



99 BEDFORD

ESTD. 1875

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

99BEDFORD.COM



CHEVRON
PARTNERS

99 BEDFORD STREET
BOSTON, MA 02110

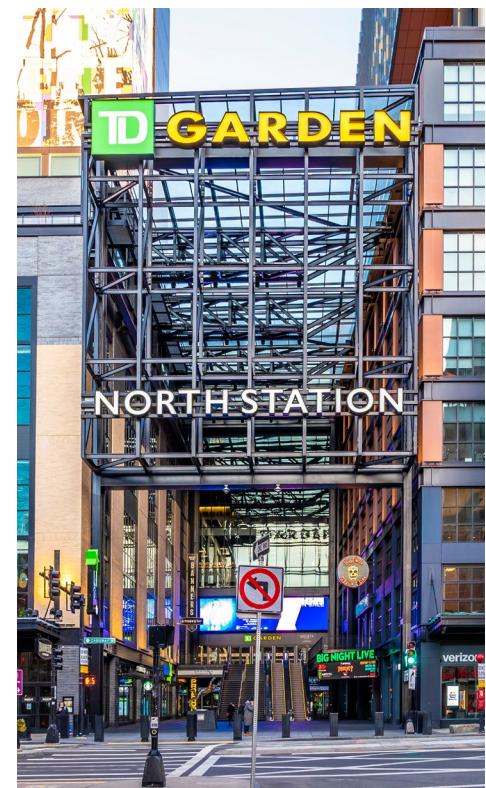
**99 BEDFORD STREET****BOSTON'S HISTORIC BEDFORD BUILDING RENEWED**

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 include a refreshed lobby with new lighting and furnishings, upgraded tenant amenities such as a tenant lounge, conference space, and refreshed 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.

STEPS FROM BOSTON'S TRANSPORTATION HUBS

In close proximity from the MBTA's Red, Orange, and Green lines, commuting is effortless for teams across the Greater Boston area. Surrounded by cafés, acclaimed restaurants, and boutique 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**





NEIGHBORING TENANTS

WINTHROP CENTER

sweetgreen



DUNKIN'

wework



CAVA



B/SPOKE



Tatt e

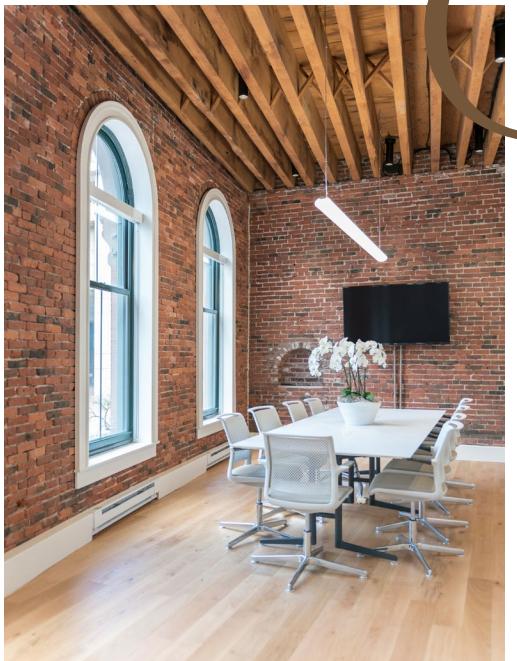
Al's Cafes

clover food lab





B



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

99 BEDFORD BUILDING FEATURES

± 4,000 - 18,000 RSF floorplates

With flexible layouts for private offices, conference rooms, huddle rooms, and space for reception areas, open desk seating, or collaboration space.

Exposed brick & beam structure

With an abundance of natural light.

Upgraded amenities

New tenant lounge, conference area, and gym upgrades coming in 2026.

Refreshed lobby & elevator landings

With new furniture and lighting coming in 2026.

Q3 2026 DELIVERY 4TH FLOOR SPEC SUITE

±9,600 RSF floorplate

With brick and beam structure and natural light facing Lincoln Street.

Updated finishes

Including oak wood flooring, a new kitchen, and glass partitions sourced by Adige Design.

