

401 WASH

Office Space
Available
+/- 12,500 -
48,000 SF



SINGLE USER OR
MULTI-TENANT OPPORTUNITY
RETAIL ANCHORED BOUTIQUE OFFICES

AVISON
YOUNG



ACTIVE & LOCAL
NEW OWNERSHIP

BOUTIQUE STYLE OFFICES
WITH DIRECT ELEVATOR ACCESS

4TH FLOOR SPEC SUITE
WITH IMMEDIATE OCCUPANCY

Floors 3-5

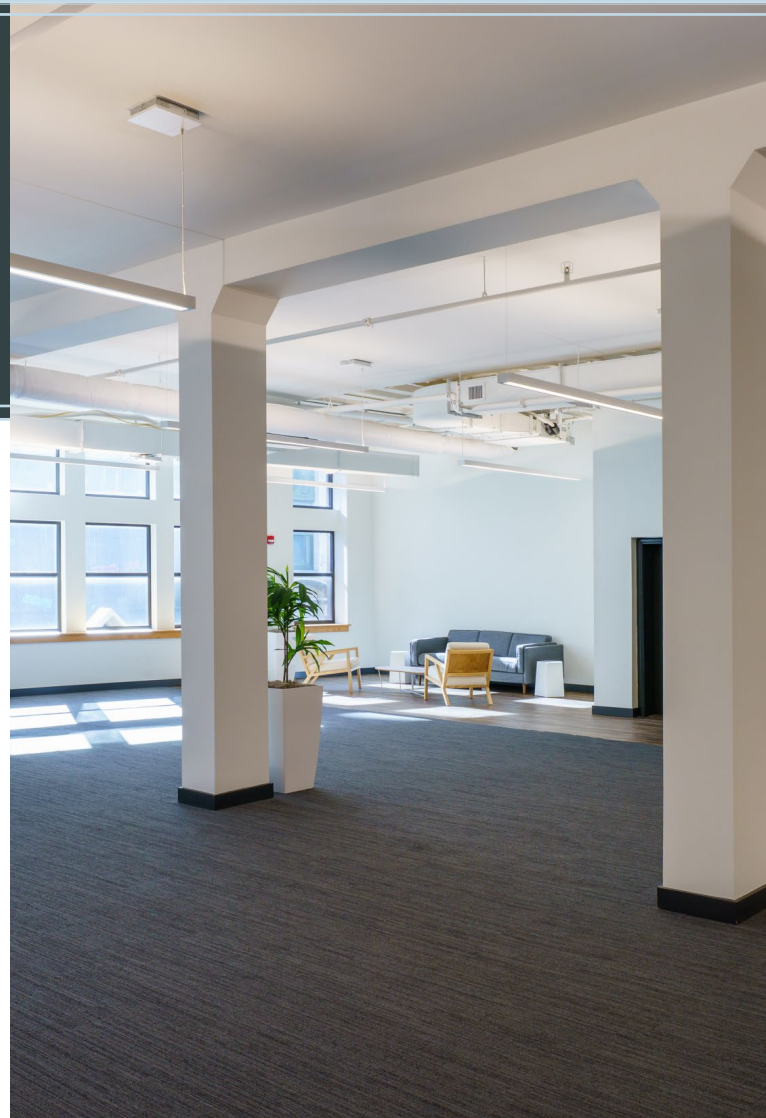
+/- 12,500 SF FLOOR PLATES
12' 5" - 15' 3" CEILING HEIGHTS

Lower Level

+/- 9,500 SF
10' CEILING HEIGHT

Property Highlights

- HISTORIC FLAGSHIP PROPERTY WITH POTENTIAL NAMING AND BRANDING RIGHTS
- DIRECT ELEVATOR, FULL FLOOR SUITES WITH EFFICIENT LAYOUTS
- NEWLY RENOVATED LOBBY AND UPGRADED BUILDING SYSTEMS
- ADVANCED SECURED ENTRY
- SOPHISTICATED AMENITY PACKAGE IN PROGRESS
- ANCHORED GLOBAL FASHION BRAND, UNIQLO



