

WESLEYAN

2025 DELIVERY

Full Floorplates Of Boutique Office Space For Lease

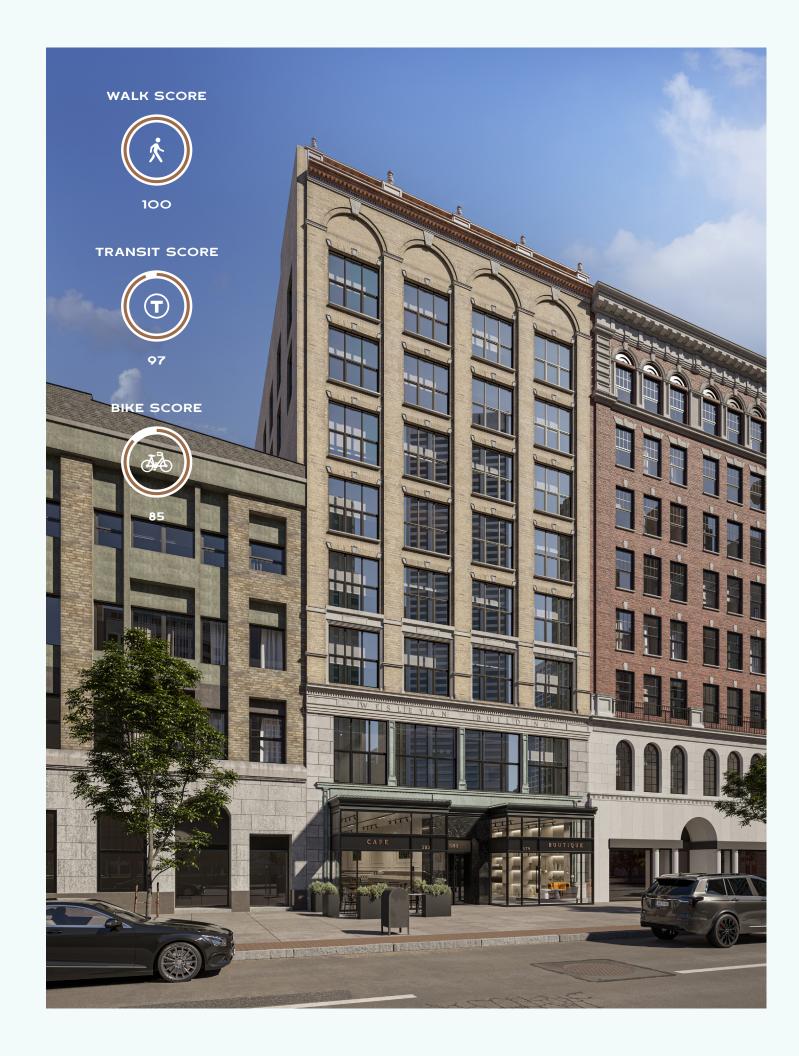
581 BOYLSTON STREET, BOSTON, MA 02116



WESLEYANONCOPLEY.COM









The building is steps from over 5.8 million square feet of premier office space and Newbury Street's 3 million square feet of shopping and dining destinations. Stretching from the Boston Public Garden to Massachusetts Avenue, Back Bay offers convenient transportation accessible via the commuter rail, I-90, and Boston's Green and Orange MBTA subway stations.

O1 MIN

Walk to Copley Square with access to the Copley MBTA station serving the Green Line and bus connections

O4 MIN

Drive to I-90 and Storrow Drive

O5 MIN

Walk to the Prudential Center with over 1.2 million square feet of shops, restaurants, boutiques, and offices

O7 MIN

Walk to the Public Garden and Boston Common

14 MIN

Drive from Logan International
Airport with access to
MBTA Silver Lines

O2 MIN

Walk to the Boston Public Library,
Copley Place, and Newbury Street's 8 blocks
of shops and restaurants

O5 MIN

Walk to multiple parking garages including Back Bay, Prudential Center, and 200 Newbury Garages.

O5 MIN

Walk to Back Bay MBTA with access to the Commuter Rail, Orange Line and bus connections

O9 MIN

Walk to Prudential Center MBTA with access to the Green Line and bus connections





RESTAURANTS/



CAFE/COFFEE SHOPS



CLUBS

PARKING GARAGES















Within Sophisticated Back Bay Envelope

Known for blending European elegance with modern design, Chevron Partners' dedication to refined office details provides the most attentive tenants with a sought-after work environment.

PARISIAN-INSPIRED BUILDING LOBBY

Featuring marble flooring, designer lighting, crown and panel molding.

SEVEN FULL-FLOOR OFFICE SUITES AVAILABLE

Ready for single or multi-floor fitouts. An office spec suite will be located on the 3rd floor.

RENEWED ELEVATOR CABS & LANDINGS

With refreshed stairwell.

EXCLUSIVE BUILDING AMENITIES

Featuring a roof deck and lower level space with exceptionally high ceilings and over 4,000 sqft.

