

Two RETAIL *sixty*

NEWBURY

UP TO +/- 13,000 SF OF

luxury office space for lease

256 - 260 NEWBURY STREET, BOSTON, MA 02116



Distinguished boutique office

IN THE HEART OF BACK BAY

Chevron Partners is pleased to present 260 Newbury Street, a three building redevelopment in the heart of Boston's Back Bay. Fully transformed from three individual brownstones into a single luxury mixed-use asset, this offering boasts four floors of boutique office space, three outdoor terraces, two levels of retail space, six parking spaces and 66 linear feet of frontage. All available on one of Boston's most desirable streets.

Opportunity for a one-of-a-kind
WORK ENVIRONMENT

Known for honoring historic architectural elements while simultaneously modernizing its offerings, Chevron Partners values sophisticated office details for the most discerning office users.

Sample office design with optional crown molding, imported wood flooring, hand-carved marble mantel, and Italian glass partitions. Please note: the fixtures, finishes, appliances, interior decorations, and specifications shown here are examples for illustrative purposes only. Interior design services are available through Adige Design.





Center of Boston's most upscale
NEIGHBORHOOD

Back Bay is one of Boston's most recognizable neighborhoods. Home to the **Prudential Center**, **Hynes Convention Center** and **Newbury Street**, it's the premier work-play neighborhood. With approximately three million square feet of shopping and dining options, Newbury Street's eight blocks attract New England locals and tourists alike, stretching from the Boston Public Garden to Massachusetts Avenue with access to the commuter rail and subway stations serving Boston's Green and Orange subway lines.

- 03 MIN** **WALK TO PRUDENTIAL CENTER**
Access to MBTA Green Lines
- 06 MIN** **WALK TO HYNES CONVENTION CENTER**
Access to MBTA Green Lines & Buses
- 06 MIN** **WALK TO COPLEY SQUARE**
Access to MBTA Green Lines & Buses
- 09 MIN** **WALK TO BACK BAY MBTA**
Access to Commuter Rail, Orange Line, and Buses
- 3-7 MIN** **DRIVE TO I-90**
- 12 MIN** **DRIVE TO I-93**
- 05 MI** **FROM LOGAN INTERNATIONAL AIRPORT**
Access to MBTA Silver Lines

BACK BAY AT A GLANCE

+118 RESTAURANTS/ BARS	+38 CAFE/ COFFEE SHOPS	+5,262 HOTEL ROOMS	29 FITNESS CENTERS
32 PARKING GARAGES	16 CHARGING STATIONS	\$133K AVG. HOUSEHOLD INCOME	\$496K TOTAL DAYTIME EMPLOYMENT

