



2025 DELIVERY

# Full Floorplates Of Boutique Office Space For Lease

581 BOYLSTON STREET, BOSTON, MA 02116

**NEWMARK**

[WESLEYANONCOPLEY.COM](http://WESLEYANONCOPLEY.COM)



**CHEVRON**  
PARTNERS



A REIMAGINED EIGHT-STORY

# Office Building Overlooking Copley Square

The Wesleyan on Copley at 581 Boylston Street will be fully transformed by Chevron Partners into a European-inspired, boutique mixed-use building. The redevelopment will boast a new retail facade and office entry, a Parisian-style lobby, seven full-floor office suites, and 4,000 square feet of amenity space.

All available in one of Boston's most historic and coveted neighborhoods.







WALK SCORE



100

TRANSIT SCORE



97

BIKE SCORE



85



581 BOYLSTON STREET

# Neighboring Copley Square, Newbury Street, and the Prudential Center

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.

01 MIN

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

02 MIN

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

04 MIN

Drive to I-90 and  
Storrow Drive

05 MIN

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

05 MIN

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

05 MIN

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

07 MIN

Walk to the Public Garden and  
Boston Common

09 MIN

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

14 MIN

Drive from Logan International  
Airport with access to  
MBTA Silver Lines





MAP KEY

WESLEYAN NEIGHBORS

- CVS pharmacy, clover food lab, DIG, ANALYSIS GROUP, ROPES & GRAY, salesforce, Chick-fil-A, SMASHBURGER, TD Bank, wayfair, Liberty Mutual, Deloitte.

NEIGHBORING OFFICE TENANTS

HOTELS

01. FOUR SEASONS HOTEL BOSTON  
02. THE NEWBURY HOTEL  
03. RAFFLES HOTEL  
04. FAIRMONT COPLEY PLAZA  
05. THE WESTIN COPLEY PLACE  
06. CHARLESMARK HOTEL  
07. LENOX HOTEL  
08. COURTYARD BY MARRIOTT  
09. COPLEY SQUARE HOTEL  
10. MANDARIN ORIENTAL BOSTON  
11. NEWBURY GUEST HOUSE  
12. SONDER NO. 284 BACK BAY  
13. HILTON BOSTON BACK BAY  
14. SHERATON BOSTON HOTEL  
15. FOUR SEASONS HOTEL ONE DALTON STREET, BOSTON  
16. THE COLONNADE HOTEL  
17. BOSTON MARRIOTT COPLEY PLACE

HEALTH CLUBS

01. BTONE FITNESS  
02. CLIENTEL3  
03. INVICTUS BOSTON  
04. ORANGETHEORY  
05. HEALTHWORKS  
06. EQUINOX DARTMOUTH  
07. BARRY'S BOSTON BACK BAY  
08. CANADIAN PARK PERSONAL TRAINING  
09. AUM TRAINING CENTER  
10. TITLE BOXING  
11. PURE BARRE

BACK BAY AT A GLANCE

- +118 RESTAURANTS/BARS, +38 CAFE/COFFEE SHOPS, +5.2K HOTEL ROOMS, +11 HEALTH CLUBS, 32 PARKING GARAGES, 16 CHARGING STATIONS, \$142K AVG. HOUSEHOLD INCOME, 496K TOTAL DAYTIME EMPLOYMENT





New storefronts & office entry

TENANT-DESIGNED OFFICE SUITES

# 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.



Entrance



Elevators

Please note: the fixtures, finishes, appliances, interior decorations, and specifications shown here are examples for illustrative purposes only.





Sample conference room finishes



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WESLEYAN ON COPLEY

# 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](https://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.

## OPTIMAL FLOORPLANS 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.



Newly designed elevator cabs.



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Sample open office layout with work stations and private offices.



Sample executive office layout.





PENTHOUSE SUITE VIEWS

(L) 8th floor southwest view of Copley Square, Westin Copley Place, the Boston Public Library, Prudential Center, and Boylston Street.  
(R) 8th floor south-facing view of Copley Square.



North-facing view of Cambridge.







FOR LEASING INFORMATION

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ARCHITECTS**

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