

*two* **N** *sixty*  
NEWBURY

UP TO +/- 7,655 RSF OF

*highly visible retail space for lease*

260 NEWBURY STREET, BOSTON, MA 02116

 Boston Realty Advisors

260NEWBURY.COM

  
CHEVRON  
PARTNERS





### *The building*

Located in a rare, triple-wide brownstone office building, two retail opportunities on the first floor and lower level of 260 Newbury Street have been entirely reconstructed and renewed for the most discerning retail tenant.

With 66 feet of linear frontage, 260 Newbury features highly visible storefronts facing Newbury Street, Boston's prime shopping and dining destination. Just steps from the Prudential Center and public transit, 260 Newbury is the ideal location for any type of retail use.

### *Back Bay location*

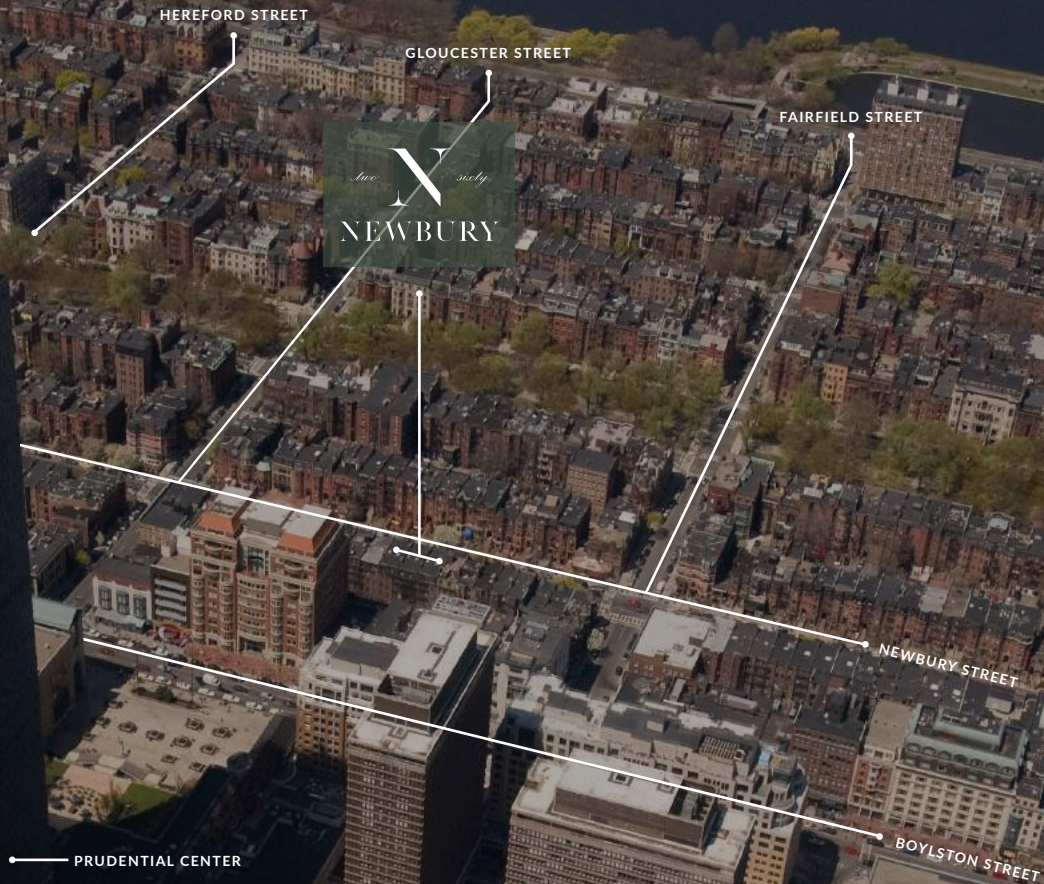
The Back Bay is traditionally regarded as Boston's most upscale neighborhood, boasting some of the most desirable business, residential and retail addresses. Streets lined with charming brownstones, modern high-rises, and luxury retailers creates an unmatched 24/7 "live-work-play" environment that has secured its place as one of the most coveted submarkets in Boston.