WALK SCORE	TRANSIT SCORE	BIKE SCORE
100	95	87



08
—
09

NEIGHBORING TENANTS













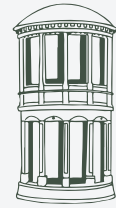
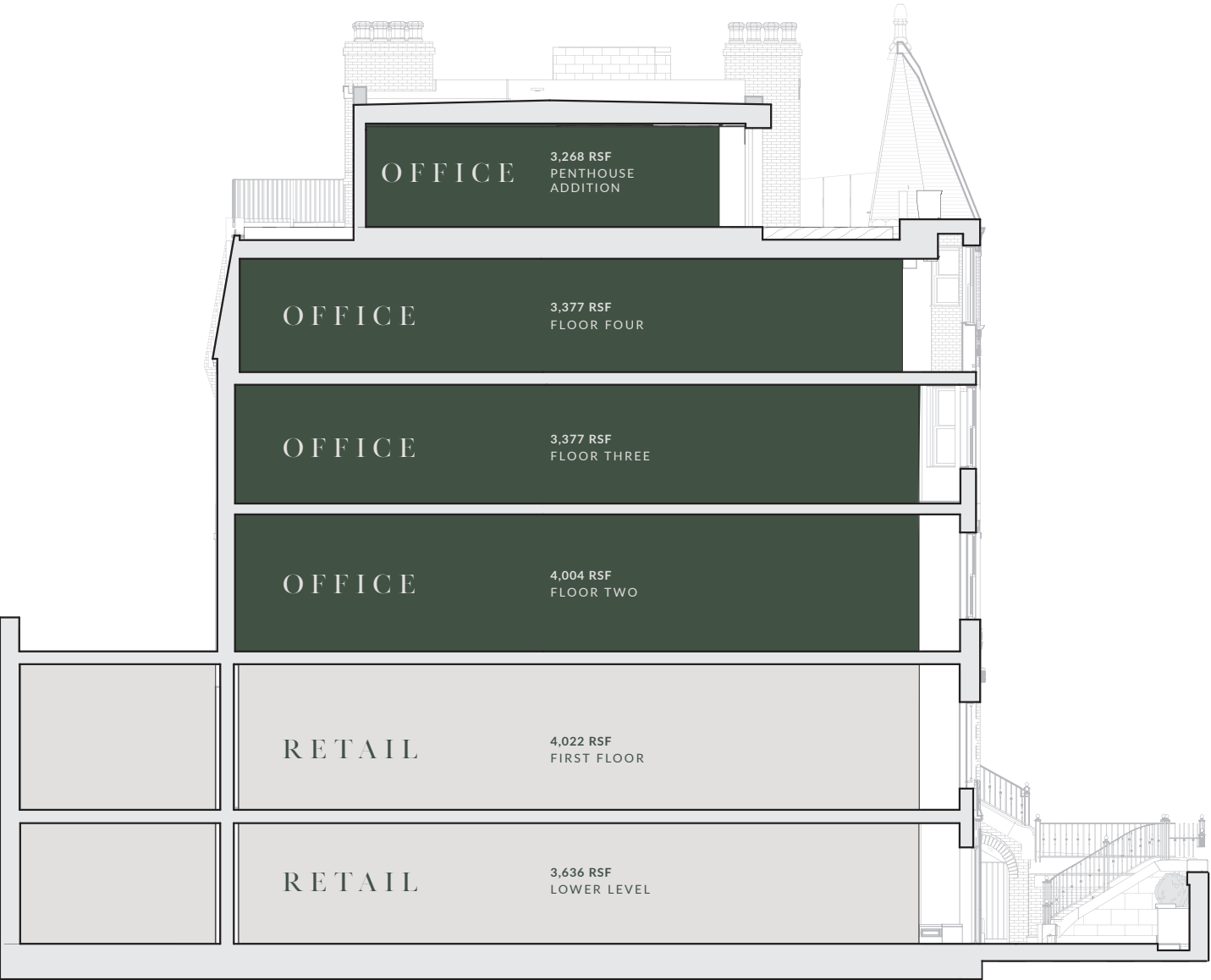




Small-scale brownstone

ATMOSPHERE WITH FLEXIBLE FLOORPLANS

Unlike typical office towers, 260 Newbury provides a distinctive office atmosphere with the flexibility to create a place where tenants can deliver a truly exceptional and desirable working environment for their employees.



BUILDING *highlights*

- **THREE CONTIGUOUS BROWNSTONES COMBINED**
Offering 66 feet of linear frontage facing bustling Newbury Street with a fully restored facade and new building lighting.
- **EXCLUSIVE 867 SQFT PENTHOUSE ROOF DECK**
For Penthouse tenants with front and rear outdoor space with views of Back Bay, available to be combined with any floor
- **COMPLETELY GUT-RENOVATED**
For office space with new flooring and a newly-designed lobby with plaster crown molding and updated elevator cab.
- **NEW 575 SQFT PRIVATE REAR TERRACE**
For second floor tenants
- **SIX REAR PARKING SPACES**
Available for rent for an additional monthly fee
- **INTERIOR DESIGN SERVICES AVAILABLE**
Through Adige Design for further office customization.
- **CENTRAL BACK BAY LOCATION**
With easy access to I-90, MBTA, Boston Logan International Airport, and office hubs including the Prudential Center, 500 Boylston, and 200 Clarendon.

