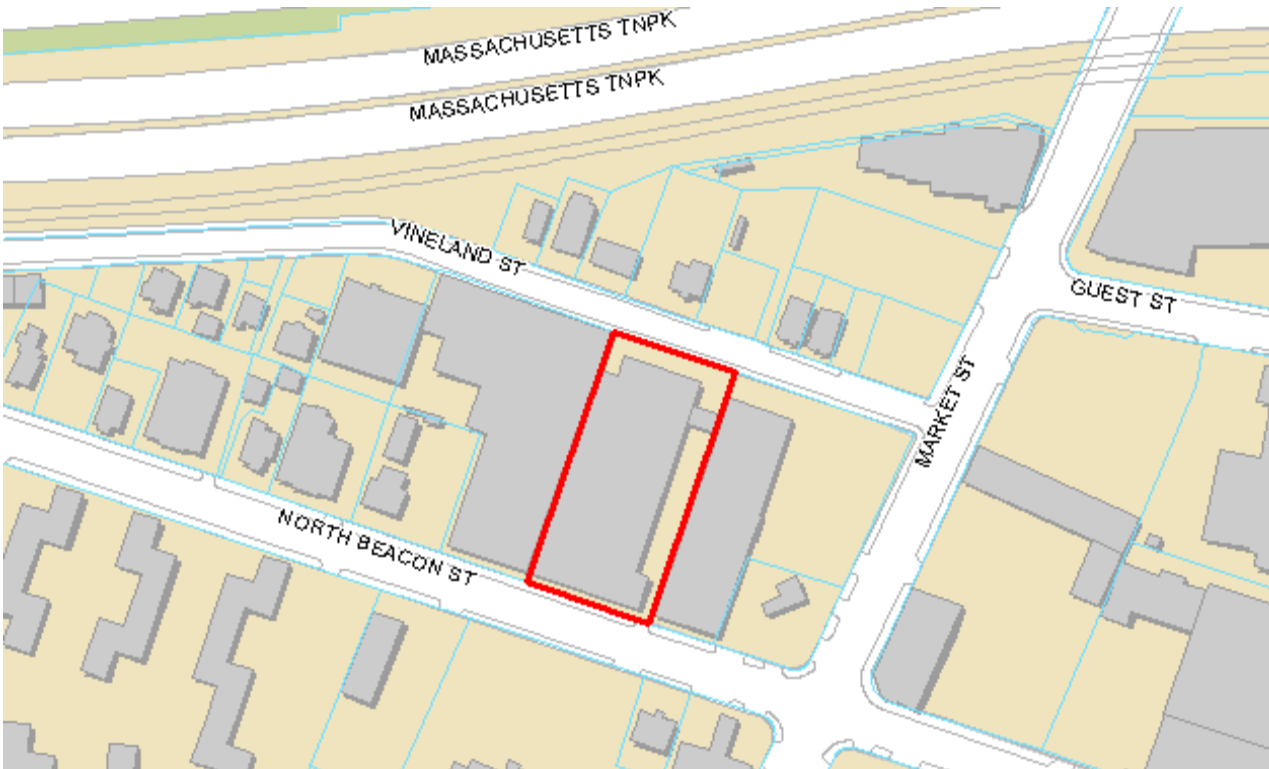
1st floor space plan

VOCATIONAL ADJUSTMENT CENTER

EVACUATION PLAN



Assessor's Map



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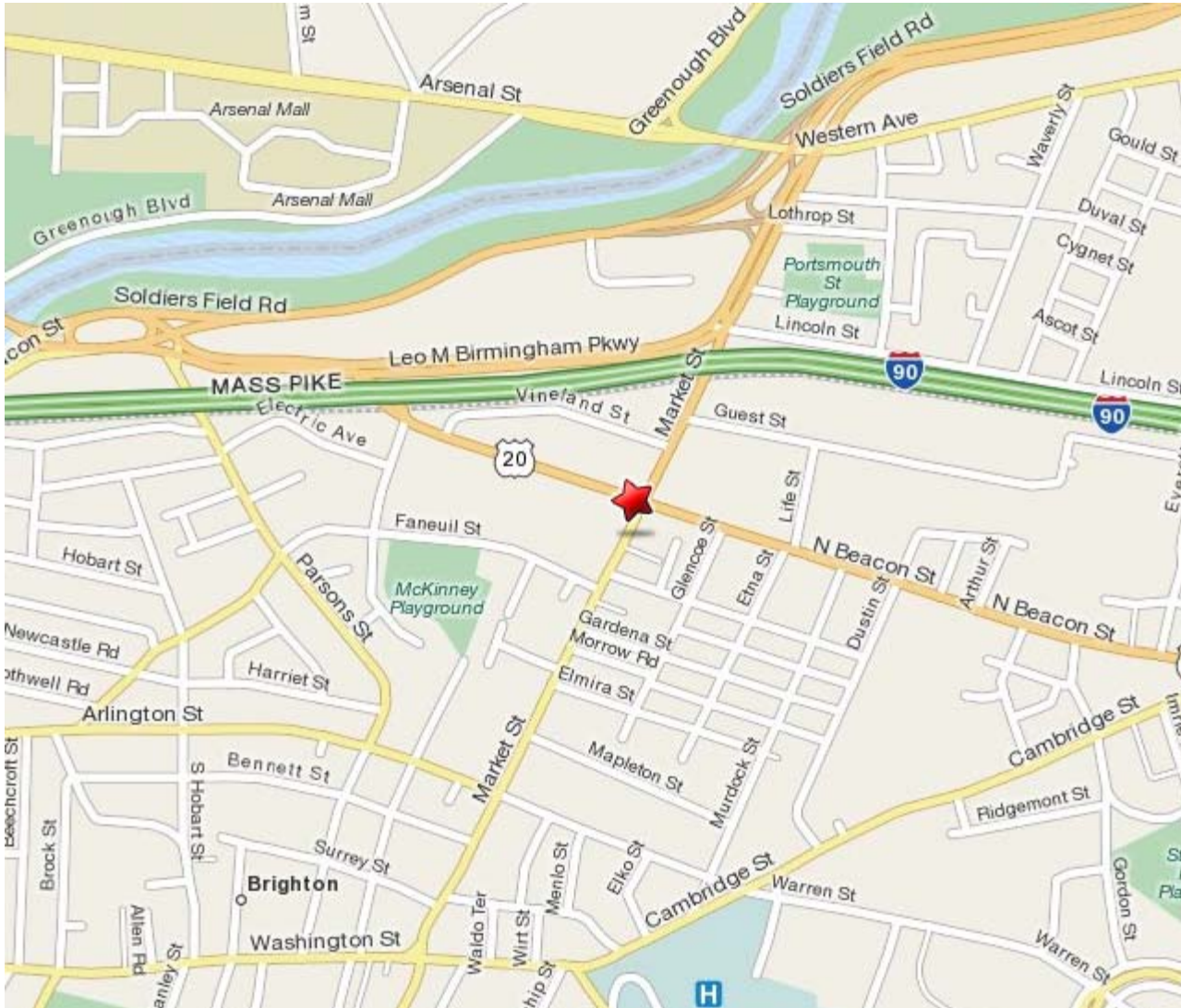
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Local Map



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Local Development Projects



- BA 1047 Commonwealth Avenue
- UC 150 Chestnut Hill Avenue
- UR 17-23 Greylock Road
- LI 217 Market Street
- BA 9 Gardner Street
- BA 9-23 Griggs Street
- BA 99 Tremont Street
- BA BC IMP
- BA Boston College IMP | 10 year Plan
- UR Charlesview Redevelopment
- BA District 9 at 61 N. Beacon Street
- UC Genzyme Phase II Expansion
- UR Harvard Allston Campus Master Plan
- P Harvard Science Complex
- UR Harvard—Allston IMP
- BA Hult Business School IMP & Addition
- BA Hult Lake School Addition
- UR Lowe's Brighton
- UR Penniman Square on the Park
- UC Weston Jesuit Community Housing
- BA Wingate at Brighton



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Source: Boston Redevelopment Authority

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