± 17,985 RSF

2ND FLOOR

OCCUPANCY: ± 80

- Open office space +/- 75 workstations
- 3 private offices
- 3 conference rooms
- Reception
- Breakroom
- Wellness Room
- Closet
- Phone Booth
- Print Room
- Server
- Restrooms

AVAILABLE NOW
UNFURNISHED



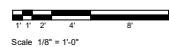
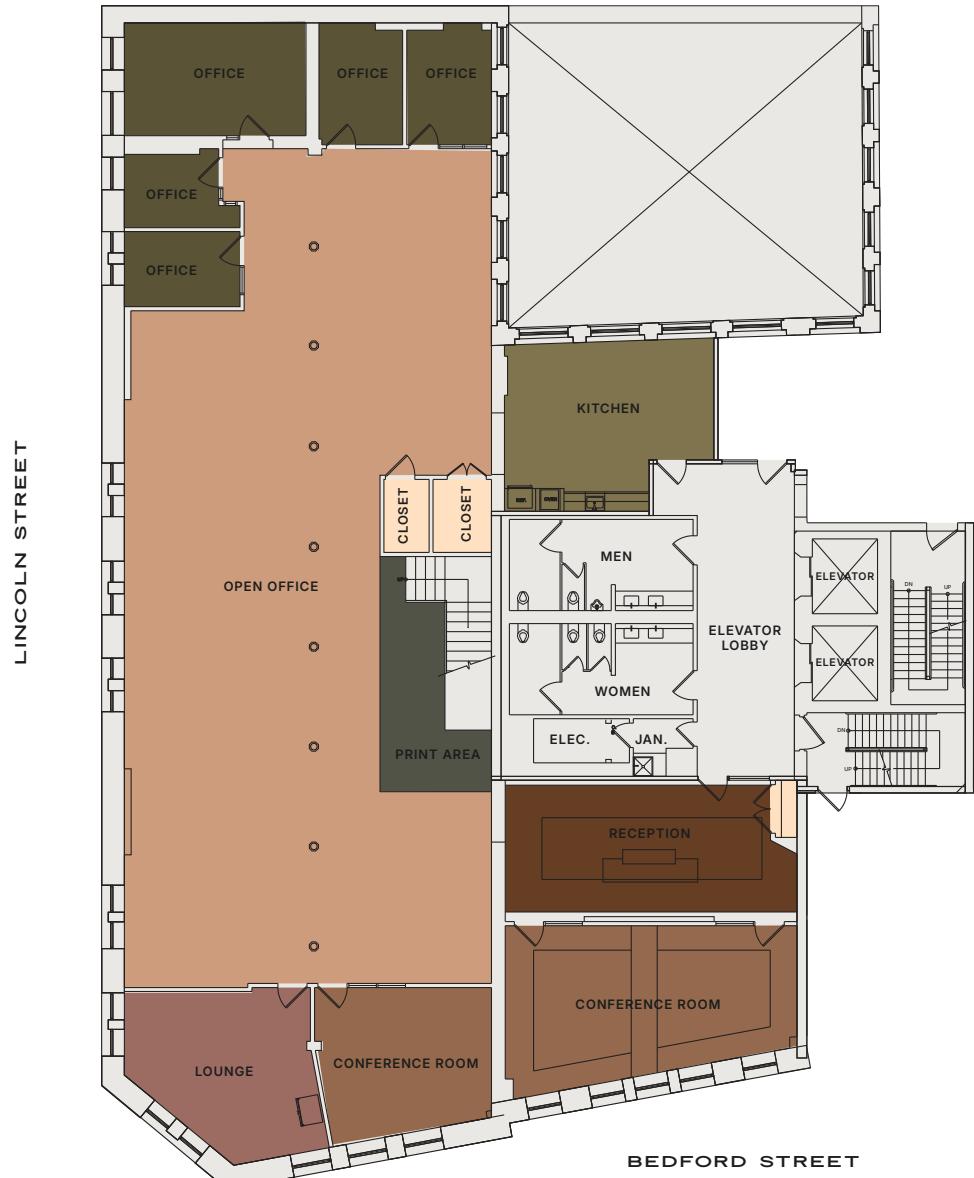
± 8,410 RSF

3RD FLOOR EAST SUITE

OCCUPANCY: ± 55

- Open office space +/- 50 workstations
- +/- 5 private offices
- 1 conference room
- Reception
- Kitchenette
- Closet
- Print Room

AVAILABLE NOW
UNFURNISHED



Scale 1/8" = 1'-0"

