



WESLEYAN  
ON COPLEY

NOW LEASING

Full Floorplates Of Boutique  
Office Space For Lease

581 BOYLSTON STREET, BOSTON, MA 02116

NEWMARK

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

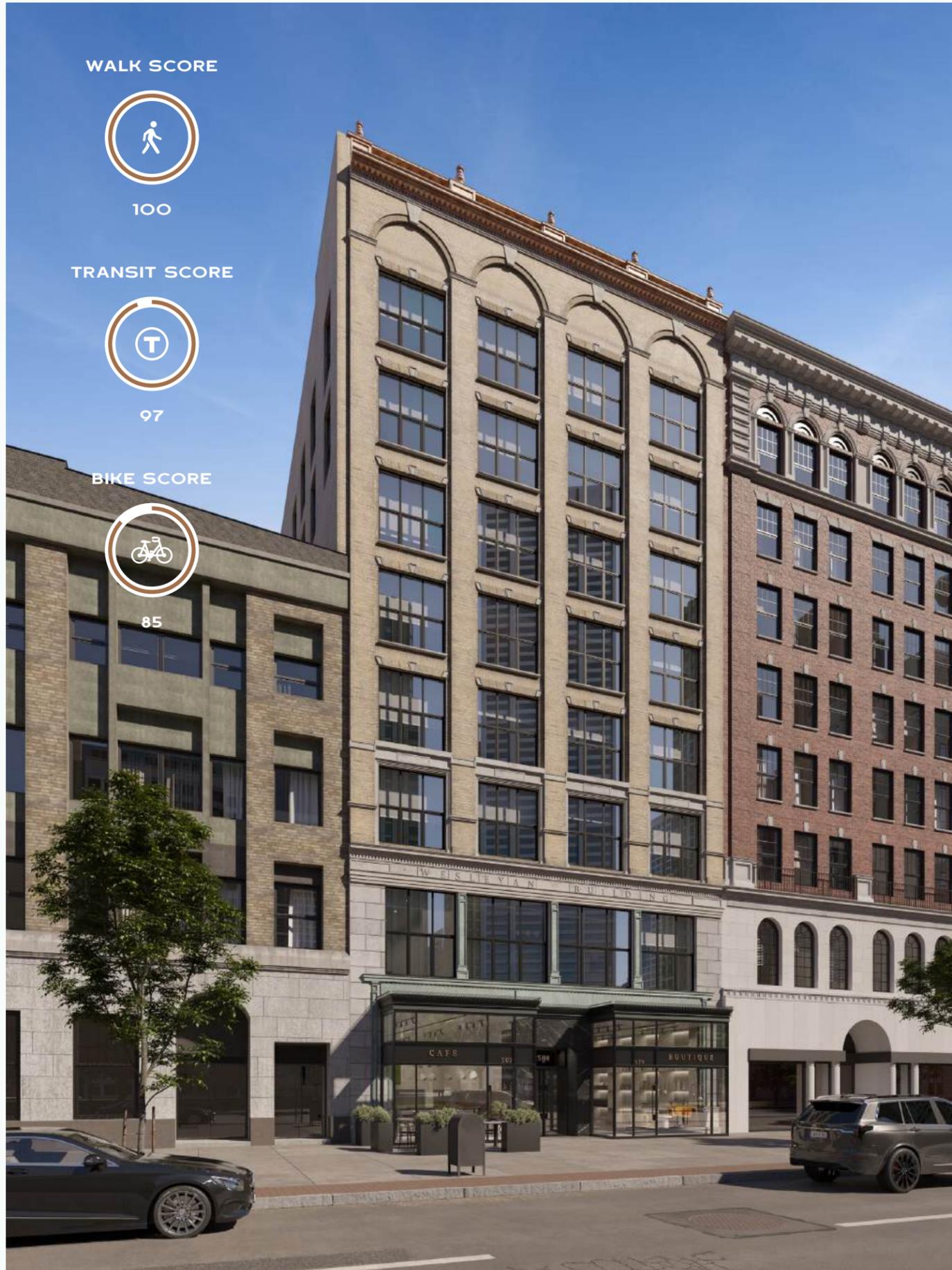


CHEVRON  
PARTNERS

A REIMAGINED EIGHT-STORY  
Office Building Overlooking Copley Square

The Wesleyan on Copley at 581 Boylston Street has been fully transformed by Chevron Partners into a European-inspired, boutique mixed-use building. The redevelopment boasts a new retail facade and office entry, a Parisian-style lobby, building amenities coming in 2026, and seven floors of office suites. 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**

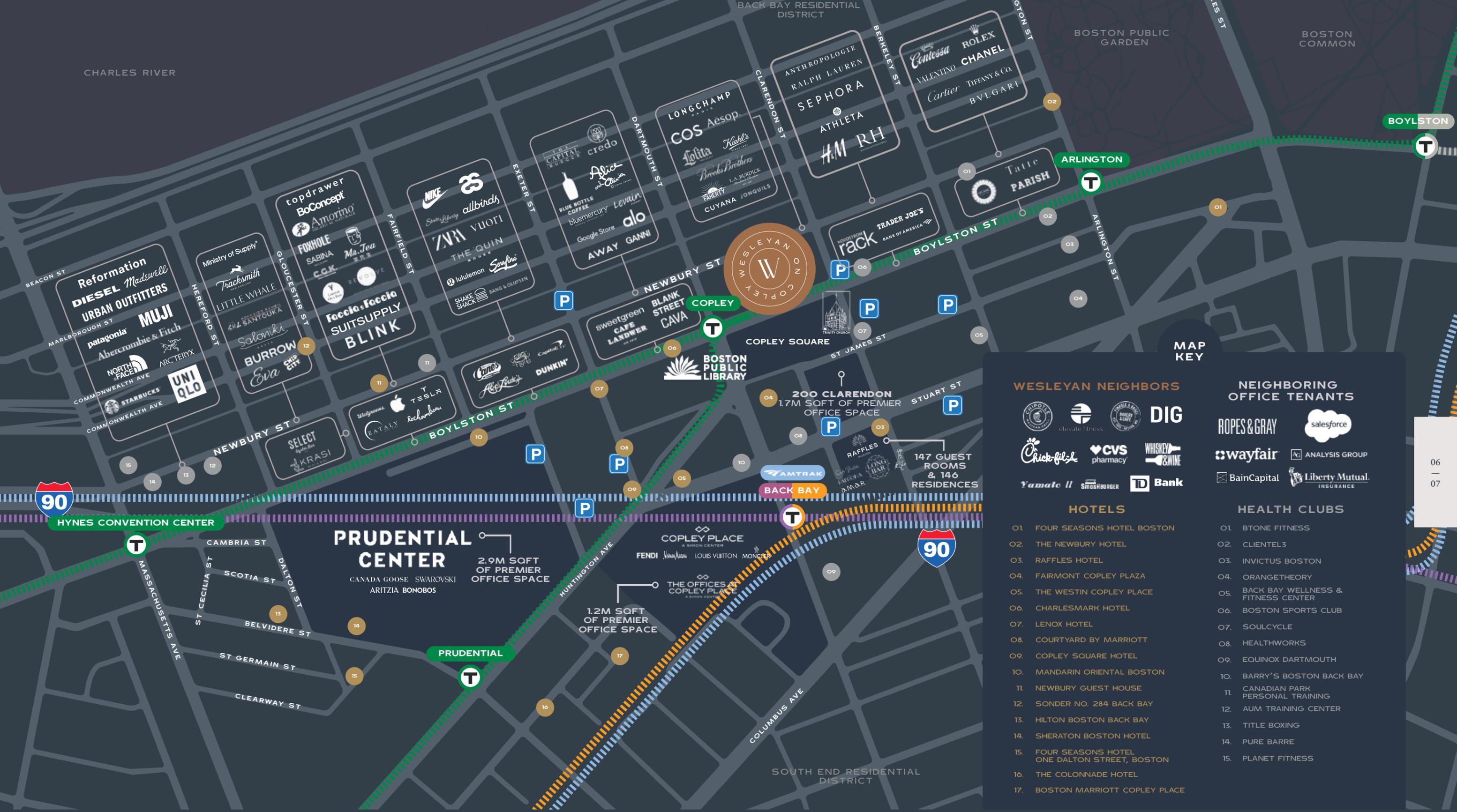
Walk to the Public Garden and  
Boston Common

