



WESLEYAN

ON COPLEY

2025 DELIVERY

# Full Floorplates Of Boutique Office Space For Lease

581 BOYLSTON STREET, BOSTON, MA 02116

NEWMARK

[WESLEYANONCOPLEY.COM](https://www.wesleyanoncopley.com)



CHEVRON  
PARTNERS



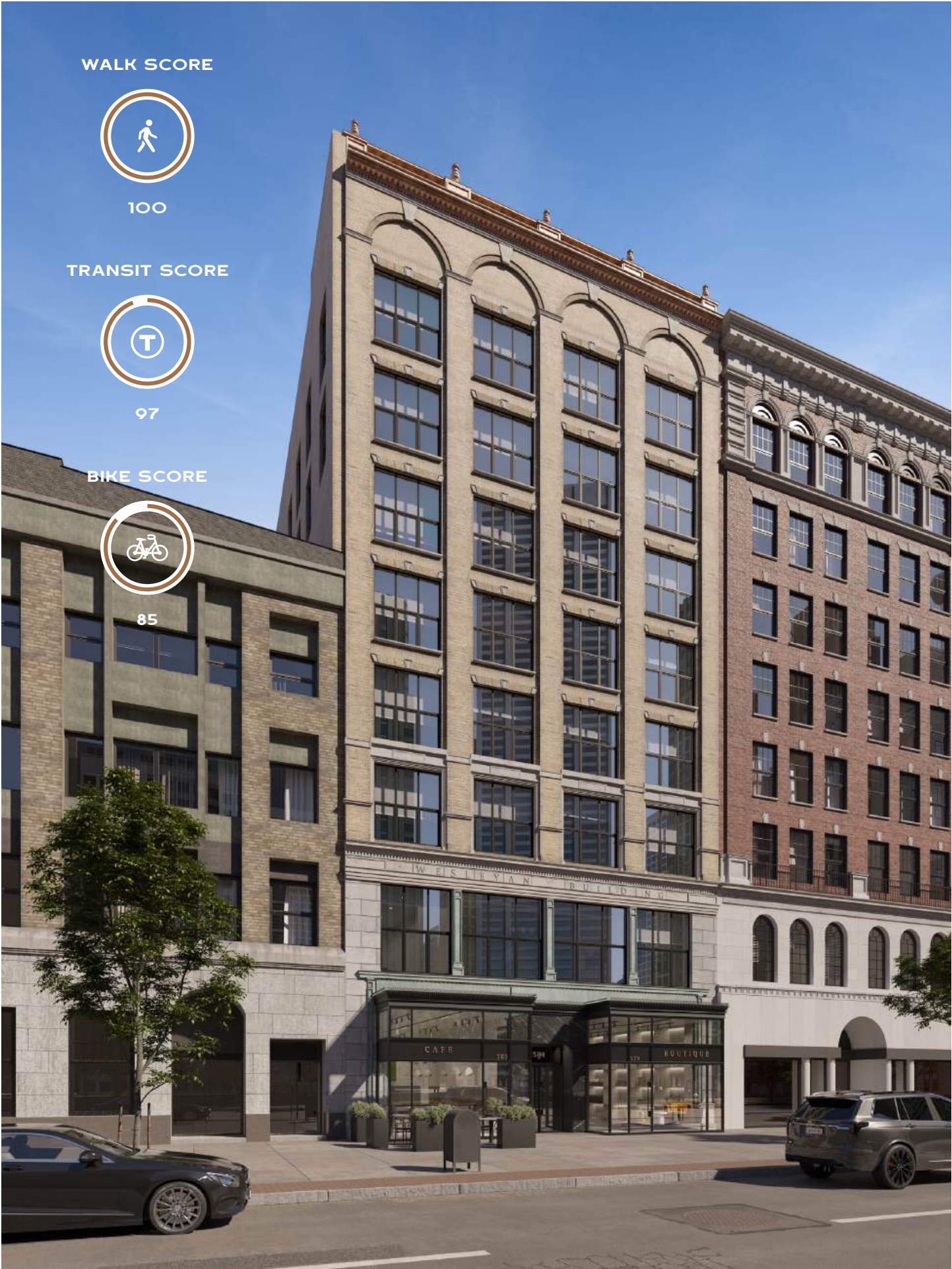
A REIMAGINED EIGHT-STORY

# 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, and seven full-floor office suites. All available in one of Boston's most historic and coveted neighborhoods.