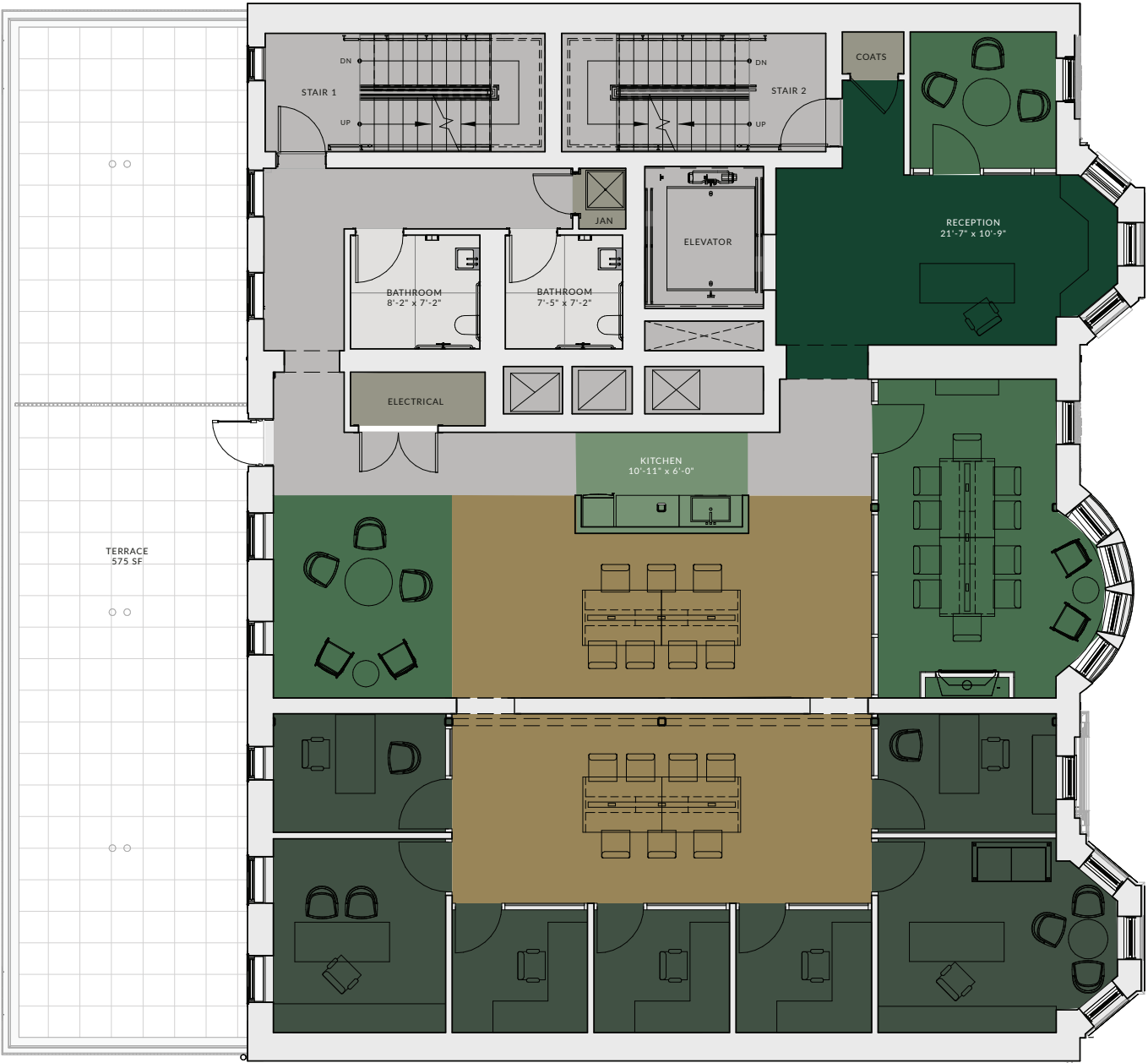


- +/- 14 OPEN SPACE WORKSTATIONS
- +/- 7 PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- MEETING & CONFERENCE
- RECEPTION/LOBBY

- KITCHEN
- COPY/PRINT STATION
- WELLNESS ROOM
- STORAGE
- EXCLUSIVE TENANT PRIVATE BATHROOMS
- SHARED BUILDING ELEVATOR & STAIRS

TEST FIT A – PRIVATE OFFICES WITH RECEPTION

2nd, 3rd, 4th Floor Office Space Terrace (Second Floor Only) Occupancy
+/- 3,377 RSF 575 RSF +/- 21



