

ASKING RENT:
FIRST FLOOR SPACE INCLUDING THE USE OF
THE CELLAR AND REAR YARD: NEGOTIABLE
ROOFTOP SPACE: NEGOTIABLE



FRONT FACADE

AVAILABLE:

- 2,350 SF INTERIOR FIRST FLOOR
- 2,000 SF INTERIOR CELLAR INTERIOR
- 400 SF EXTERIOR REAR YARD

- Approved In-Place A-2 Assembly Space Certificate of Occupancy
- Downtown location adjacent to Ninth Square and Wooster Square Neighborhoods.
- Restaurant space with equipment hookups in place.
- 5,000+ new housing units built, under construction, or planned within a half-mile radius.
- New 7-story 96 unit market rate residential building under construction adjacent to this property at 19 Elm Street.
- Multiple luxury hotels recently built or under construction within a half a mile radius.
- Across the street from the State Street Train Station and one block away from the Government Center and Downtown.
- Adjacent proximity to municipal parking lots with additional street parking.
- Over 34,000 college students within a 3-mile radius.
- Easy Access to I-95 and I-91.

APPROVED USES: Restaurants, Taverns and bars, Café and Coffee Shop, Art galleries, Community halls, Concert halls, Banquet halls, Nightclubs, Exhibition halls, Gymnasiums, Lecture halls, Libraries, Museums, Pool and billiard parlors, Places of Religious Worship, and Theaters – also can easily be converted to dry retail or office use.