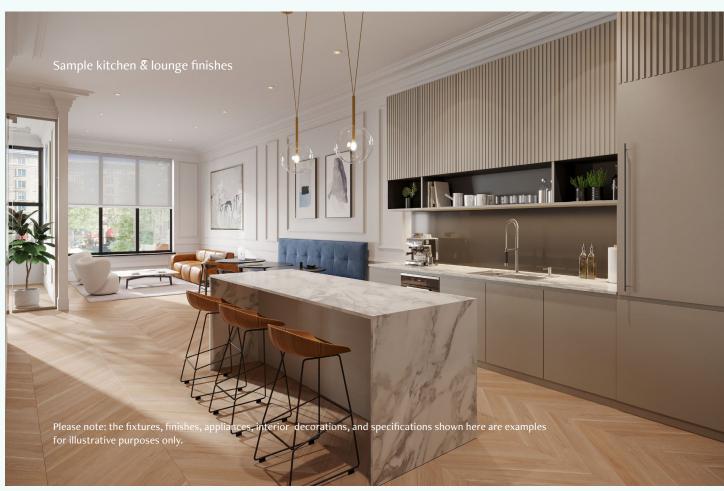
REVIVED STOREFRONTS & BUILDING ENTRANCE

Newly designed with two retail suites anchoring the office entry.

INTERIOR DESIGN SERVICES AVAILABLE

Through Adige Design for further customization.





Office Spec Suite Buildout

The third floor of the Wesleyan on Copley will feature the building's typical office layout, displaying Chevron Partners' elegant European office finishes.

+/- 4,000 RSF OF TURNKEY SPACE

With an occupancy of +/- 23.

CONFERENCE ROOM

With Italian glass partitions and panel molding.

RECEPTION AREA

With marble wall installation and imported oak wood flooring.

6 PRIVATE OFFICES

And open area for flexible workstations.

KITCHEN & LOUNGE

With an Italian marble island, imported cabinetry, and crown molding.

THOUGHTFULLY DESIGNED SPEC LAYOUT

Is the building standard and incorporates a predesigned mechanical plan that allows for several variations of the floorplan. Multi-floor fitouts and additional layouts are available upon request.



Tech Specs

HVAC

The building's heating and cooling will be through a VRF system.

Ventilation and exhaust for each office tenant will be provided by a roof-mounted ERV unit.

ELEVATORS

Two revived elevator cabs service the property.

IT INFRASTRUCTURE

Improved access to owner-provided infrastructure.
Tenant to install systems.

CEILING HEIGHTS
Up to 9'10"

ACCESS/SECURITY

Tenants and visitors have touch-less entry to the building through the ButterflyMX System. Learn more at butterflymx.com.

Each suite will have one security card reader to access the space. The building is accessible to tenants 24/7 and ADA compliant.

ELECTRIC

Individual electric closets located on each floor provide 18 watts/SF.

DATA/TELECOM

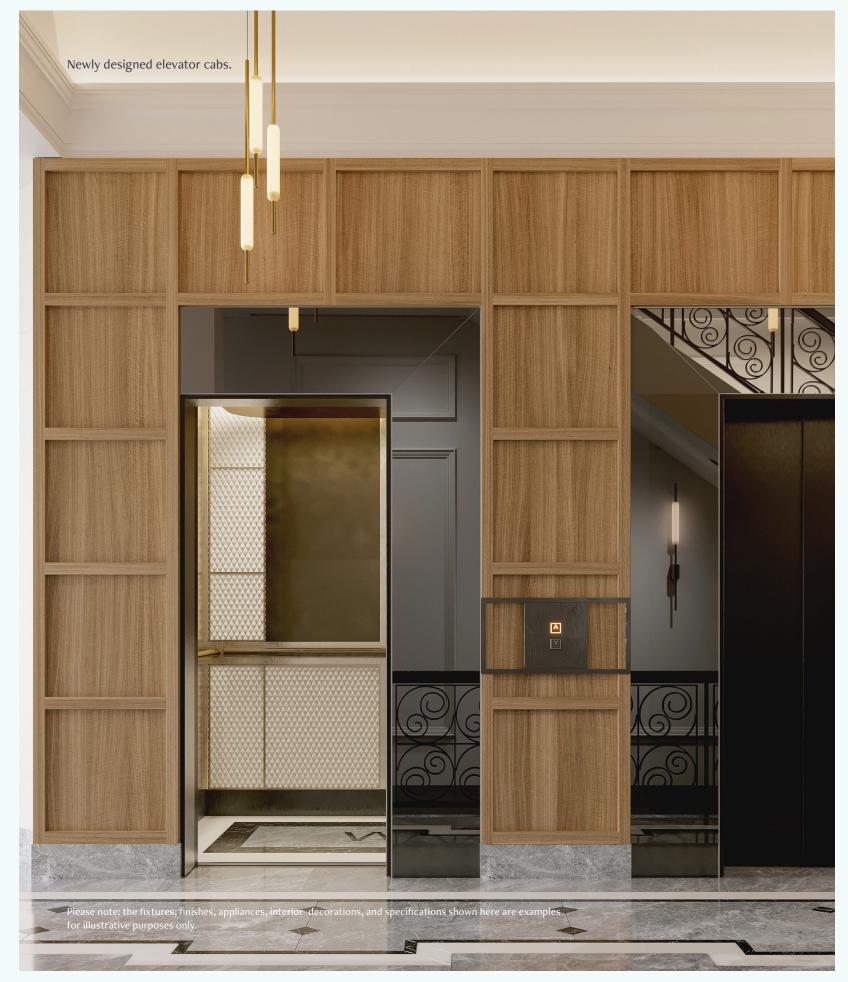
Verizon or Comcast can provide dedicated, business grade internet access with guaranteed upload and download speeds.