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. 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

+118

RESTAURANTS/  
BARS

+38

CAFE/COFFEE  
SHOPS

+5.2K

HOTEL  
ROOMS

+11

HEALTH  
CLUBS

32

PARKING  
GARAGES

16

CHARGING  
STATIONS

\$142K

AVG.  
HOUSEHOLD  
INCOME

496K

TOTAL DAYTIME  
EMPLOYMENT





New storefront & office entry



Office entrance



Elevator landing

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, crown and panel molding, and refreshed elevator cabs & stairwell.

SEVEN FULL-FLOOR  
OFFICE SUITES  
AVAILABLE

Ready for single or multi-floor fitouts. An office spec suite will be 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.



Refreshed elevator cabs



# 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](https://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

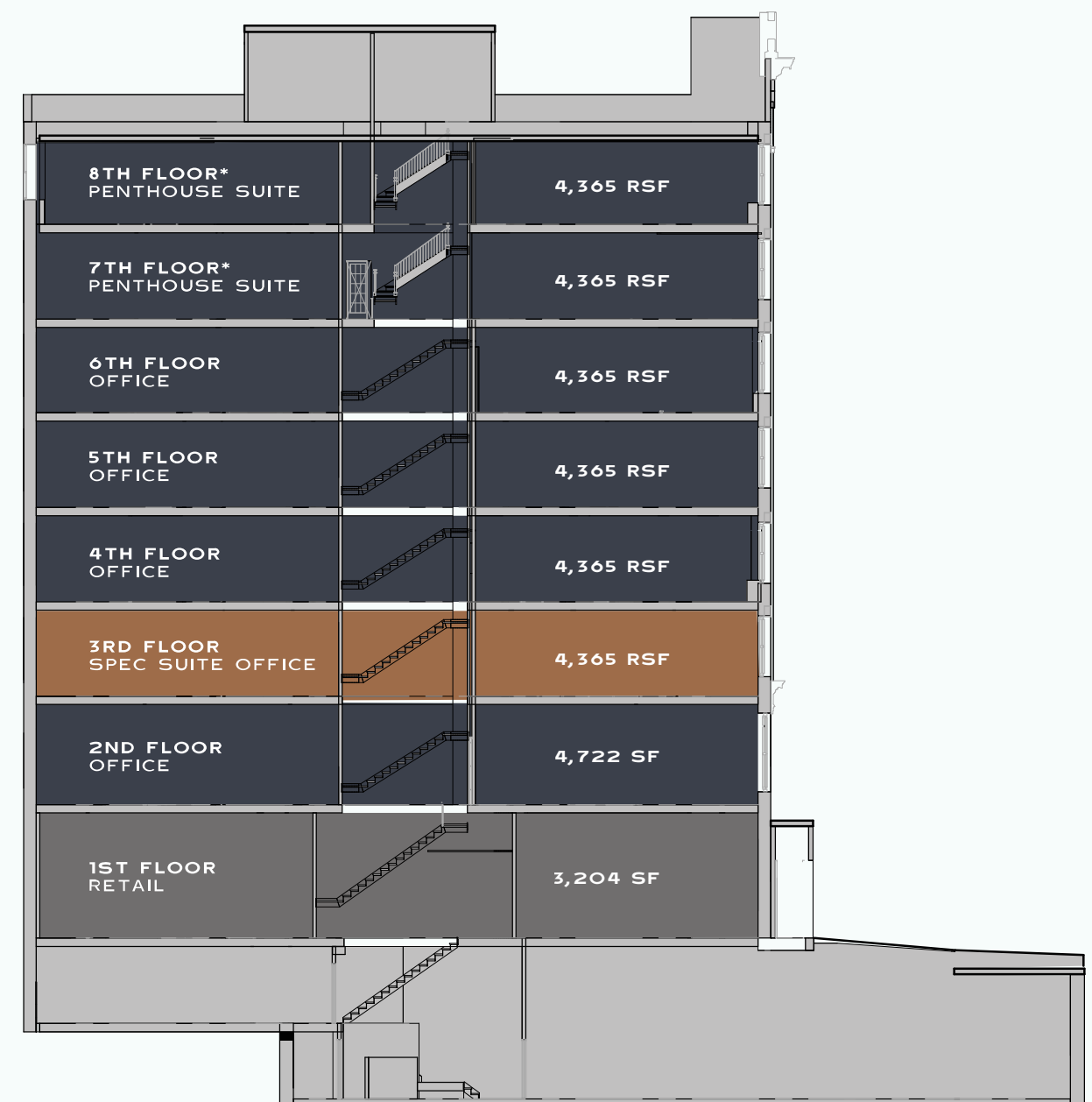
Individual electric closets located on each floor provide 18 watts/SF.