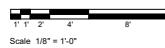
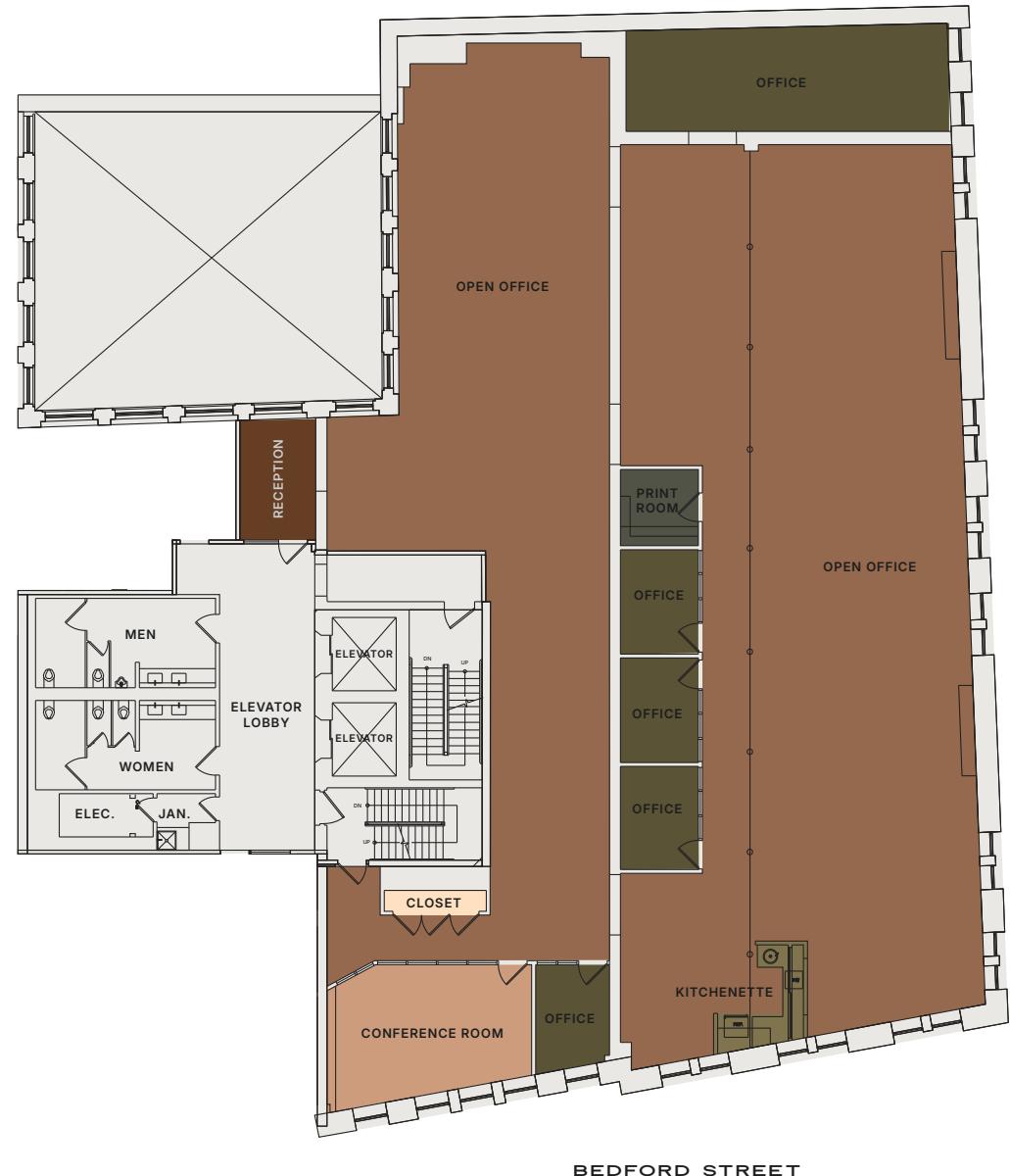
± 9,575 RSF

3RD FLOOR WEST SUITE

OCCUPANCY: ± 55

AVAILABLE NOW
SHELL CONDITION

- Open office space +/- 50 workstations
- +/- 5 private offices
- 1 conference room
- Reception
- Kitchenette
- Closet
- Print Room



Scale 1/8" = 1'-0"

± 8,385 RSF

4TH FLOOR EAST SUITE

OCCUPANCY: ± 36

AVAILABLE NOW
UNFURNISHED

- Open office space for +/- 20 workstations
- +/- 16 private offices
- Kitchen
- Reception
- Storage



Scale 1/8" = 1'-0"