**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



NEIGHBORING OFFICE TENANTS



HOTELS

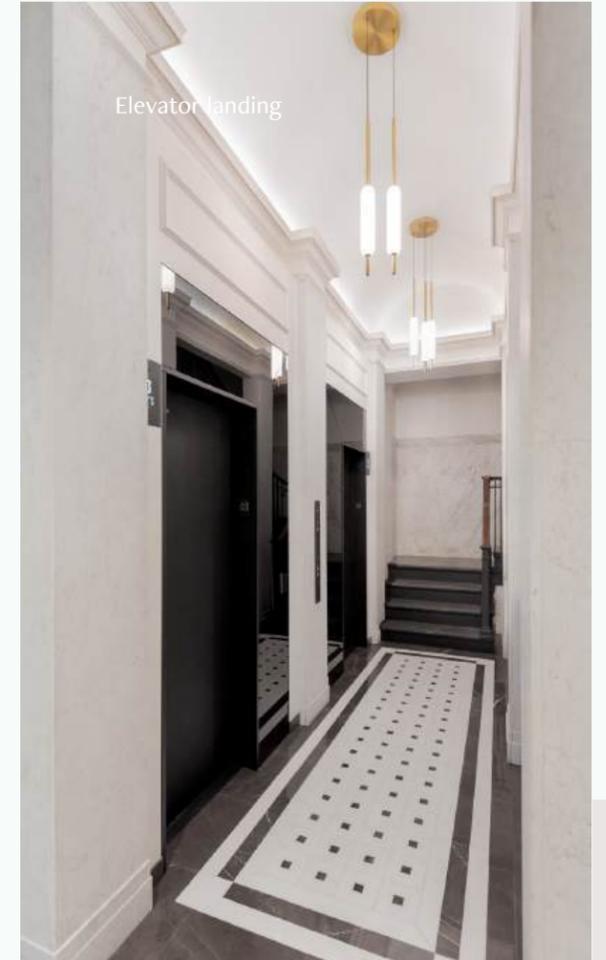
- 01. FOUR SEASONS HOTEL BOSTON
- 02. THE NEWBURY HOTEL
- 03. RAFFLES HOTEL
- 04. FAIRMONT COPLEY PLAZA
- 05. THE WESTIN COPLEY PLACE
- 06. CHARLESMARK HOTEL
- 07. LENOX HOTEL
- 08. COURTYARD BY MARRIOTT
- 09. COPLEY SQUARE HOTEL
- 10. MANDARIN ORIENTAL BOSTON
- 11. NEWBURY GUEST HOUSE
- 12. SONDER NO. 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. BACK BAY WELLNESS & FITNESS CENTER
- 06. BOSTON SPORTS CLUB
- 07. SOULCYCLE
- 08. HEALTHWORKS
- 09. EQUINOX DARTMOUTH
- 10. BARRY'S BOSTON BACK BAY
- 11. CANADIAN PARK PERSONAL TRAINING
- 12. AUM TRAINING CENTER
- 13. TITLE BOXING
- 14. PURE BARRE
- 15. PLANET FITNESS

BACK BAY AT A GLANCE





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 & RENEWED ELEVATOR LANDINGS

Featuring refurbished stonework, designer lighting, and refreshed elevator cabs & stairwell.

SIX FULL-FLOOR OFFICE SUITES AVAILABLE

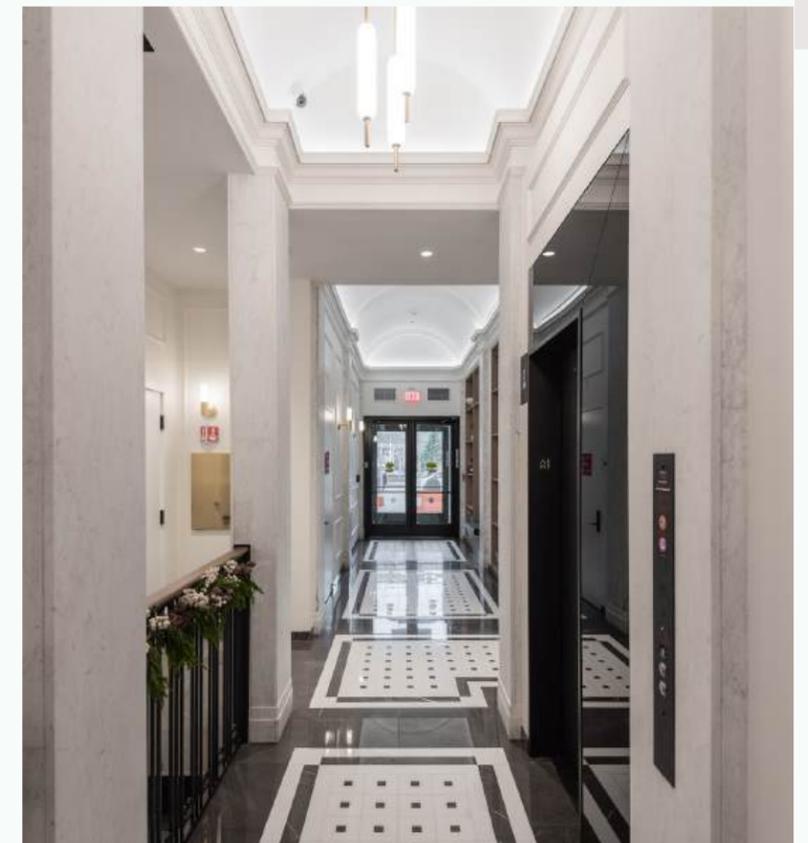
Ready for single or multi-floor fitouts. An office spec suite is located on the third floor.