## 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 4,365 - 30,900 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 +/- 8,730 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 the Wesleyan on Copley will feature the building’s typical office layout, displaying Chevron Partners’ elegant European office finishes.

**+/- 4,365 RSF  
OF TURNKEY SPACE**  
With an occupancy of +/- 26.

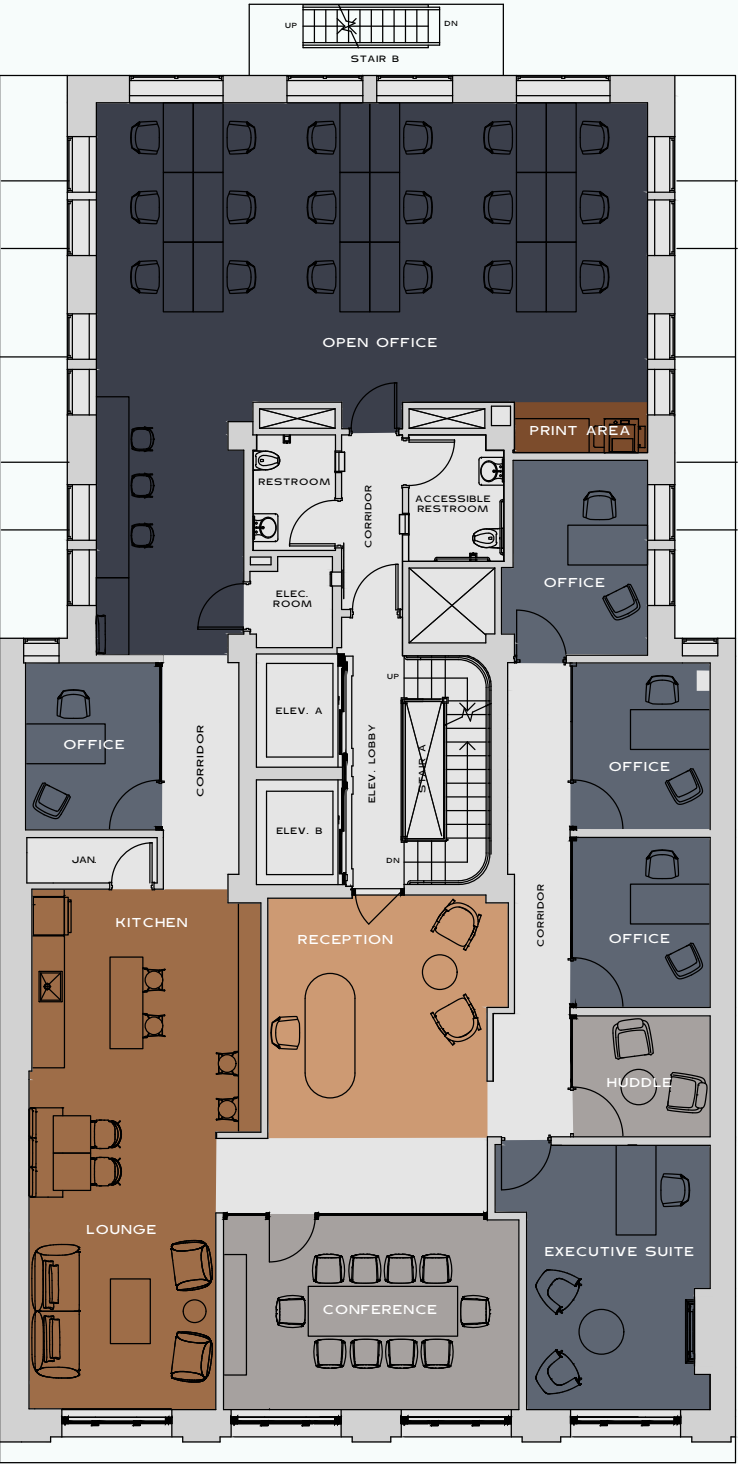
**CONFERENCE ROOM**  
With Italian glass partitions.

