

LEASE

192 SOUTH STREET
192 South Street Boston, MA 02111



A handsome brick and beam building in Midtown Boston's highly desirable Historic Leather District, across the street from South Station. Built in 1910 to an original design by Peabody and Stearns, 192 South Street features high ceilings with beams and exposed duct work, exposed brick, and original interior accents. Highly productive private work spaces flow into open areas with huge windows, which bring in wonderful natural light.

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PROPERTY HIGHLIGHTS

- Classic Brick and Beam, high character Space with Modern Finishes
- Highly Efficient floor plans with soaring ceilings and abundant natural light
- Historic Leather District Location across the street from South Station MBTA Commuter Rail/Subway/Amtrak/Buses
- Flexible and Customized Leasing Options Available to serve businesses at all stages of growth

OFFERING SUMMARY

Lease Rate:	\$20.00 - 36.00 SF/yr (MG)
Available SF:	500 - 2,691 SF
Lot Size:	0.07 Acres
Building Size:	18,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,407	8,995	31,812
Total Population	2,818	20,385	62,970
Average HH Income	\$154,965	\$183,334	\$198,876

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LOCATION DESCRIPTION

Located in the vibrant heart of Boston's South Station Leather District, 192 South Street stands at the center of a dynamic, transit-oriented hub. The property is positioned steps from South Station—the region's busiest transportation nexus—and is complemented by the newly completed, 1.02 million-square-foot Ritz-Carlton Residences Tower, a defining addition to Boston's skyline. The district blends historic character with modern vitality, attracting Fortune 1000 companies, leading design firms, prominent law and accounting practices, and a growing community of innovative startups. With the South Station redevelopment project further elevating the neighborhood's prominence, 192 South Street offers a prime location that embodies connectivity, prestige, and access to top talent within Boston's thriving creative and business economy

LOCATION HIGHLIGHTS

- Situated in Boston's South Station Leather District, a distinctive and highly walkable Urban Hub surrounded by a dense concentration of retail and services
- Steps from South Station, New England's busiest transportation center
- Adjacent to the new 1.02 million-square-foot Ritz-Carlton Residences Tower
- Surrounded by Fortune 1000 companies, top law and accounting firms, and innovative startups
- Strong presence of design, technology, law firms and accounting firms, and start-up companies driving the creative and innovation economy.

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LEASE INFORMATION

Lease Type:	MG + Tenant Elec & HVAC	Lease Term:	Negotiable And Flex Terms Available
Total Space:	500 - 2,691 SF	Lease Rate:	\$20.00 - \$36.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
192 South Street - Suite 100	500 - 2,094 SF	Modified Gross	\$20.00 - \$30.00 SF/yr	Flexible Opportunity to lease 500 SF to 2094 - Bi-Level floor with high ceilings and prime visibility on Atlantic Ave with a private entrance.
192 South Street 200/250	1,275 - 2,691 SF	Modified Gross	\$32.00 - \$36.00 SF/yr	1275 RSF to 2691 RSF - Turn-Key, completely gut renovated space, furnished if preferred. 3-4 Private Offices, Conference Room, and kitchen area. Full floor opportunity a blend of open bull-pen space, cubicle spaces, and private offices. White-washed brick and beam space with 14' ceilings, exposed duct work and abundant natural light.
192 South Street - Suite 350	1,424 SF	Modified Gross	\$32.00 - \$34.00 SF/yr	3-4 Private offices featuring high beam ceilings, exposed brick, flexible layout and two grand windows looking over South Street.