## Area attractions

- 0 ft **Newbury Street**  
Estimated 5 million annual visitors
- 0.3 mi **Prudential Center**  
Estimated 21,900,000 annual visitors
- 0.4 mi **Copley Square**  
Estimated 5,000,000 annual visitors
- 0.7 mi **Charles River Esplanade**  
Estimated 3,000,000 annual visitors
- 1.0 mi **Boston Common**  
Estimated 20,000 – 30,000 daily visitors



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## NEIGHBORING TENANTS

PRUDENTIAL  
CENTER



SUITSUPPLY

BoConcept

Serafina



COPLEY PLACE  
A SIMON CENTER

ANTHROPOLOGIE

Levain  
BAKERY

ZARA

EATALY  
ITALY





NEWBURY

THE 'QUIN HOUSE

allbirds  
ANTHROPOLOGIE  
BANG & OLUFSEN

Amorino

CANADIAN PARK PERSONAL TRAINING

SWEAT FIXX

NIKE

lululemon

TB12 PERFORMANCE & RECOVERY CENTER

topdrawer

BAR VIN 1855 LA VOILE

BoConcept

SUITSUPPLY

ZARA

Enva

Trachsmith

Wet Greens

Apple

Rochambeau

CATALY

PRUDENTIAL CENTER

SWAROVSKI

UNDER ARMOUR

PELTON

HANDLE BAR

TESLA

lululemon

WARBY PARKER

NESPRESSO

John Varvato

SEPHORA

BONOBOS

CANADA GOOSE

allbirds

alo

BOSTON SPORTS CLUBS - PRU

BUTTERMILK BOBBON

BLUE BOTTLE COFFEE

THE CAPITAL BURGER

Aesop

bluemercury

Levain

infermin

rag & bone  
NEW YORK  
FAHERTY  
Lily Pulitzer  
LIVELY

LONGCHAMP

marine layer

COS

LUSH FRESH COSMETICS

CUYANA

Kiehl's

WARBY PARKER

INDOCHINO

RALPH LAUREN

MaxMara

BAR METHOD

SEPHORA

ATHLETA

RH

PATEK PHILIPPE

GENEVE

RICHARD MILLE

INVICTUS BOSTON

CLIENTEL3

ORANGE THEORY

VALENTINO

BVLGARI

CHANEL

ROLEX

Cartier

Contessa

Emmeleggi Zegna

Tiffany & Co.

BONE FITNESS

ARLINGTON

INVICTUS BOSTON

CLIENTEL3

ORANGE THEORY

MOVEMENT OVER EVERYTHING

INVICTUS BOSTON

HEALTHWORKS BACK BAY

BARRY'S BOSTON BACK BAY

EQUINOX DARTMOUTH

COPLEY PLACE  
A BOSTON CENTER

LOUIS VUITTON

THE OFFICES AT COPLEY PLACE

FENDI

GOLDEN GOOSE

BURBERRY

Salvatore Ferragamo

John Varvato

Tiffany & Co.