TEST FIT B – PRIVATE OFFICES WITH OPEN WORK STATIONS

2nd, 3rd, 4th Floor Office Space Occupancy
+/- 3,377 RSF +/- 20



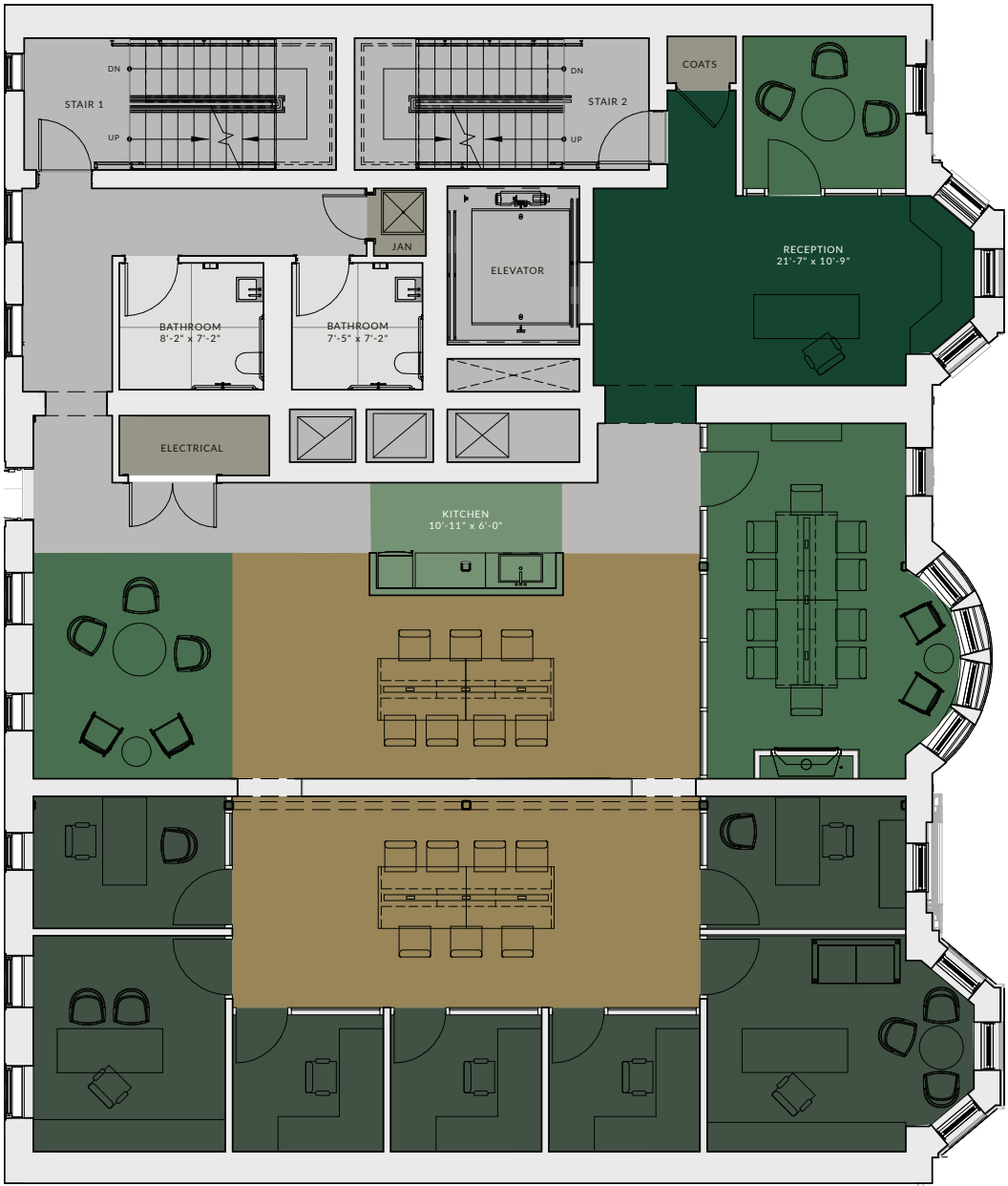


- +/- 17 OPEN SPACE WORKSTATIONS
- +/- 10 PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- MEETING LOUNGE & CONFERENCE
- RECEPTION/LOBBY