REVIVED STOREFRONTS & BUILDING ENTRANCE

Newly designed with two retail suites anchoring the office entry.

INTERIOR DESIGN SERVICES AVAILABLE

Through Adige Design for further customization.





# Building 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

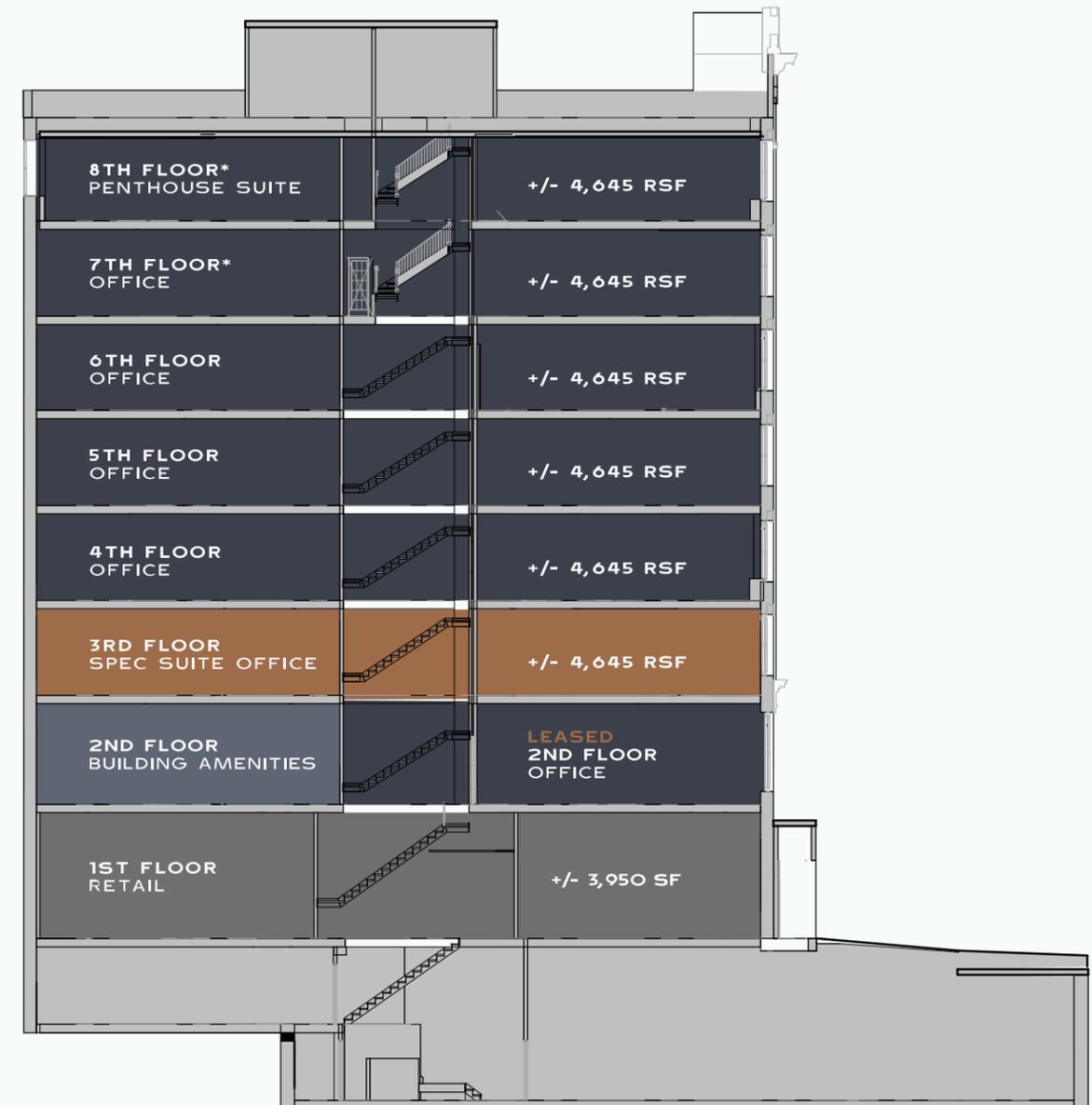
Verizon or Comcast can provide dedicated, business grade internet access with guaranteed upload and download speeds.

## BUILDING AMENITIES

Including a tenant lounge located on the second floor.