**RECEPTION AREA**  
With marble wall installation and imported oak wood parquet 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

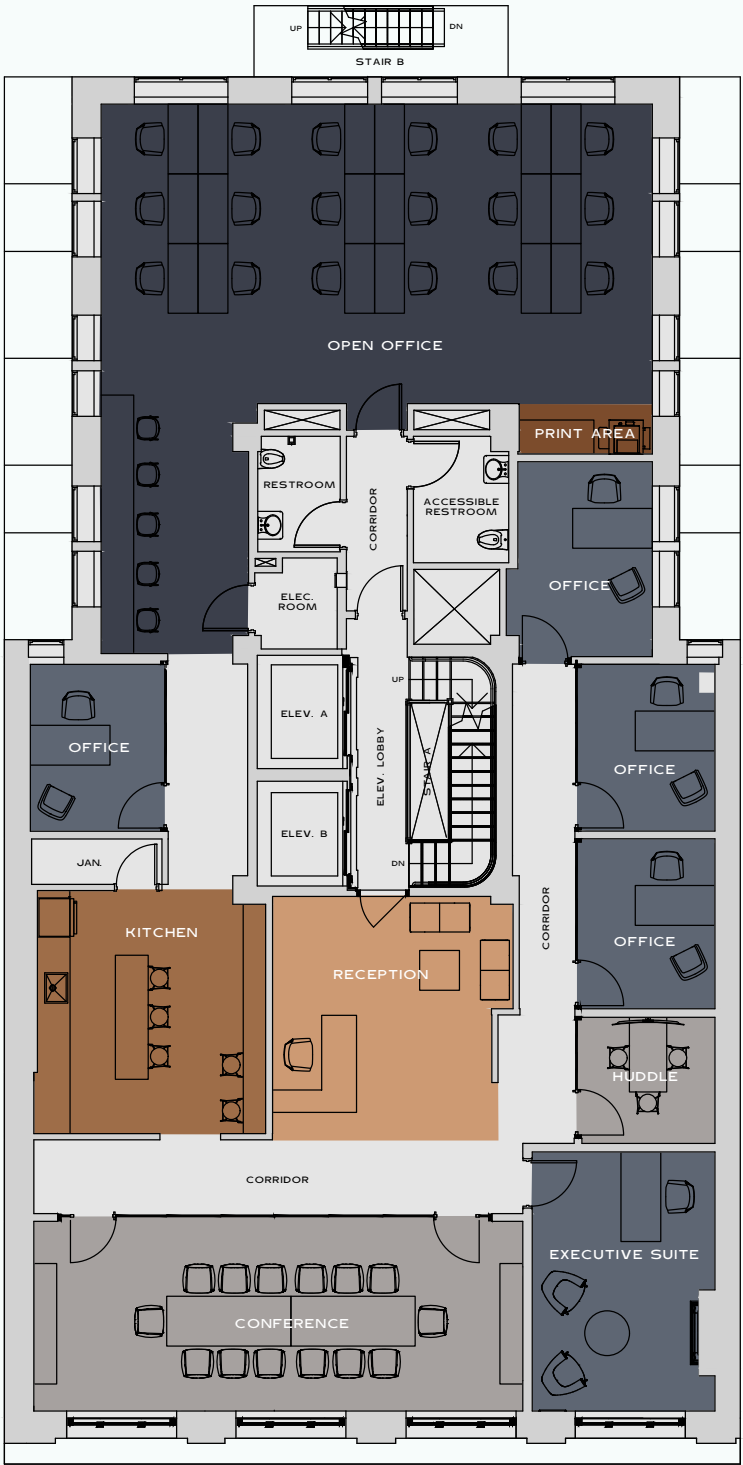
Generous Conference Space  
& Collaborative Seating Solutions

+/- 4,365 RSF

With an occupancy of +/- 28.