For Full Floor Office Suites

The Wesleyan on Copley offers 4,000 - 13,000 RSF of available office space that can be combined and customized to each tenant's needs within the luxurious envelope that Chevron Partners delivers.

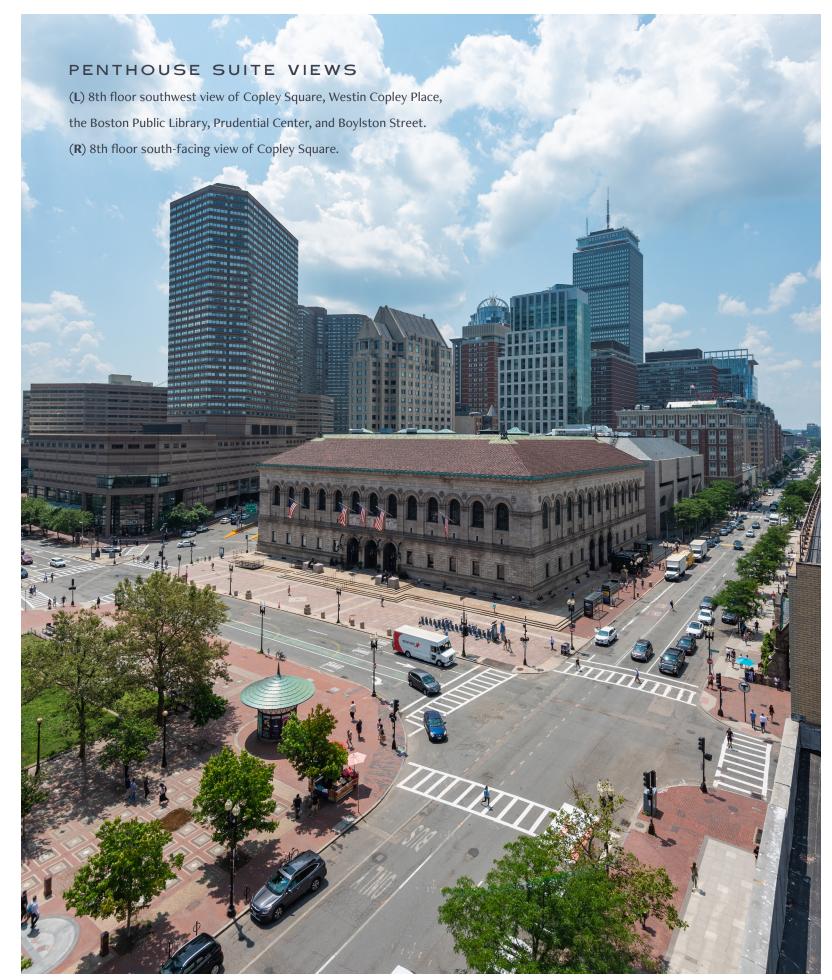


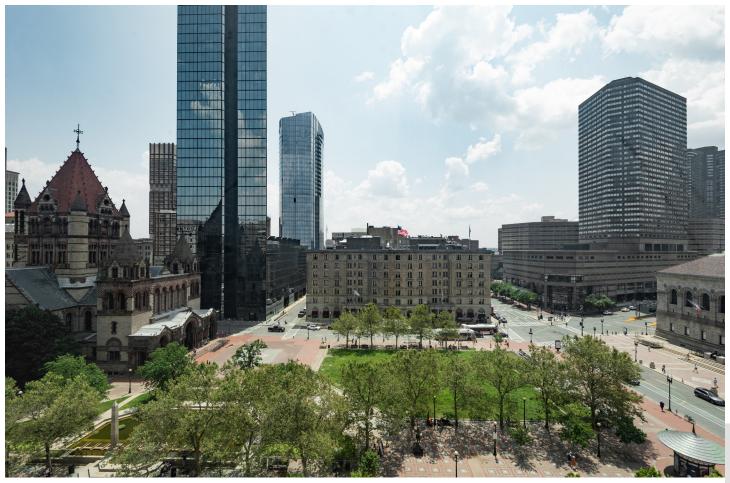
*7th and 8th floors available to be combined for an +/- 8,040 RSF Penthouse Suite.















(617) 863-8429

ben.sutton@nmrk.com

JASON CAMERON

(617) 863-8129

jason.cameron@nmrk.com