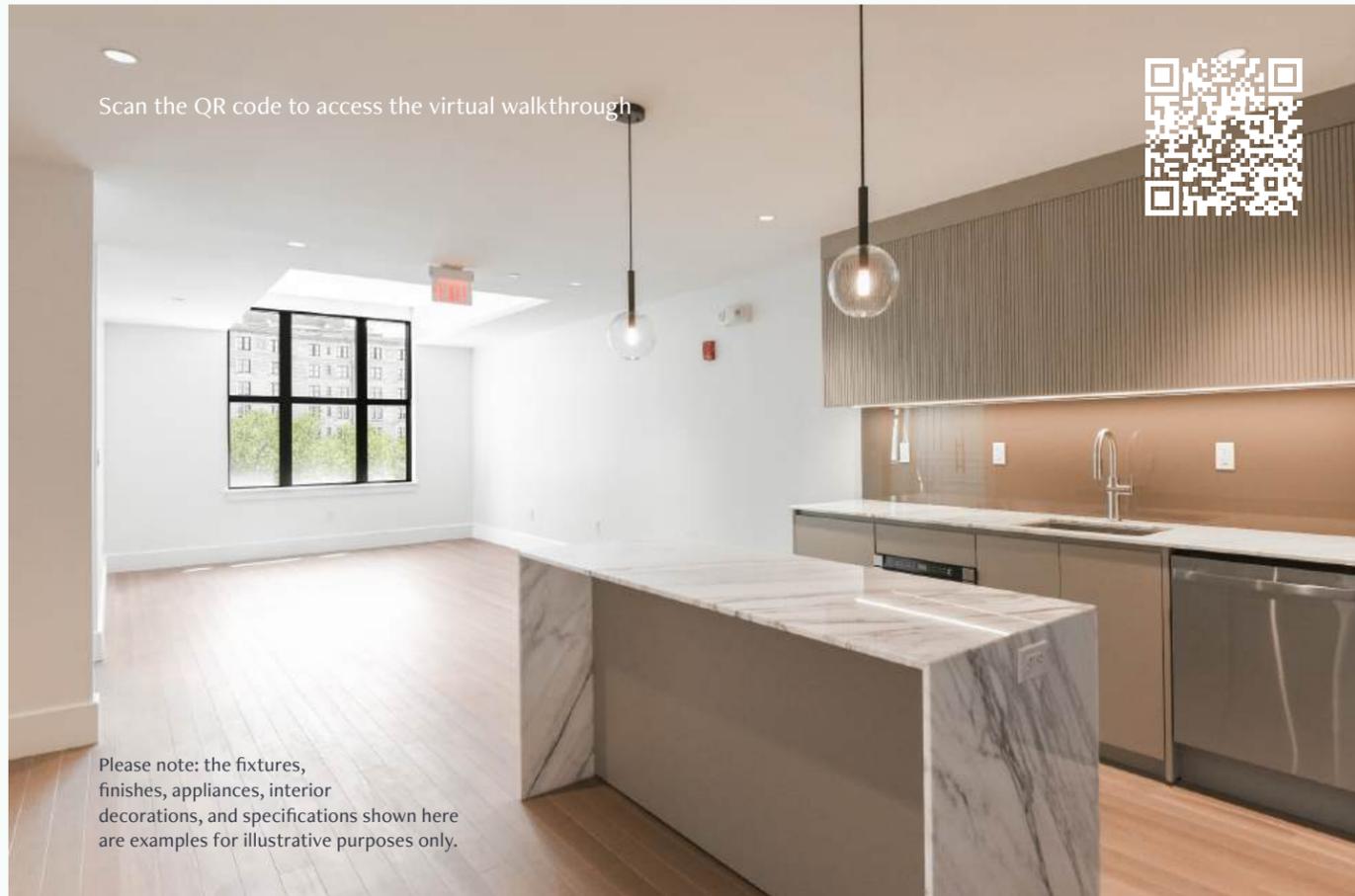
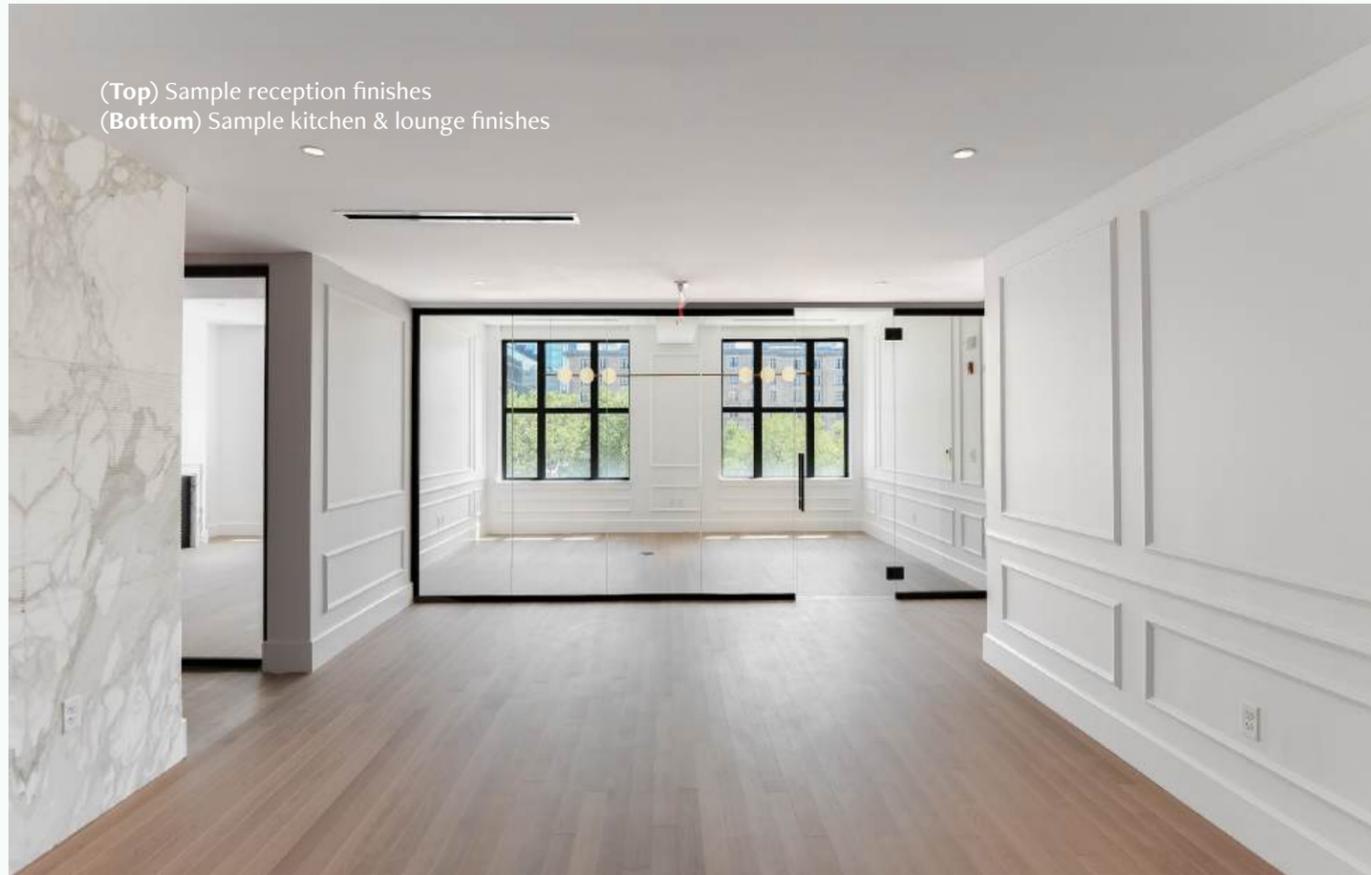
## OPTIMAL FLOORPLANS For Full Floor Office Suites

The Wesleyan on Copley offers +/- 4,645 – 27,870 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 +/- 9,290 RSF Penthouse Suite.