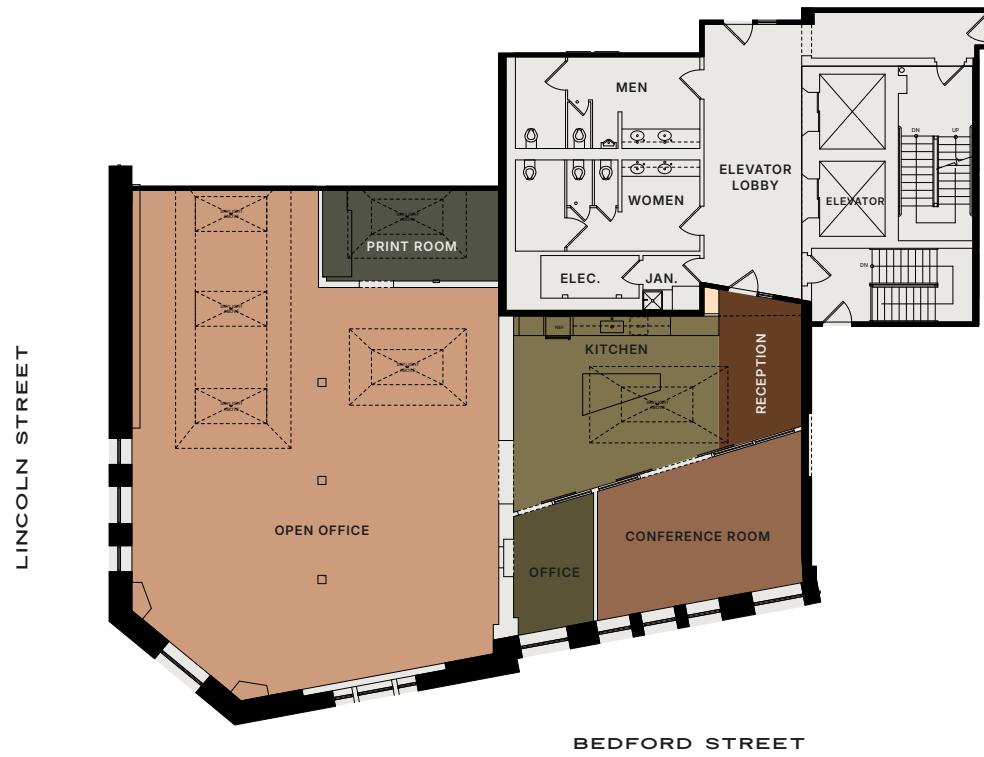
± 4,190 RSF

5TH FLOOR CLOCK TOWER SUITE

OCCUPANCY: ± 29

AVAILABLE Q1 2026
UNFURNISHED

- Open office space for +/- 28 workstations
- 1 Private office
- 1 Conference room
- Kitchen
- Reception
- Print Room
- Storage



