

*Two* RETAIL *sixty*

# NEWBURY

UP TO +/- 14,000 SF OF

*luxury office space for lease*

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

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**BACK BAY AT A GLANCE**

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

<b>WALK SCORE</b>  <b>100</b>	<b>TRANSIT SCORE</b>  <b>95</b>	<b>BIKE SCORE</b>  <b>87</b>
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- color key*
- Retail
  - Restaurant
  - Fitness
  - Hotel
  - Office Buildings

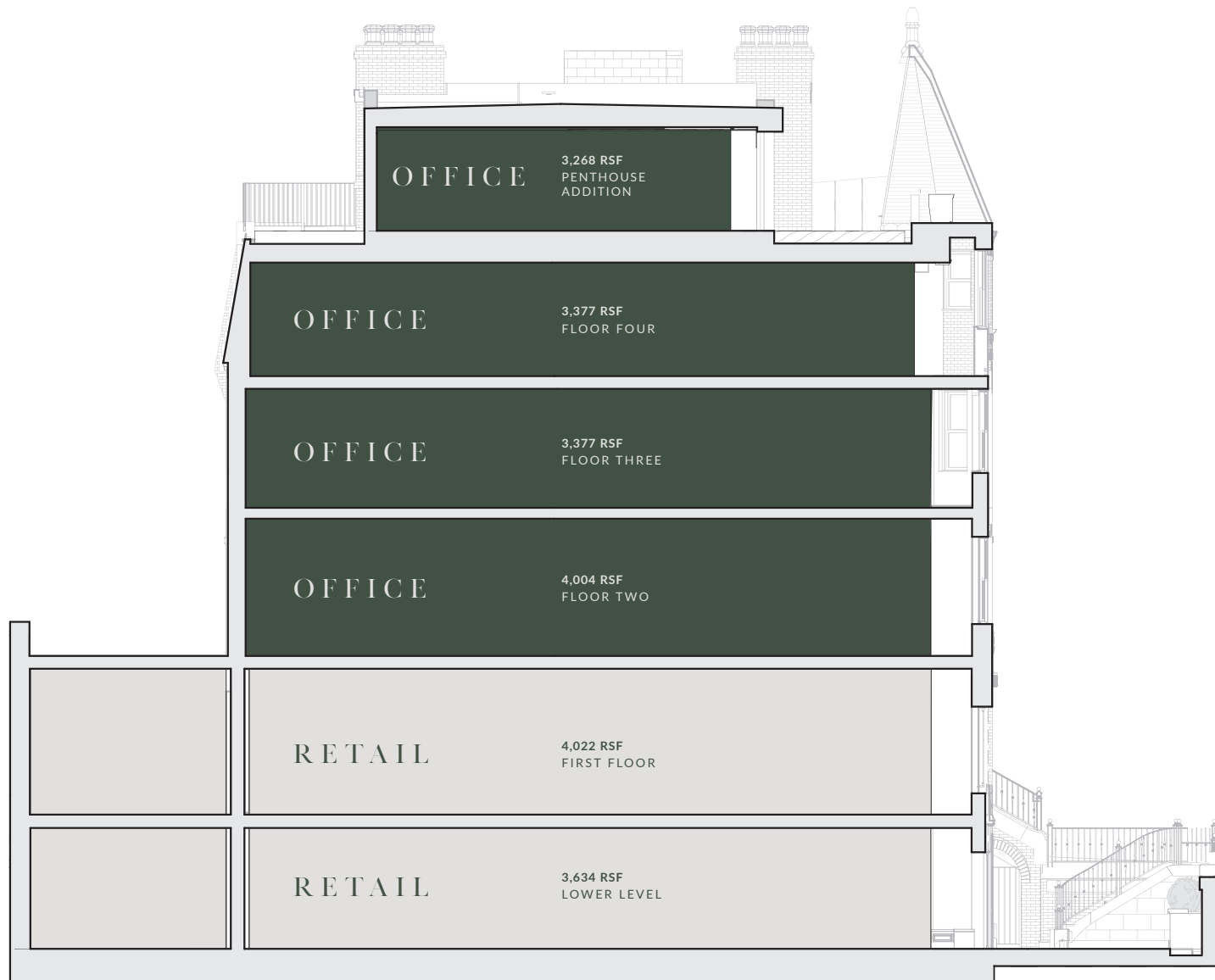
NEIGHBORING TENANTS



*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 exterior lighting.
- **EXCLUSIVE 867 SQFT PENTHOUSE ROOF DECK**  
For Penthouse tenant with front and rear outdoor space with views of Back Bay.
- **COMPLETELY GUT-RENOVATED**  
For tenant fitouts 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.
- **CENTRAL BACK BAY LOCATION**  
With easy access to I-90, MBTA, and Boston Logan International Airport.