(Top) Sample reception finishes  
 (Bottom) Sample kitchen & lounge finishes



Scan the QR code to access the virtual walkthrough

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

## WESLEYAN ON COPLEY Office Spec Suite Buildout

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

**+/- 4,645 RSF  
 OF TURNKEY SPACE**  
 With an occupancy of +/- 26.

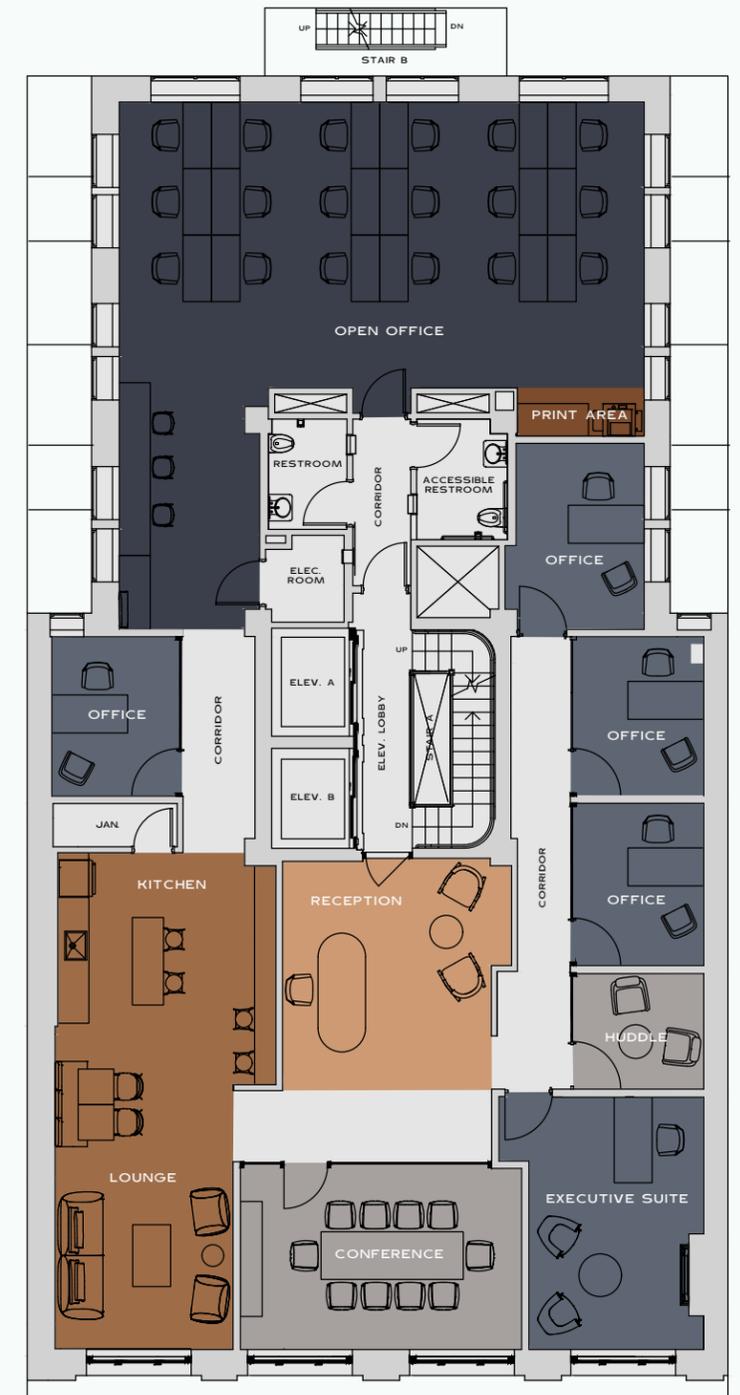
**CONFERENCE ROOM**  
 With Italian glass partitions.

**RECEPTION AREA**  
 With marble wall installation and imported oak wood flooring.

**5 PRIVATE OFFICES**  
 And open area for flexible workstations.

**KITCHEN & LOUNGE**  
 With an Italian marble island and imported cabinetry.

**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.



TEST FIT B

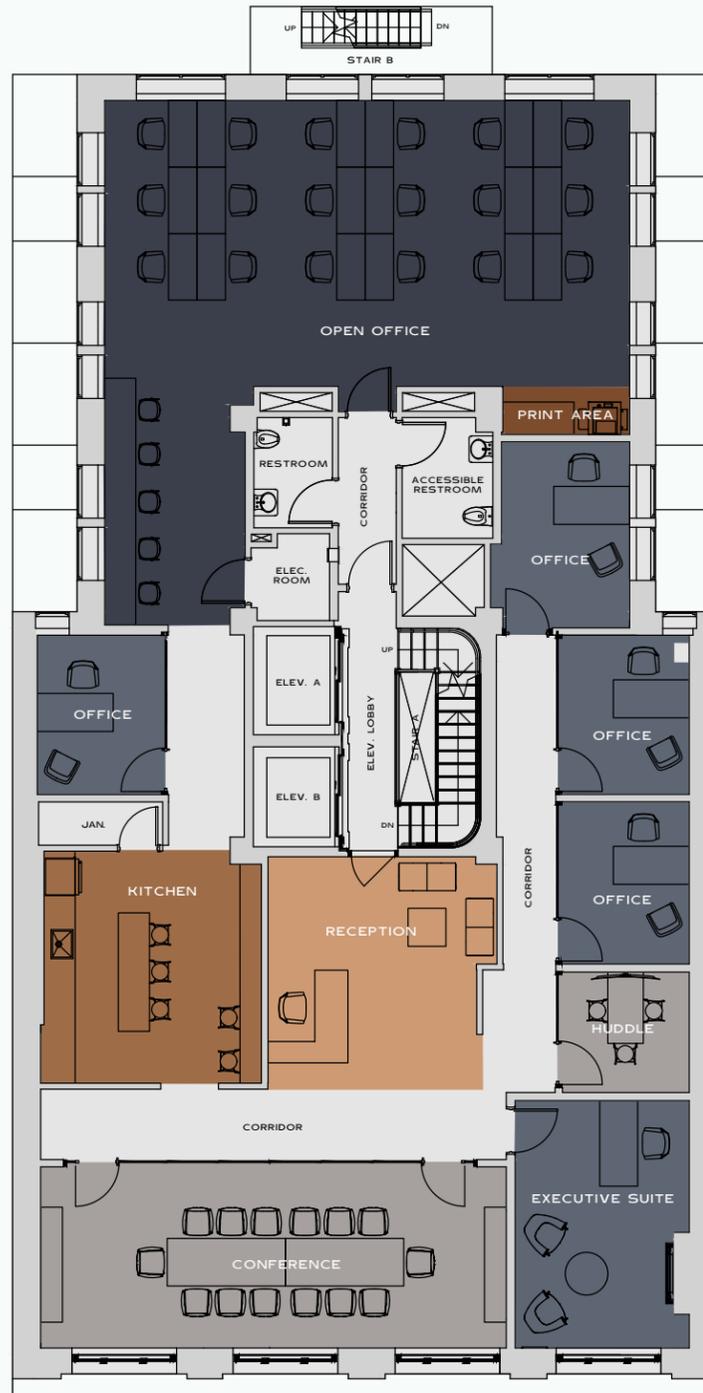
# Generous Conference Space & Collaborative Seating Solutions

**+/- 4,645 RSF**

With an occupancy of +/- 28.

