

99BEDFORD.COM

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99 BEDFORD

ESTD. 1875

4,000 TO 18,000 RSF OF  
BOUTIQUE BRICK & BEAM OFFICE SPACE  
FOR LEASE



CHEVRON  
PARTNERS

99 BEDFORD STREET  
BOSTON, MA 02110





Disclaimer: All renderings and photographs are artistic representations provided for illustrative purposes only. They do not constitute a representation, warranty, or guarantee of the final design, materials, furnishings, dimensions, or configuration. Features and finishes are subject to change.

## 99 BEDFORD STREET BOSTON'S HISTORIC BEDFORD BUILDING RENEWED

Located between South Station and Downtown Crossing, 99 Bedford Street is being reimagined into a boutique office destination tailored for today's discerning tenants. The building's transformation will feature a refreshed lobby with new lighting and furnishings, upgraded amenities including a tenant lounge, conference space, and fitness center, and a new 9,600-square-foot spec suite on the fourth floor. With efficient floorplates ranging from  $\pm$  4,000 to 18,000 RSF, abundant natural light, and timeless architectural details, 99 Bedford offers a rare opportunity to lease boutique brick-and-beam office space in the heart of Downtown Boston.

## SEAMLESSLY CONNECTED TO DOWNTOWN BOSTON

With close proximity to the MBTA's Red, Orange, and Green lines, commuting across Greater Boston is effortless. Surrounded by cafés, acclaimed restaurants, and premium fitness studios, employees can recharge, connect, or entertain clients with ease.

**.01  
MI** WALK TO SOUTH STATION  
Access to Amtrak, Commuter Rail, Red and Silver Lines

**.01  
MI** WALK TO DOWNTOWN CROSSING  
Access to Red, Orange, and Silver Lines

**.03  
MI** WALK TO POST OFFICE SQUARE

**.03  
MI** WALK TO PARK STREET  
Access to Red and Green Lines

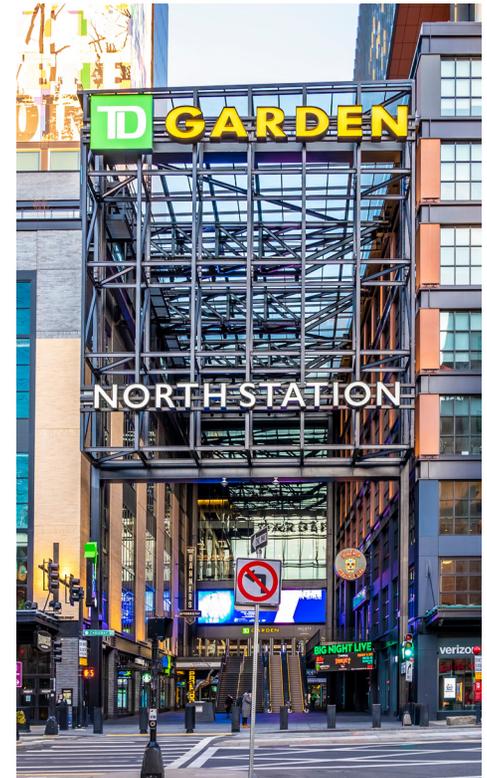
**.06  
MI** WALK TO GOVERNMENT CENTER  
Access to Green and Blue Lines

**.09  
MI** WALK TO NORTH STATION  
Access to Amtrak, Commuter Rail, Orange and Green Lines

**02  
MIN** DRIVE TO I-90 AND I-93

**09  
MIN** DRIVE TO LOGAN AIRPORT

**15** BLUEBIKE STATIONS NEARBY





IN THE NEIGHBORHOOD

THE LINEUP

sweetgreen



DUNKIN'



CAVA



B/SPOKE



Tatte

Al's Cafes

clover food lab

VERMILION



## 99 BEDFORD

# BUILDING FEATURES

### Flexible floorplates from ± 4,000 - 18,000 RSF

Adaptable layouts accommodate private offices, conference rooms, huddle spaces, reception areas, open workstations, and collaboration zones.