± 13,805 RSF

5TH FLOOR SUITE

OCCUPANCY: ± 71

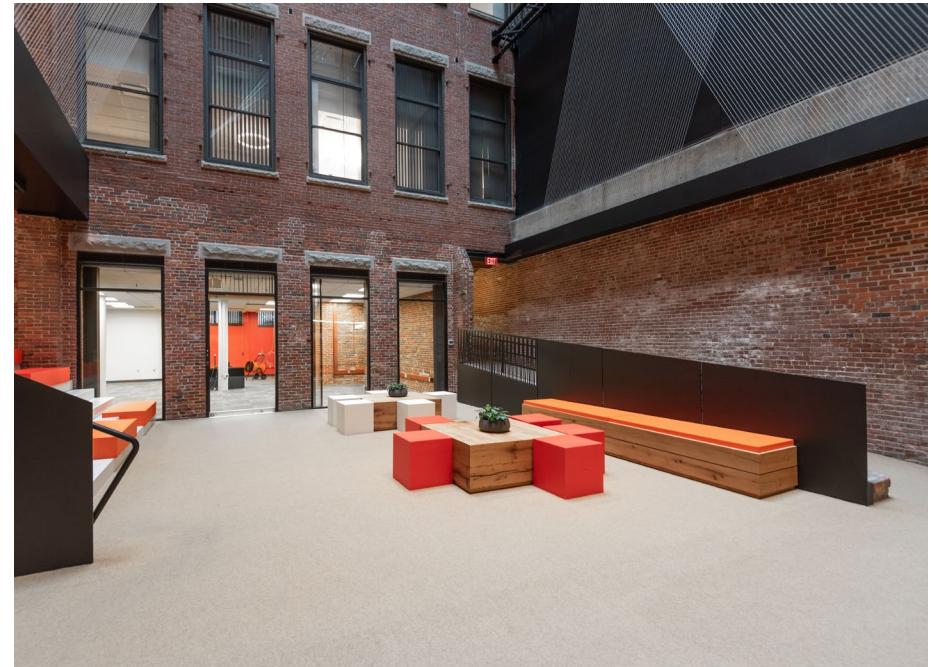
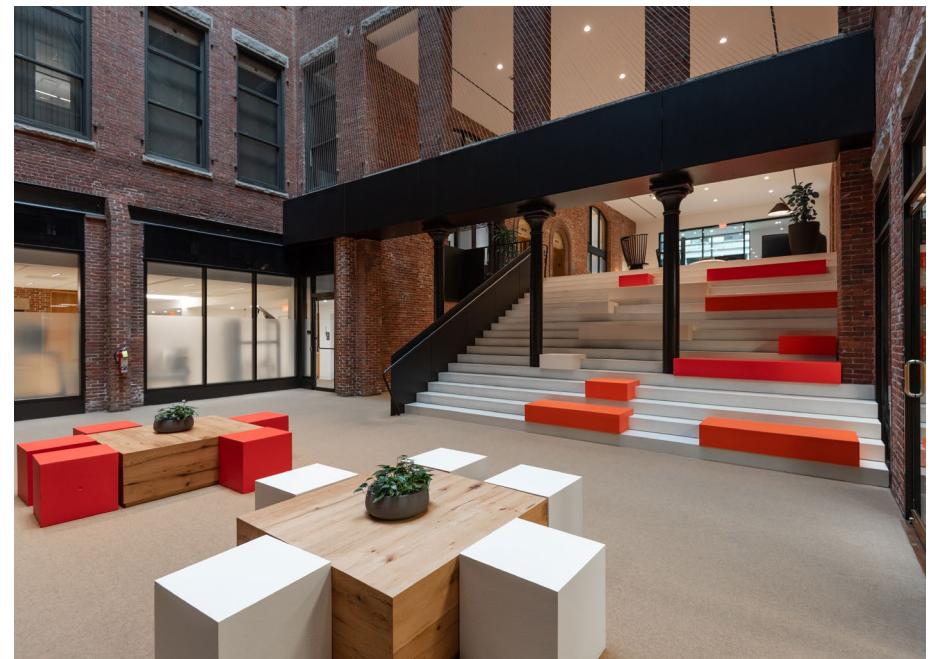
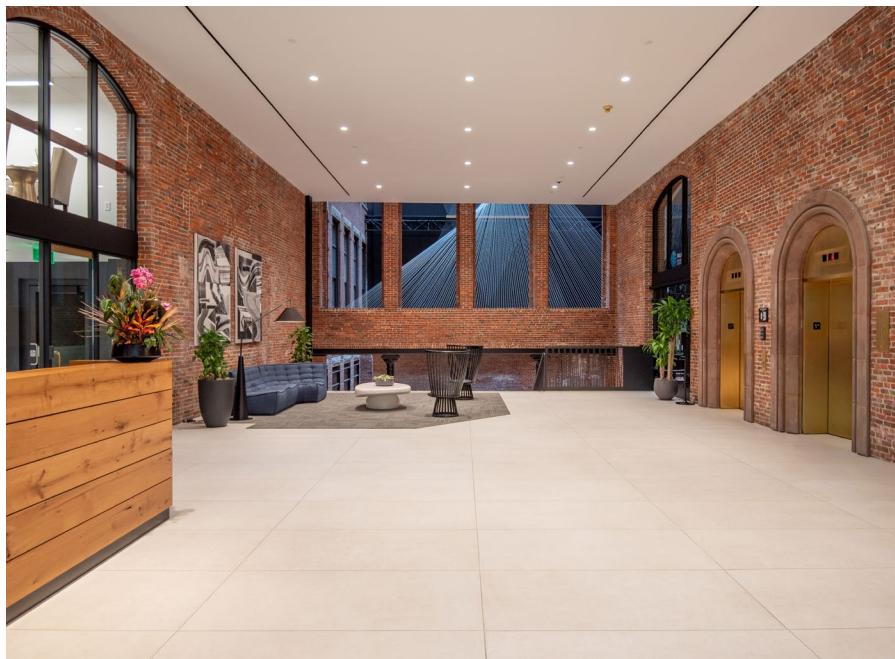
AVAILABLE Q1 2026

UNFURNISHED

- Open office space for +/- 65
- +/- 6 private offices
- +/- 6 conference & huddle rooms
- Kitchen
- Lounge
- Print Area
- Utility

LINCOLN STREET





LOBBY & LOWER LEVEL AMENITIES

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



FOR MORE INFORMATION

617-370-8800

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