**COLOR KEY**

- RECEPTION
- KITCHEN
- +/- 1 CONFERENCE ROOM
- +/- 5 PRIVATE OFFICES
- +/- 23 OPEN WORKSTATIONS
- PRINTER AREA



TEST FIT C

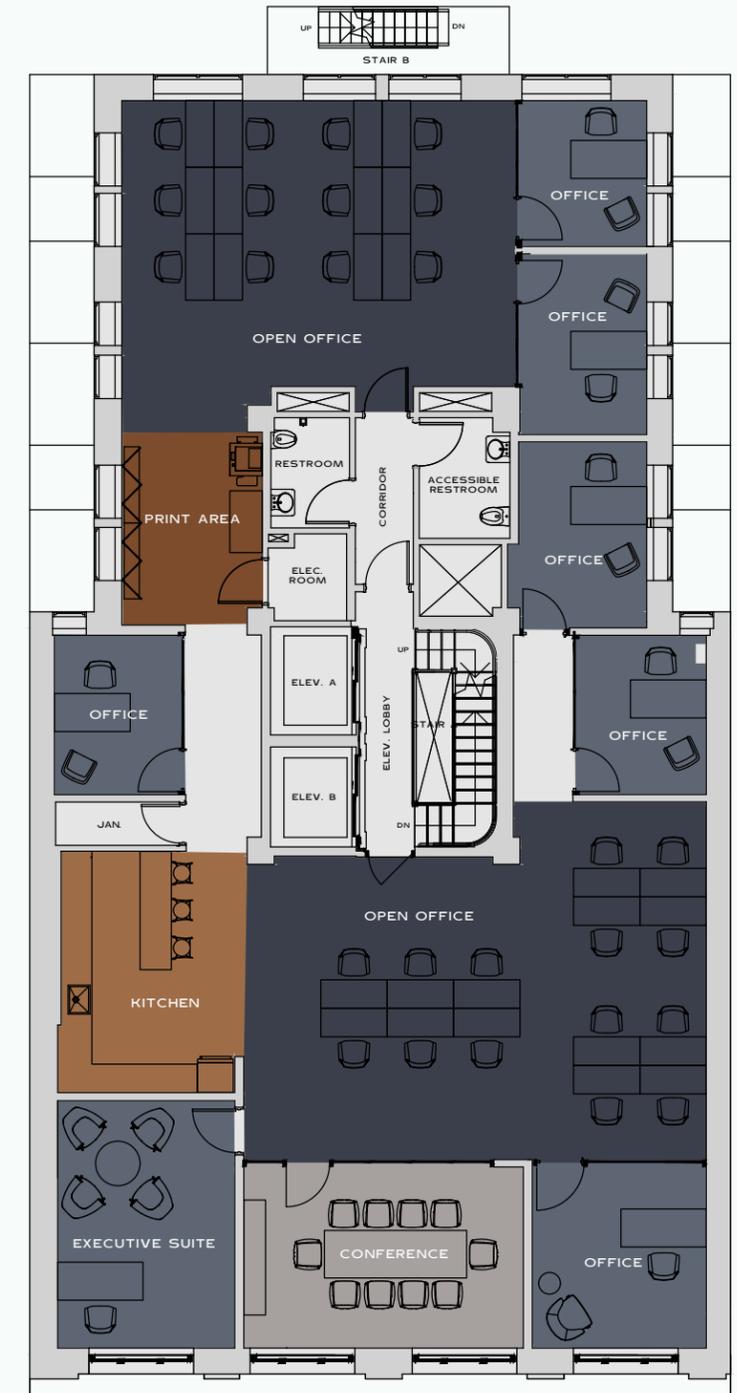
# Versatile Open Seating with Private & Executive Offices

**+/- 4,645 RSF**

With an occupancy of +/- 33.