Retail Anchored Building with Office Above

5TH FLOOR

4TH FLOOR
SPEC SUITE

3RD FLOOR

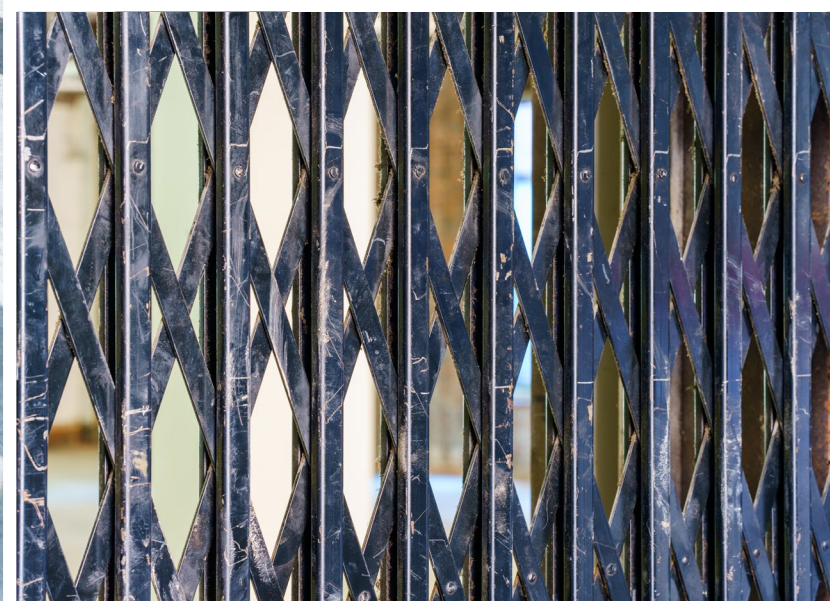
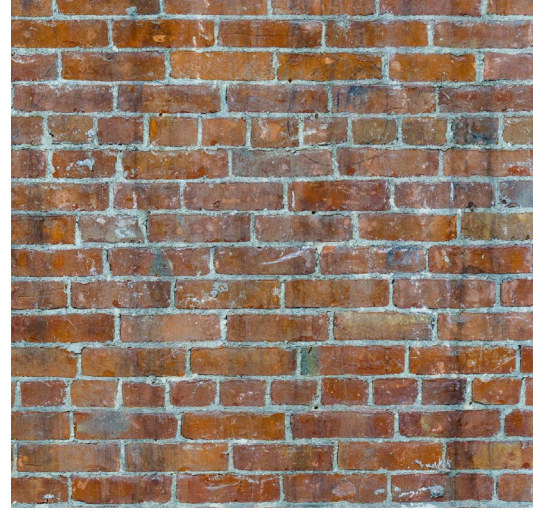
SIGNAGE
OPPORTUNITY