### Character-rich brick and beam architecture

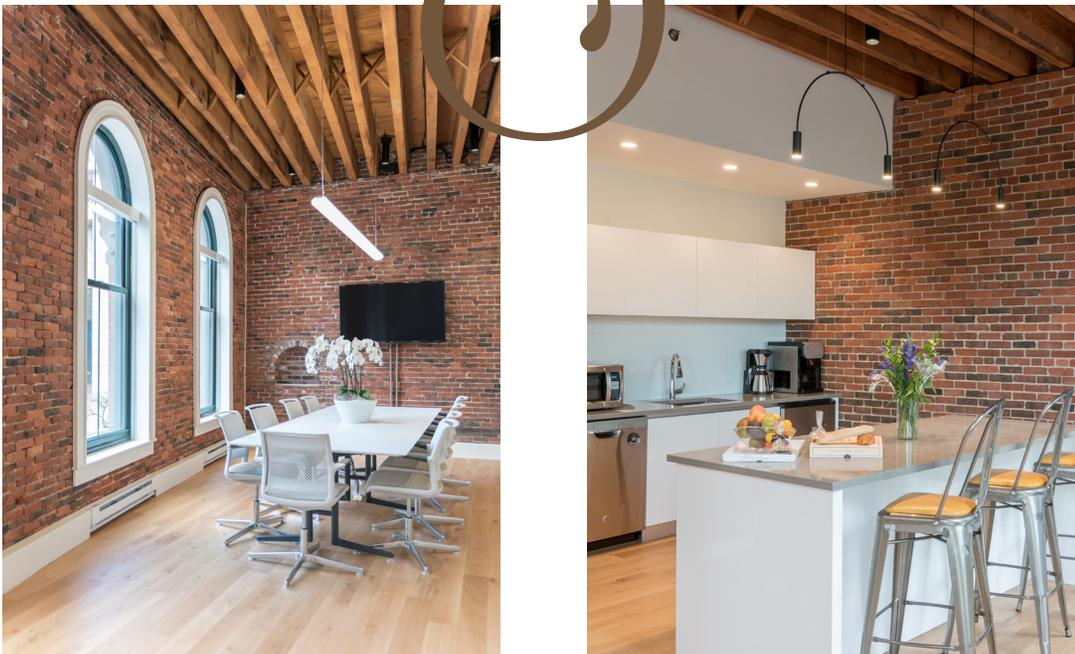
Flooded with natural light throughout.

### Enhanced amenities arriving 2026

New tenant lounge, conference area, and gym upgrades.

### Refreshed lobby & elevator landings

Featuring contemporary furnishings and lighting, coming in 2026.



## Q4 2026 DELIVERY

# 4TH FLOOR SPEC SUITE

### ±9,600 RSF floorplate

Brick and beam construction with natural light overlooking Bedford Street.

### Collaborative layout

For ample open workstations, private offices, lounge kitchen, and meeting rooms.

### Designer finishes

Custom kitchen cabinetry, glass partitions, and flooring curated by Adige Design.

Imagery of similar space at 100 City Hall Plaza shown here.

± 9,600 RSF

# 4TH FLOOR SPEC SUITE

OCCUPANCY: ± 55

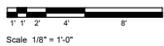
AVAILABLE Q4 2026  
UNFURNISHED

Ample space for ± 42 open workstations, ± 11 private offices, ± 4 meeting rooms. Featuring all new flooring, glass partitions, a custom lounge kitchen, phone booths, and print area. Common area includes shared bathrooms and wellness room.



ONE LINCOLN

BEDFORD STREET



± 9,560 RSF

# 1ST FLOOR WEST SUITE

OCCUPANCY: ± 12

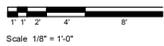
Featuring ± 12 private offices, pantry, reception, storage, and tenant exclusive restrooms.

AVAILABLE NOW  
UNFURNISHED



ONE LINCOLN

BEDFORD STREET



± 17,985 RSF

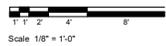
# 2ND FLOOR

OCCUPANCY: ± 80

AVAILABLE NOW  
UNFURNISHED

Featuring open office space for ± 75 workstations, 3 private offices, 3 conference rooms, kitchen, reception, wellness room, print room, phone booth, storage, and exclusive tenant restrooms.