- KITCHEN
- STORAGE
- EXCLUSIVE TENANT PRIVATE BATHROOMS
- SHARED BUILDING ELEVATOR & STAIRS

PENTHOUSE TEST FIT – 4TH FLOOR

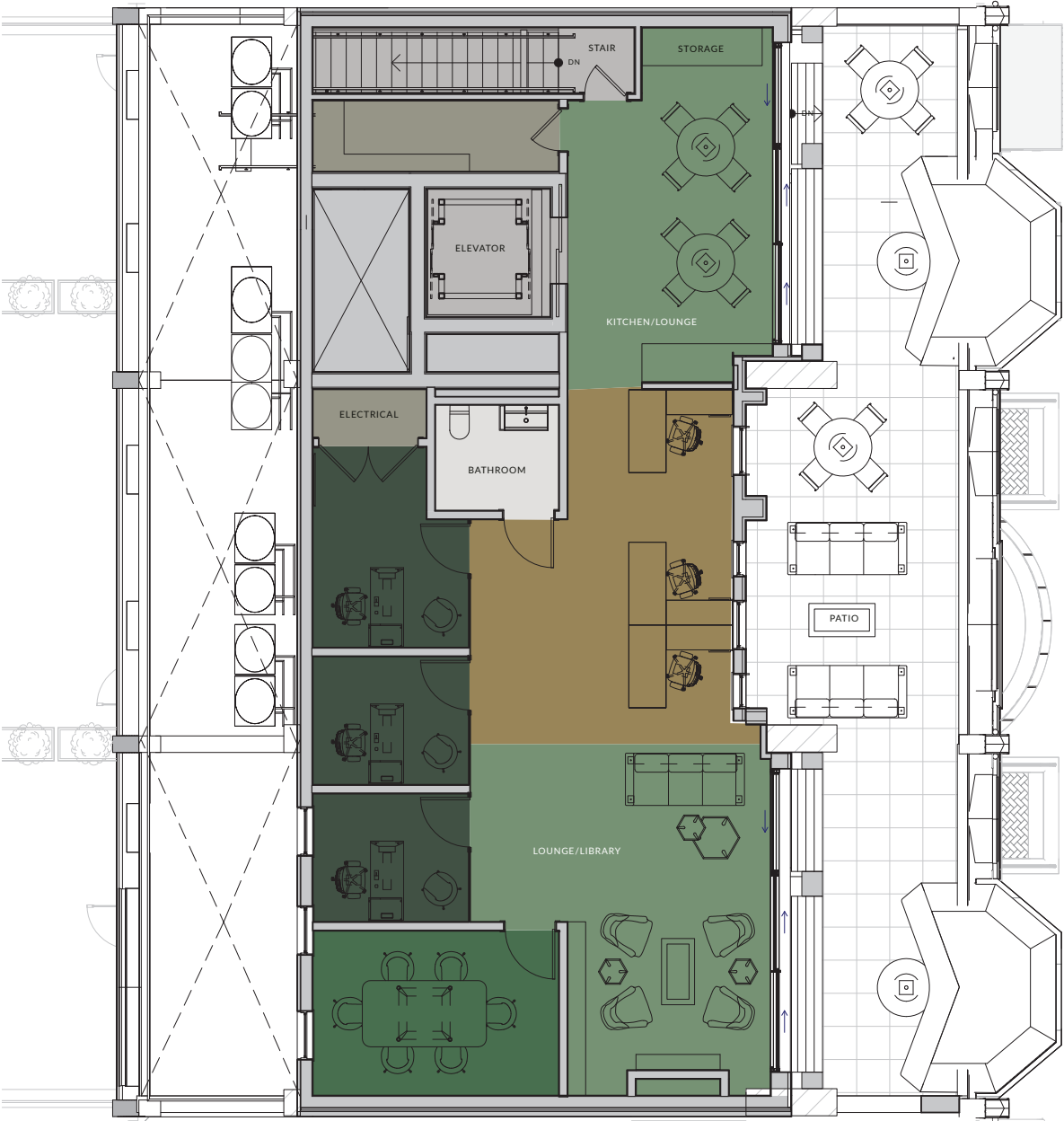
Combined 4th Floor Office Space & Penthouse Addition		Occupancy
Combined	+/- 6,645 RSF	+/- 27
4th Floor	+/- 3,377 RSF	+/- 21
5th Floor Addition	+/- 3,268 RSF	+/- 6



NEWBURY STREET

PENTHOUSE TEST FIT – 5TH FLOOR ADDITION

Combined 4th Floor Office Space & Penthouse Addition		Occupancy
Combined	+/- 6,645 RSF	+/- 27
4th Floor	+/- 3,377 RSF	+/- 21
5th Floor Addition	+/- 3,268 RSF	+/- 6



NEWBURY STREET



Sample open office layout with work stations. Please note: the fixtures, finishes, appliances, interior decorations, and specifications shown here are examples for illustrative purposes only. Interior design services are available through adige design.



Sample Penthouse roof deck addition



Sample Penthouse flex space



two sixty newbury

FOR LEASING INFORMATION

Justin Harlow

617.850.9613

jharlow@bradvisors.com

Robert Leclair

617.850.9614

rleclair@bradvisors.com



CHEVRON
PARTNERS

ADIGE
MODERN ARTISANS

EMBARC