Nirvana Museum

J.CREW

GUCCI

JIMMY CHOO

MONCLER

DIOR

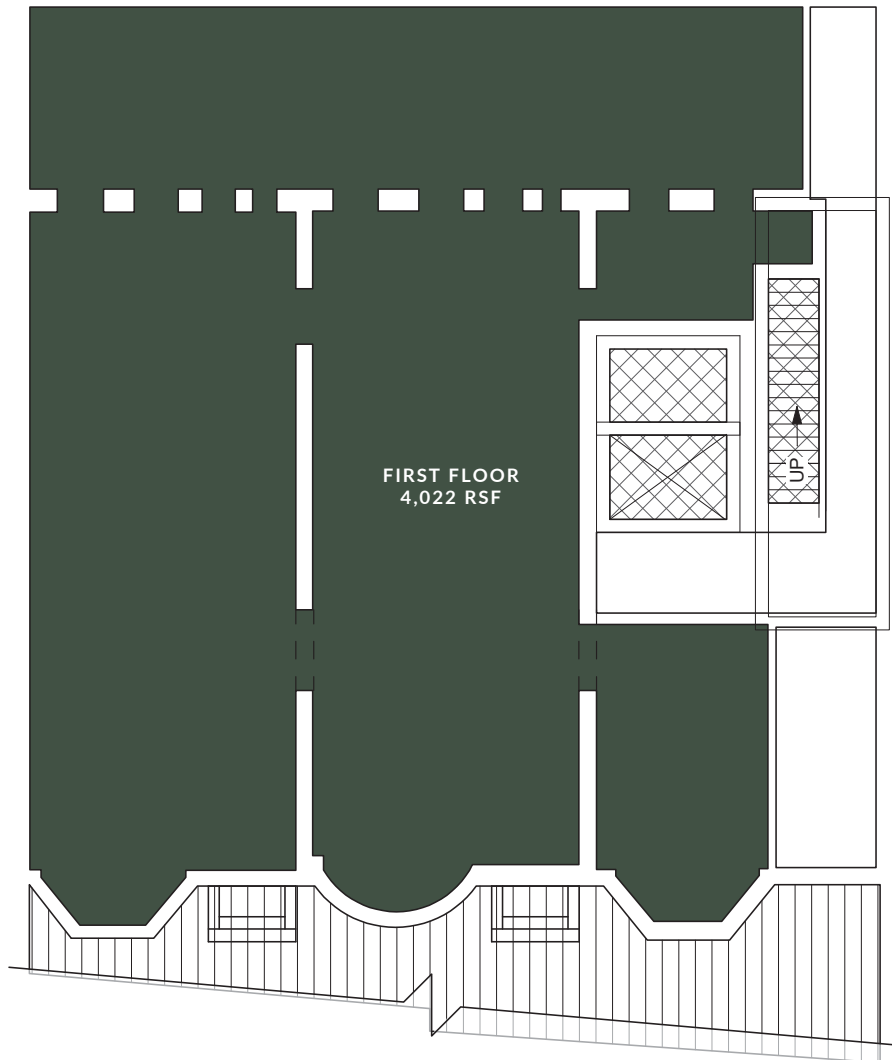
color key

- Retail
- Restaurant
- Fitness

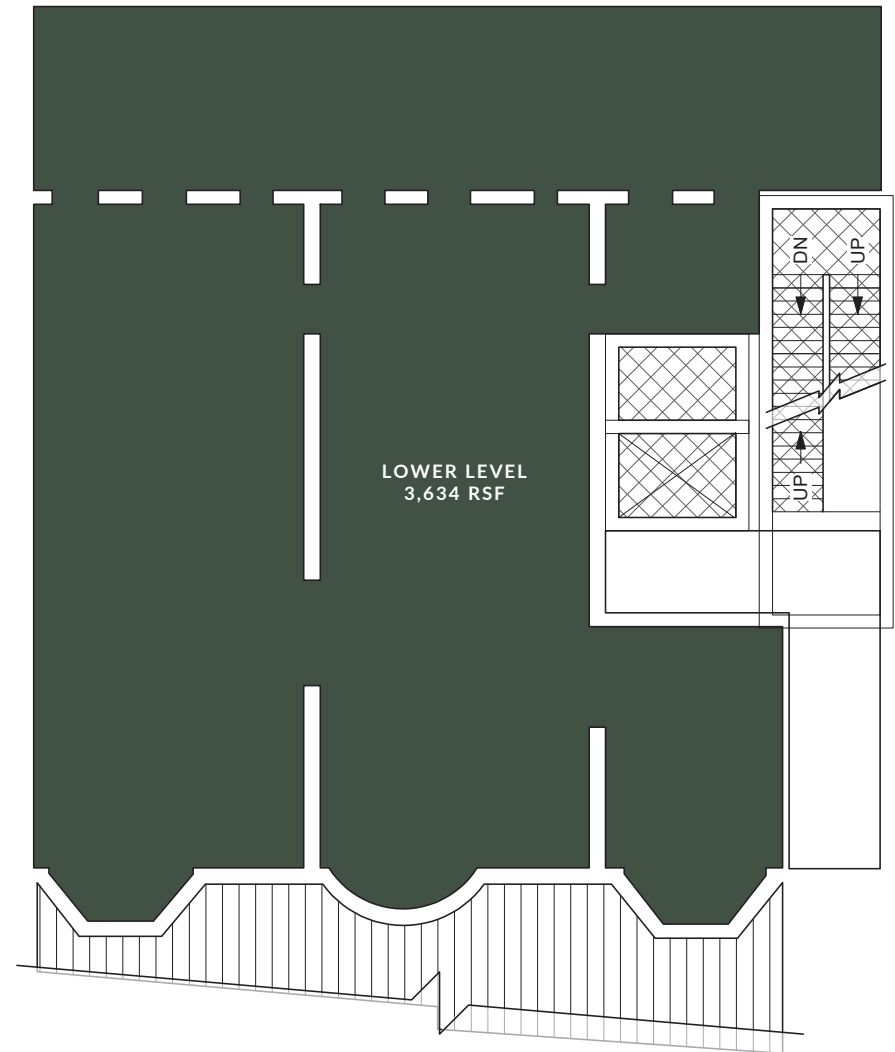
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# *Retail floorplates*

UP TO +/- 7,655 RSF



FIRST LEVEL RETAIL



LOWER LEVEL RETAIL





Artistic renderings depict potential design.





FOR LEASING INFORMATION

*Whitney Gallivan*

617.850.9612

wgallivan@bradvisors.com

*Joe Wagner*

617.850.9675

jwagner@bradvisors.com