



WESLEYAN

ON COPLEY

2025 DELIVERY

Full Floorplates Of Boutique
Office Space For Lease

581 BOYLSTON STREET, BOSTON, MA 02116

NEWMARK

WESLEYANONCOPLEY.COM



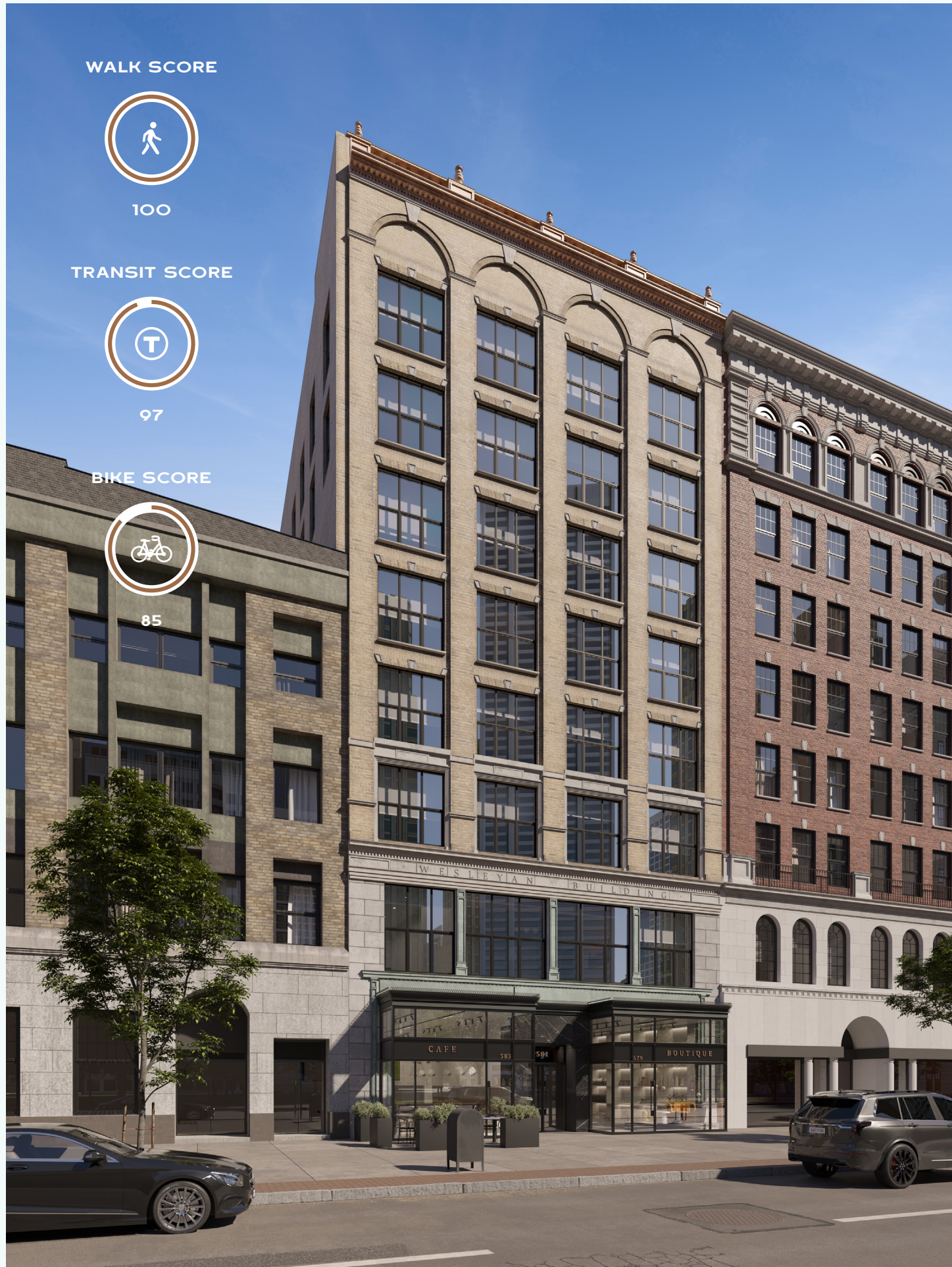
CHEVRON
PARTNERS

A REIMAGINED EIGHT-STORY
Office Building Overlooking Copley Square

The Wesleyan on Copley at 581 Boylston Street will be fully transformed by Chevron Partners into a European-inspired, boutique mixed-use building. The redevelopment will boast a new retail facade and office entry, a Parisian-style lobby, seven full-floor office suites, and 4,000 square feet of amenity space.