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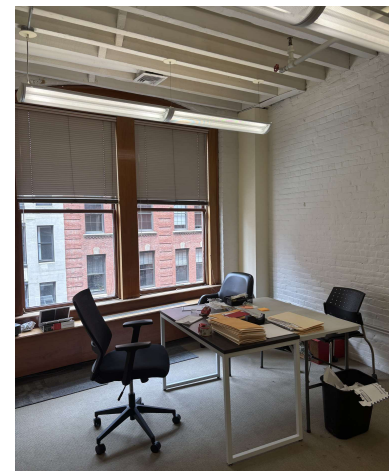
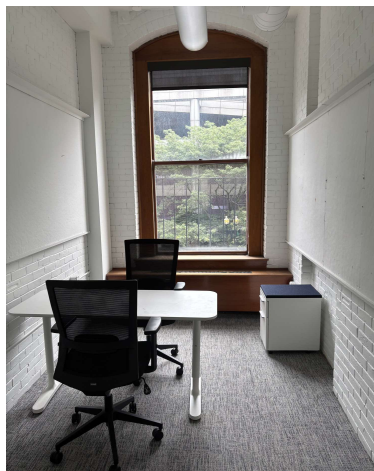
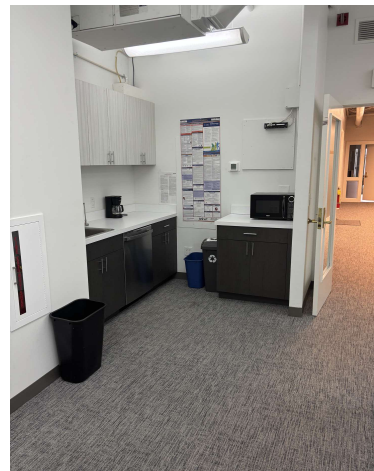
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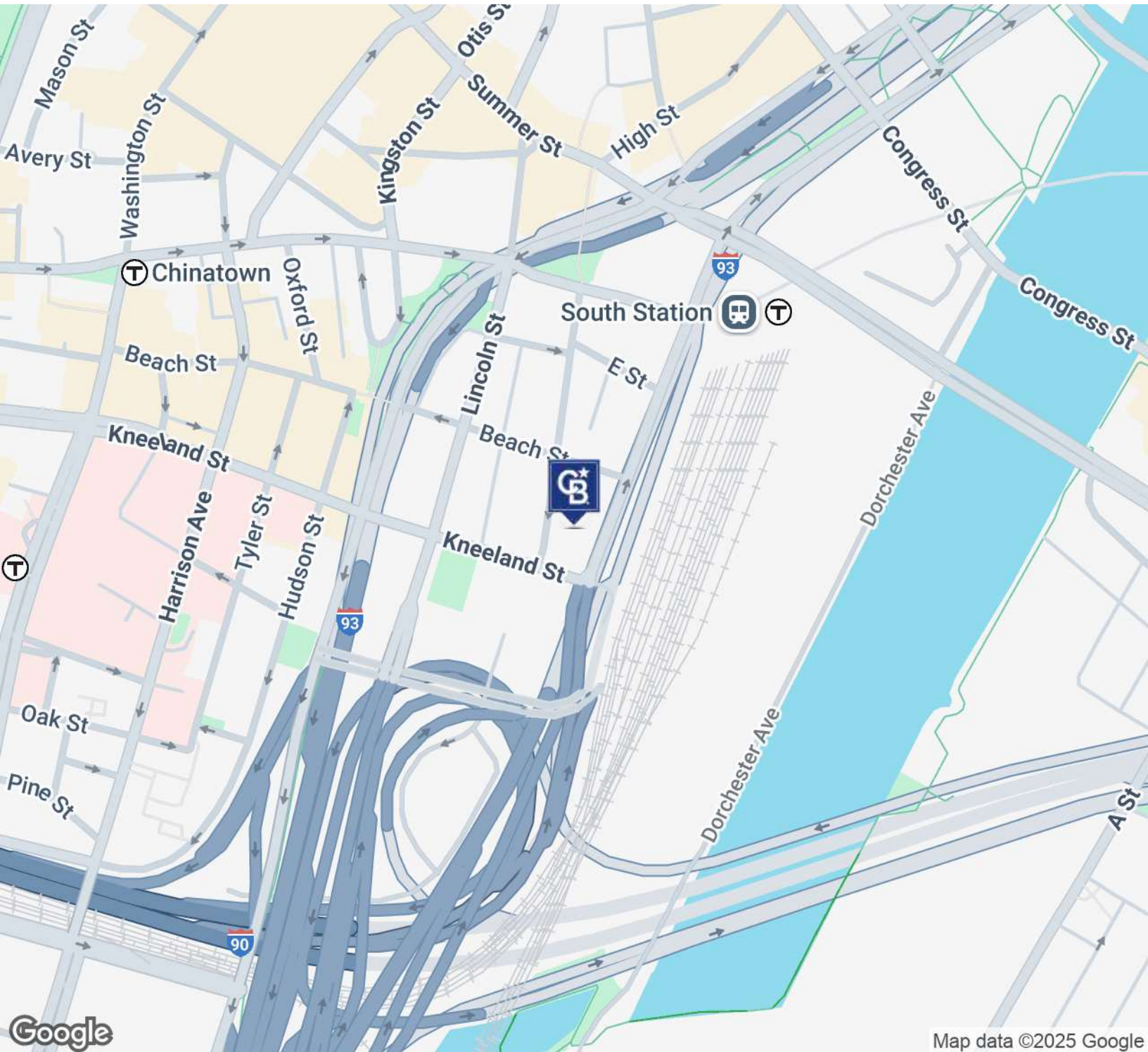
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