COLOR KEY

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



TEST FIT C

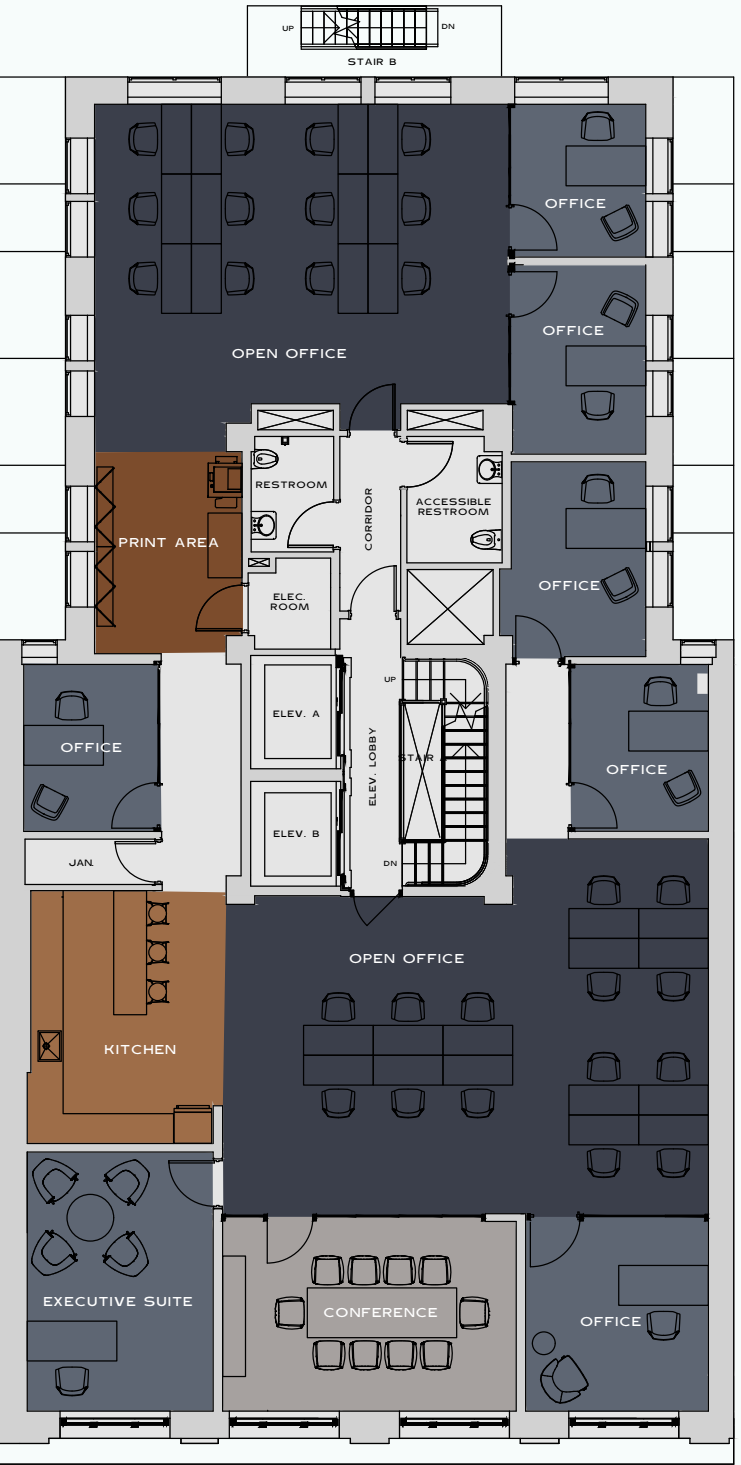
Versatile Open Seating  
with Private & Executive Offices

+/- 4,365 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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Sample open office layout with work stations and private offices