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

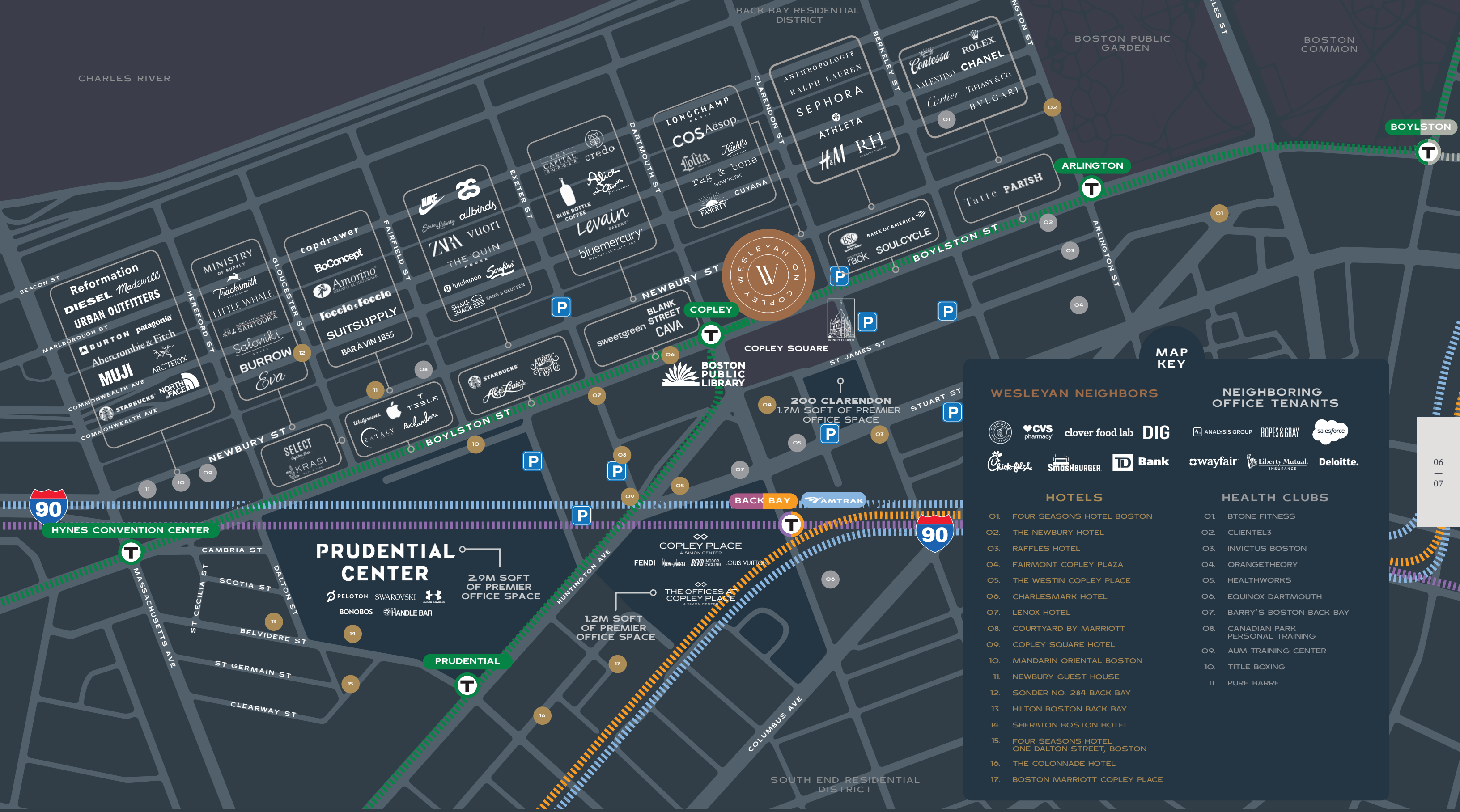
Walk to the Public Garden and
Boston Common

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**
 - CVS pharmacy
 - clover food lab
 - DIG
 - Chick-fil-A
 - SMASHBURGER
 - TD Bank
- NEIGHBORING OFFICE TENANTS**
 - ANALYSIS GROUP
 - ROPES & GRAY
 - salesforce
 - wayfair
 - Liberty Mutual INSURANCE
 - Deloitte.
- 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. HEALTHWORKS
 - 06. EQUINOX DARTMOUTH
 - 07. BARRY'S BOSTON BACK BAY
 - 08. CANADIAN PARK PERSONAL TRAINING
 - 09. AUM TRAINING CENTER
 - 10. TITLE BOXING
 - 11. PURE BARRE

BACK BAY AT A GLANCE





New storefronts & office entry



Entrance



Elevators

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

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

Featuring marble flooring, designer lighting, crown and panel molding.

SEVEN FULL-FLOOR OFFICE SUITES AVAILABLE

Ready for single or multi-floor fitouts. An office spec suite will be located on the 3rd floor.

RENEWED ELEVATOR CABS & LANDINGS

With refreshed stairwell.

EXCLUSIVE BUILDING AMENITIES

Featuring a roof deck and lower level space with exceptionally high ceilings and over 4,000 sqft.

REVIVED STOREFRONTS & BUILDING ENTRANCE

Newly designed with two retail suites anchoring the office entry.