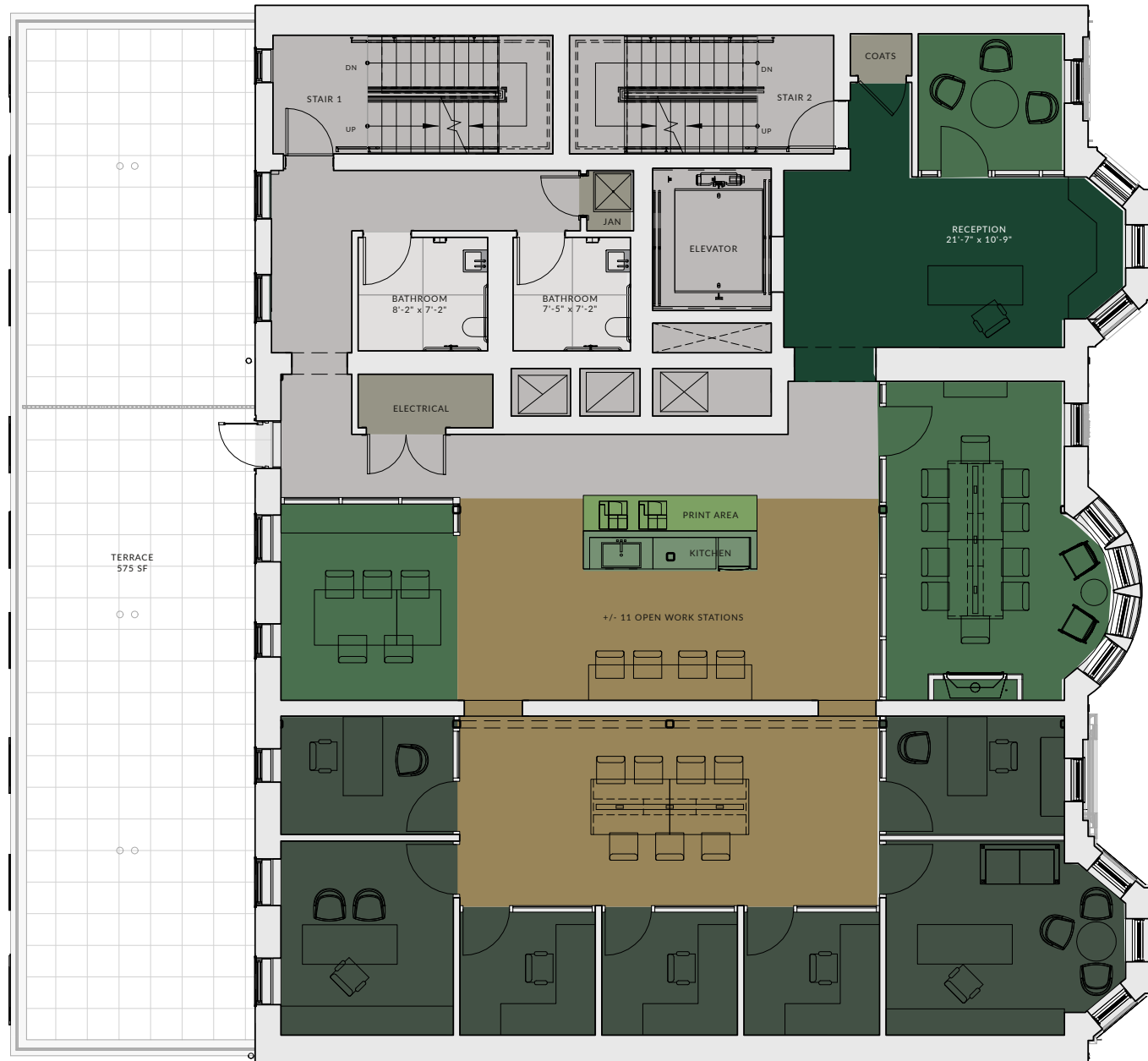
- OPEN SPACE WORKSTATIONS
- PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- MEETING LOUNGE & CONFERENCE
- RECEPTION/LOBBY

- KITCHEN
- COPY/PRINT STATION
- 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 - 4,004 RSF +/- 18