Sample executive office layout

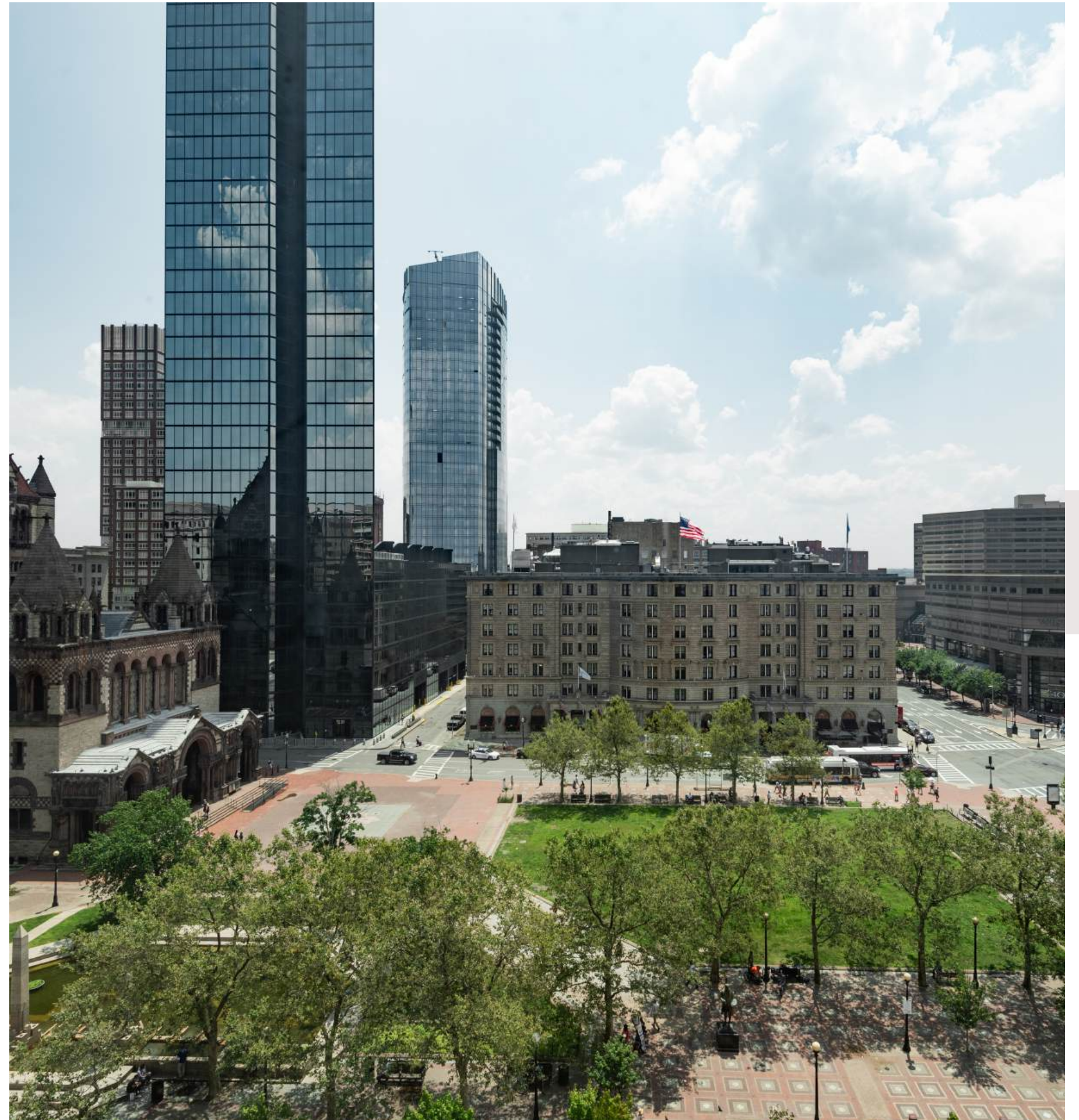




## PENTHOUSE SUITE VIEWS

(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, which is set to reopen in late 2024. Renovations include updates to the fountain, paved pathways and plaza space, new lawn and planting areas, and updated seating and lighting.







FOR LEASING INFORMATION

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**ADIGE**  
MODERN ARTISANS

**FINE GOLD  
ALEXANDER  
ARCHITECTS**

**NEWMARK**