LINCOLN STREET



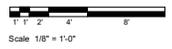
± 8,410 RSF

# 3RD FLOOR EAST SUITE

OCCUPANCY: ± 55

Featuring open office space for ± 50 workstations, ± 5 private offices, 2 conference rooms, kitchen, reception, lounge, print area, and storage.

AVAILABLE NOW  
UNFURNISHED



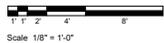
± 9,575 RSF

# 3RD FLOOR WEST SUITE

OCCUPANCY: ± 55

AVAILABLE NOW  
SHELL CONDITION

Shell condition with existing office infrastructure in place, allowing for ± 50 workstations, ± 5 private offices, 1 conference room, kitchenette, reception, print room, and storage.



BEDFORD STREET

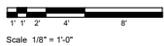
± 8,385 RSF

# 4TH FLOOR EAST SUITE

OCCUPANCY: ± 36

Featuring open office space for ± 20 workstations, ± 16 private offices, kitchen, reception, and storage.

AVAILABLE NOW  
UNFURNISHED



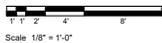
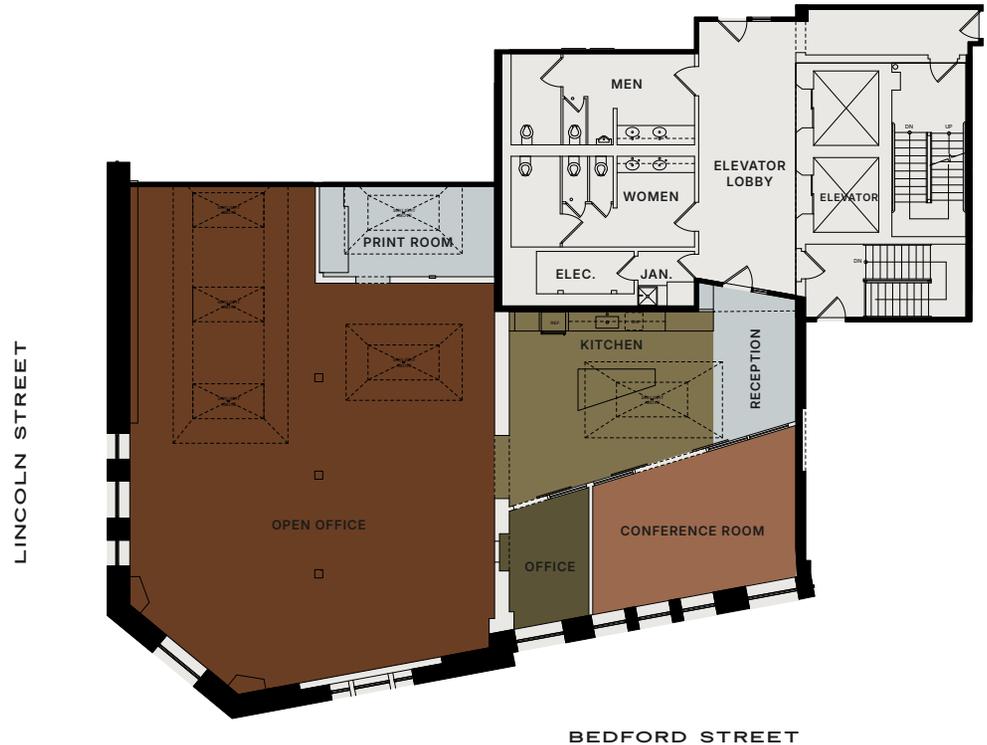
± 4,190 RSF

# 5TH FLOOR CLOCK TOWER SUITE

OCCUPANCY: ± 29

AVAILABLE Q1 2026  
UNFURNISHED

Featuring open office space for ± 28 workstations, ± 1 private office, 1 conference room, kitchen, reception, print room, and coat closet.



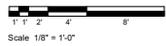
± 13,805 RSF

# 5TH FLOOR SUITE

OCCUPANCY: ± 71

AVAILABLE Q1 2026  
UNFURNISHED

Featuring open office space for ± 65 workstations,  
± 6 private offices, ± 2 conference rooms,  
± 4 huddle rooms, kitchen, lounge,  
and print area.



BEDFORD STREET

## LOBBY & LOWER LEVEL AMENITIES

Refreshed lobby finishes, tenant lounge, and gym to be delivered in 2026.



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