**COLOR KEY**

- RECEPTION
- KITCHEN
- +/- 1 CONFERENCE ROOM
- +/- 7 PRIVATE OFFICES
- +/- 26 OPEN WORKSTATIONS
- PRINTER AREA



Elevator landing

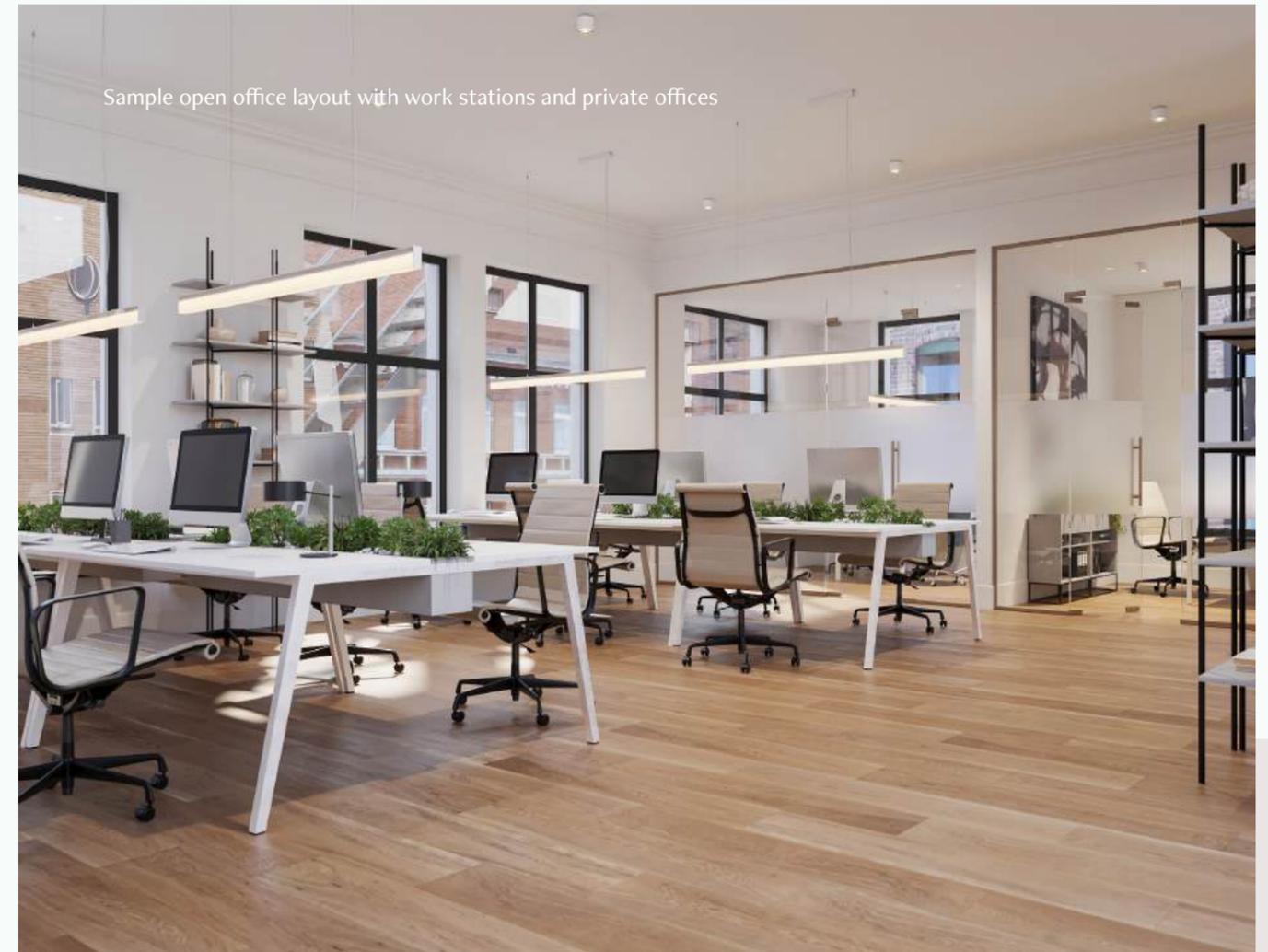
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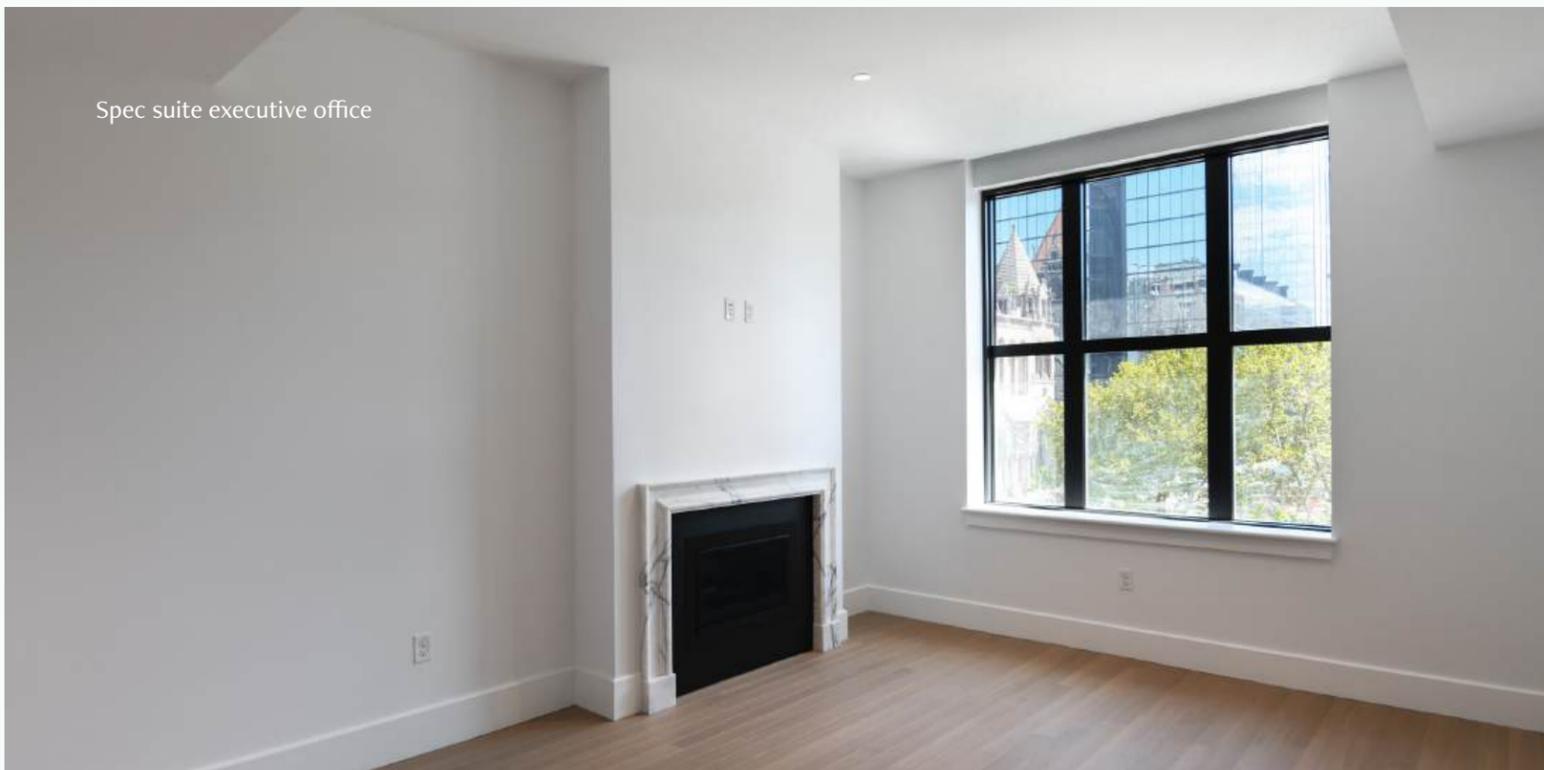
Spec suite perimeter offices