INTERIOR DESIGN SERVICES AVAILABLE

Through Adige Design for further customization.

Sample conference room finishes



Sample kitchen & lounge finishes



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 the Wesleyan on Copley will feature the building's typical office layout, displaying Chevron Partners' elegant European office finishes.

**+/- 4,000 RSF
OF TURNKEY SPACE**
With an occupancy of +/- 23.

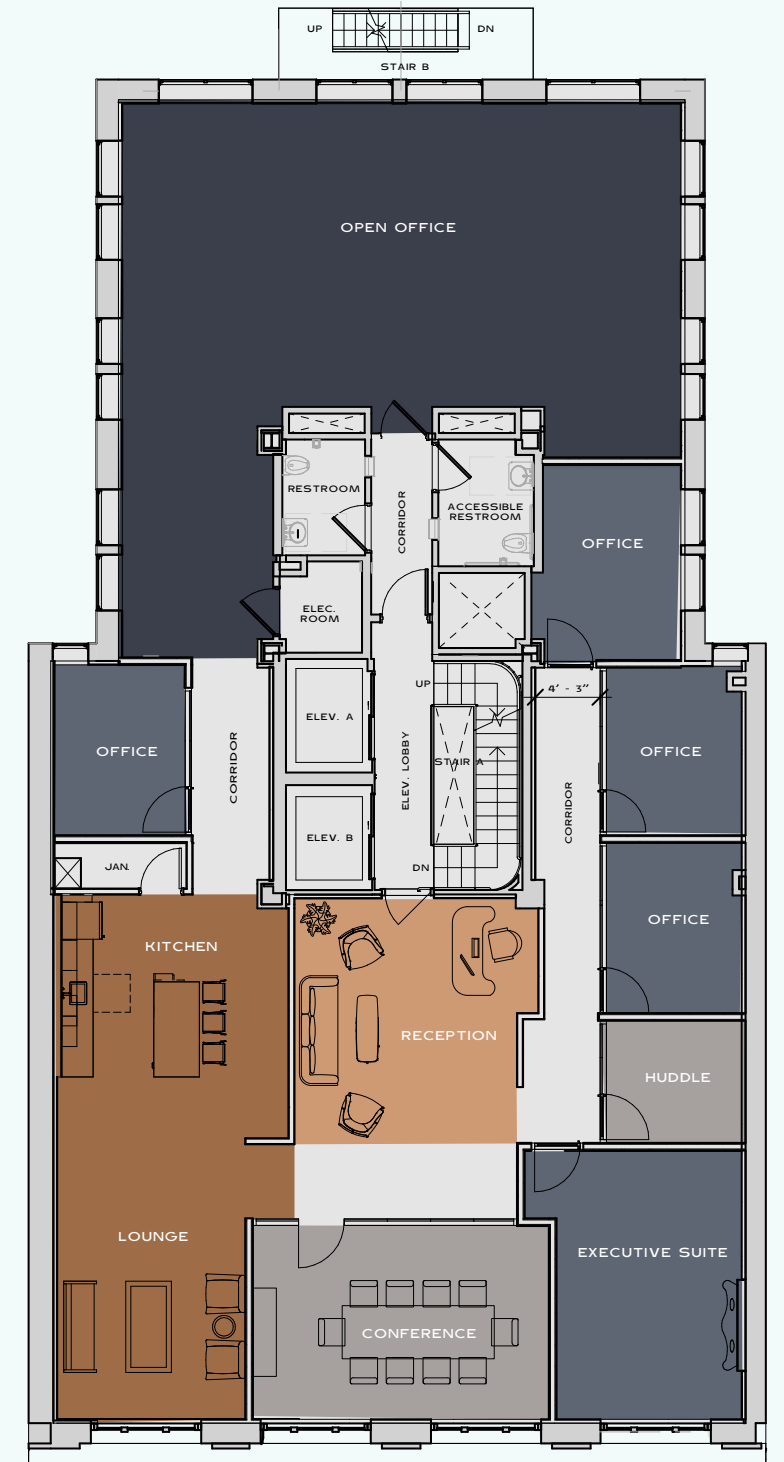
CONFERENCE ROOM
With Italian glass partitions and panel molding.

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

6 PRIVATE OFFICES
And open area for flexible workstations.

KITCHEN & LOUNGE
With an Italian marble island, imported cabinetry, and crown molding.

**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.





Tech 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.

OPTIMAL FLOORPLANS For Full Floor Office Suites

The Wesleyan on Copley offers 4,000 - 13,000 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 +/- 8,040 RSF Penthouse Suite.

Renewed elevator cabs



Sample open office layout with work stations and private offices.



Sample executive office layout.



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

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.



North-facing view of Cambridge.





FOR LEASING INFORMATION

BEN SUTTON

(617) 863-8429

ben.sutton@nmrk.com

JASON CAMERON

(617) 863-8129

jason.cameron@nmrk.com