### TEST FIT B – PRIVATE OFFICES WITH OPEN WORK STATIONS

2nd, 3rd, 4th Floor Office Space Occupancy  
 +/- 3,377 - 4,004 RSF +/- 24





- OPEN SPACE WORKSTATIONS
- PRIVATE OFFICES OR ADDITIONAL MEETING AREAS
- MEETING LOUNGE & CONFERENCE
- RECEPTION

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

### PENTHOUSE TEST FIT – 4TH FLOOR

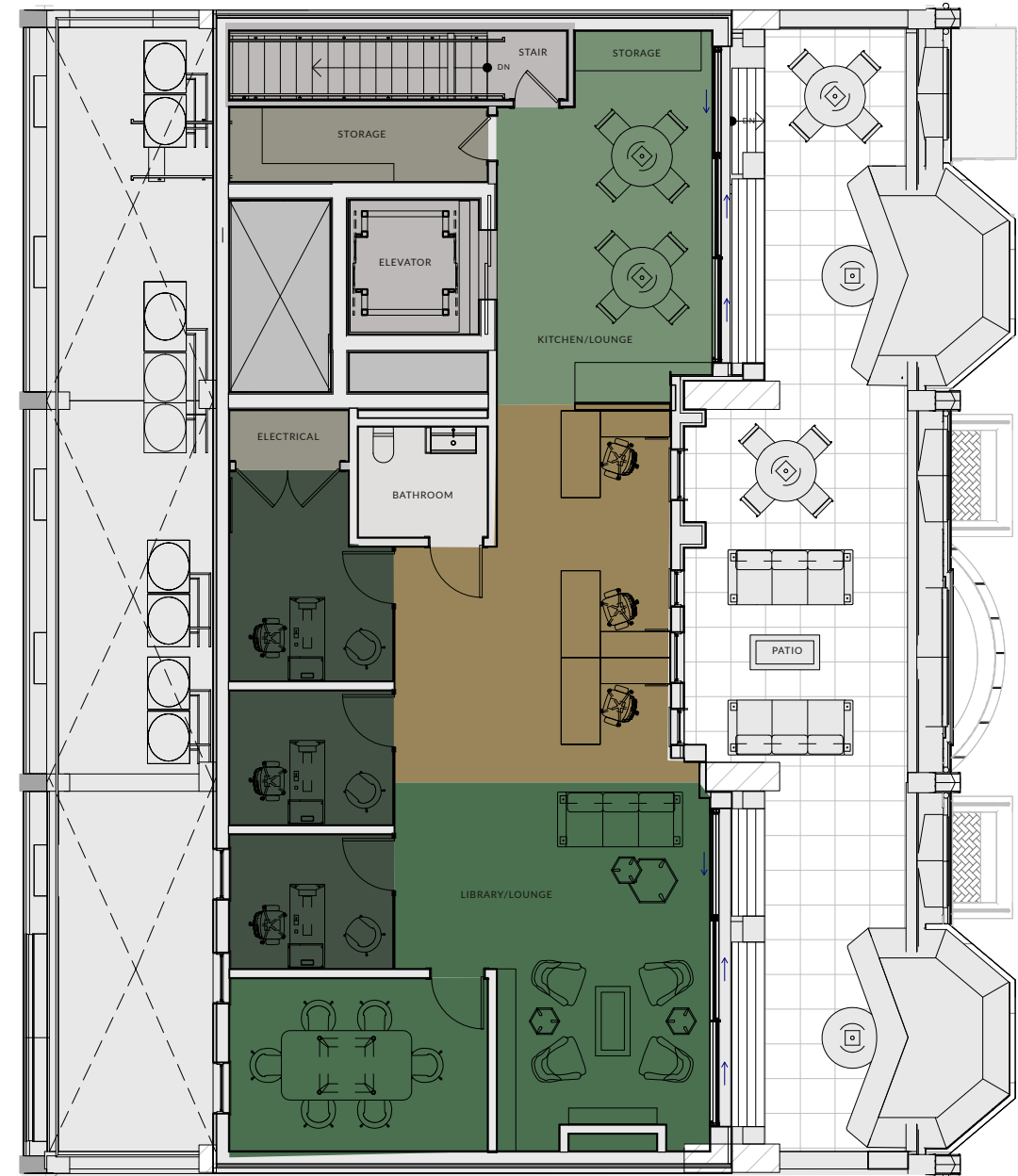
Combined 4th Floor Office Space & Penthouse Addition		Occupancy
Combined	+/- 6,645 RSF	+/- 27
4th Floor	+/- 3,377 RSF	+/- 21
5th Floor Addition	+/- 3,268 RSF	+/- 6



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.

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Sample Penthouse roof deck addition



Sample Penthouse flex space



*two sixty newbury*

FOR LEASING INFORMATION

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