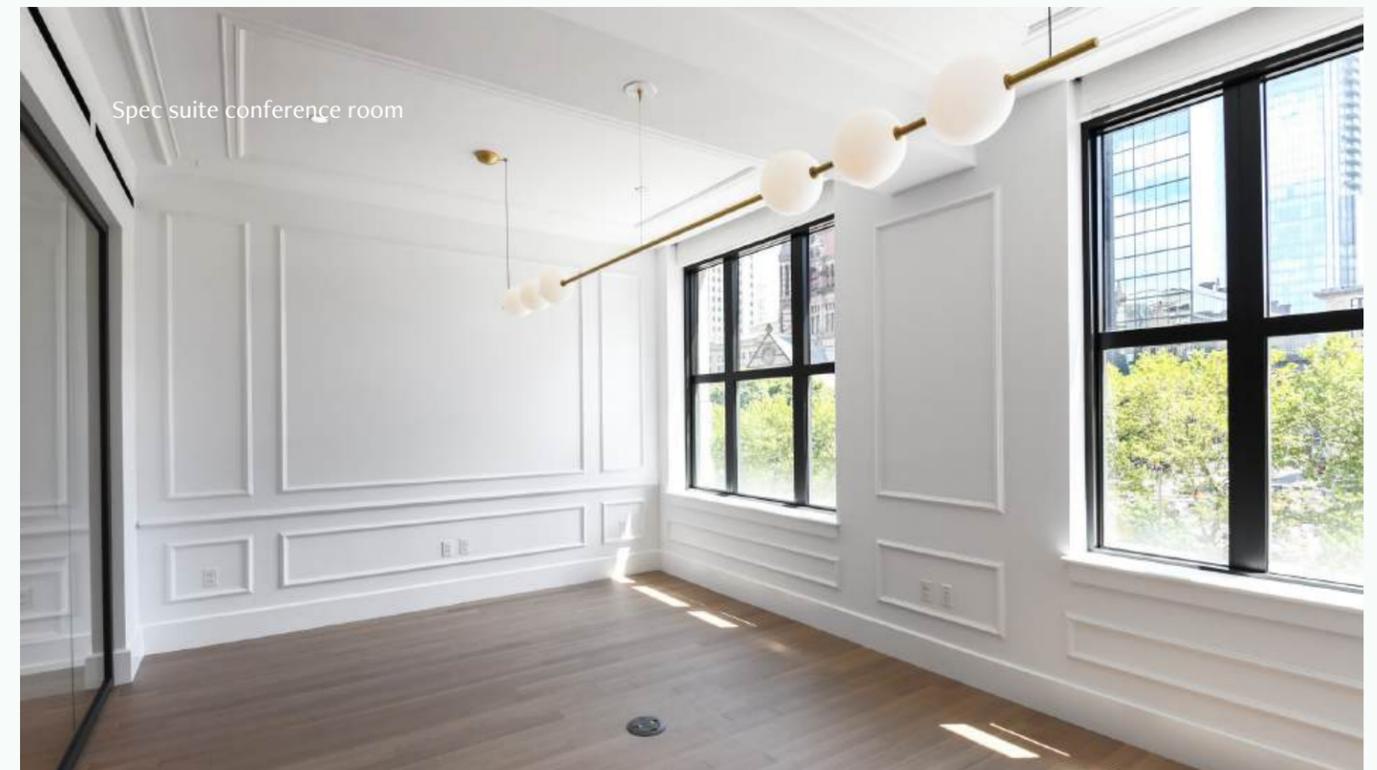
Sample open office layout with work stations and private offices



Spec suite executive office



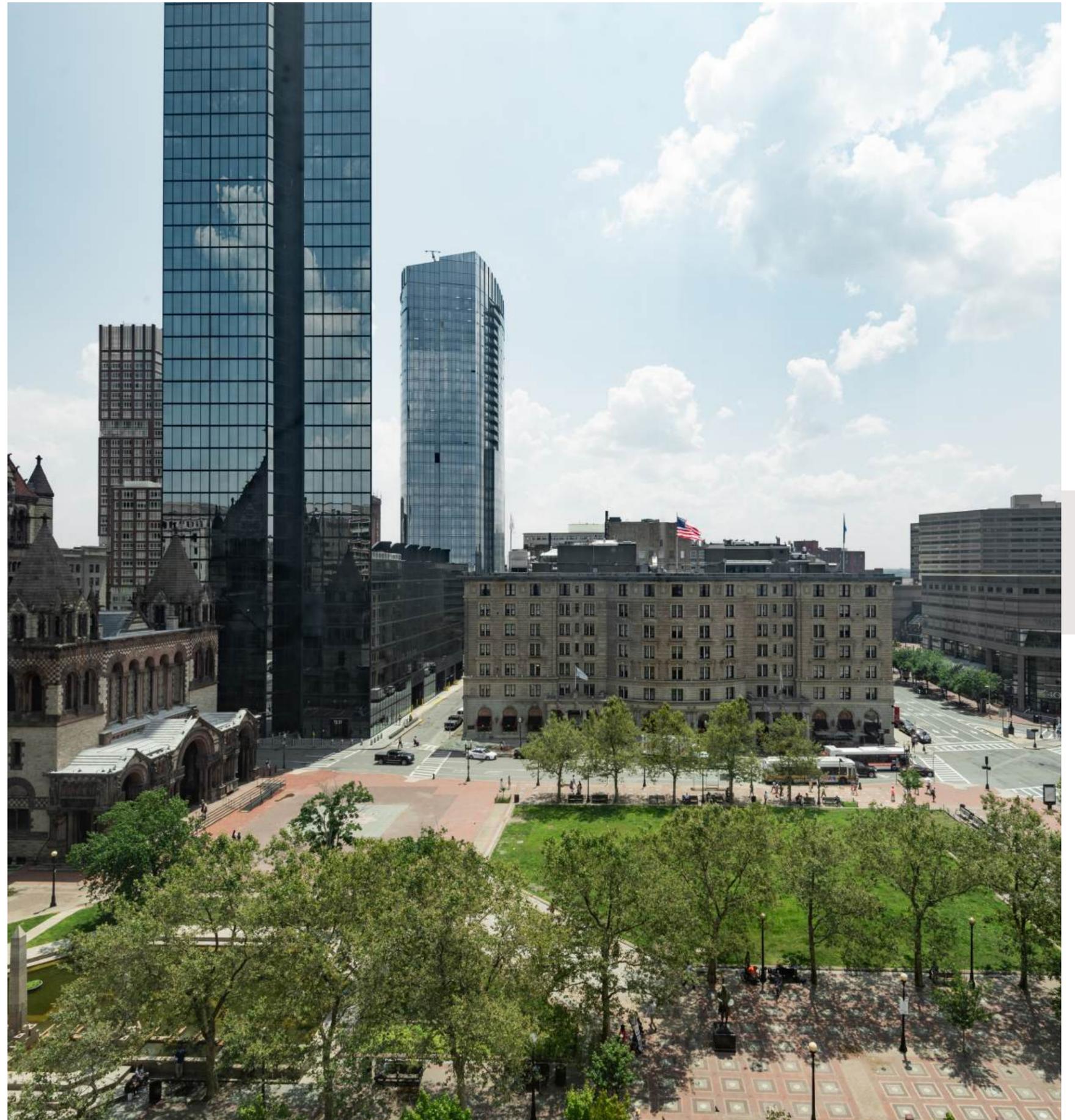
Spec suite conference room



## 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 Park. The park has recently been renovated with a new fountain, paved pathways and plaza space, new lawn and planting areas, and updated seating and lighting.





FOR LEASING INFORMATION

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