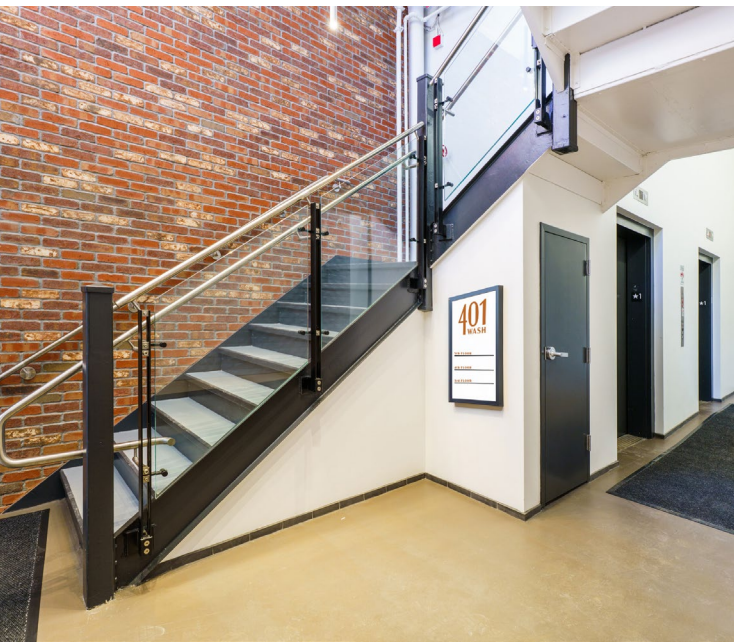
OFFICE
LOBBY

LEASED: UNIQLO
Mid 2026 Store Opening

AVISON
YOUNG



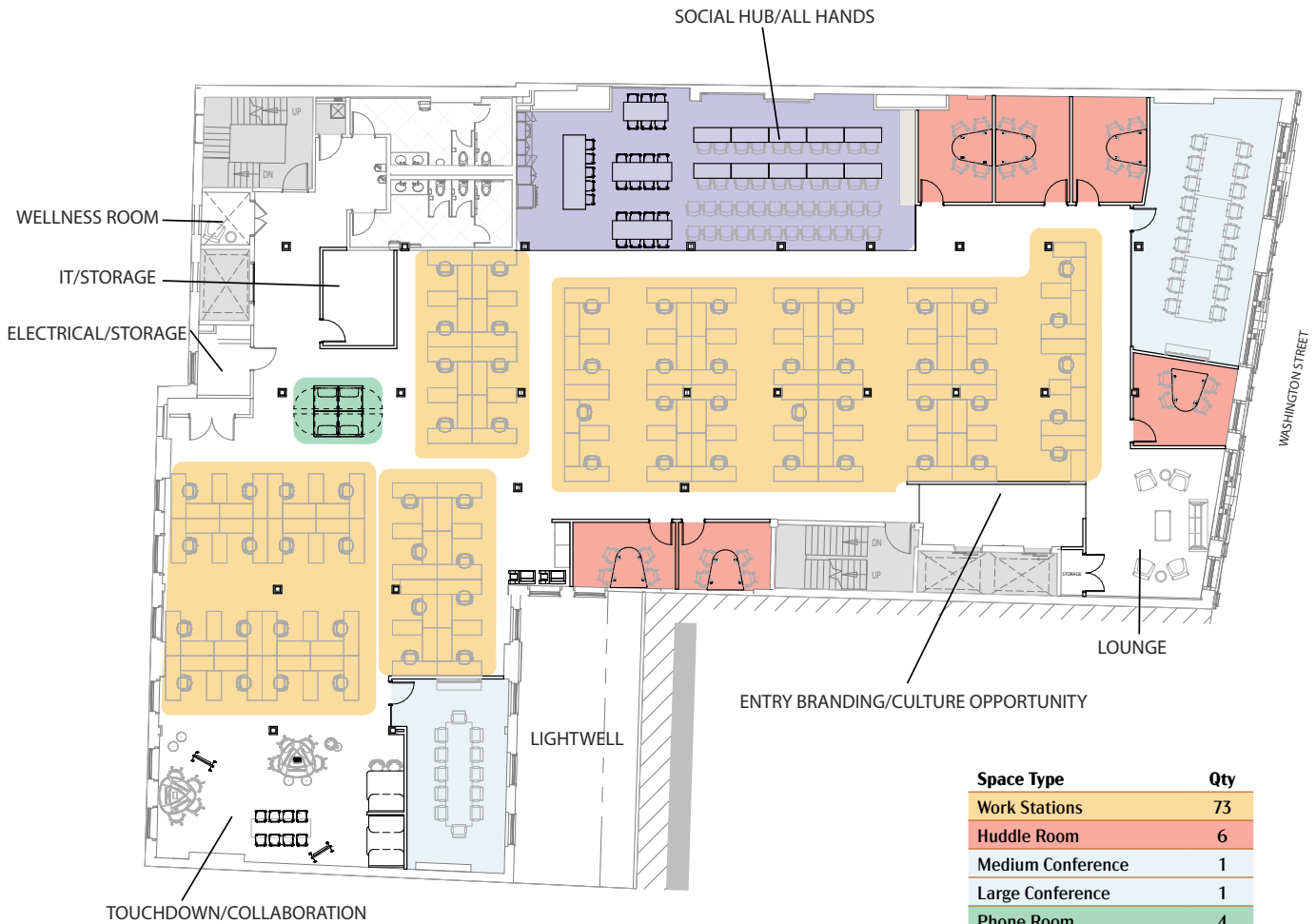






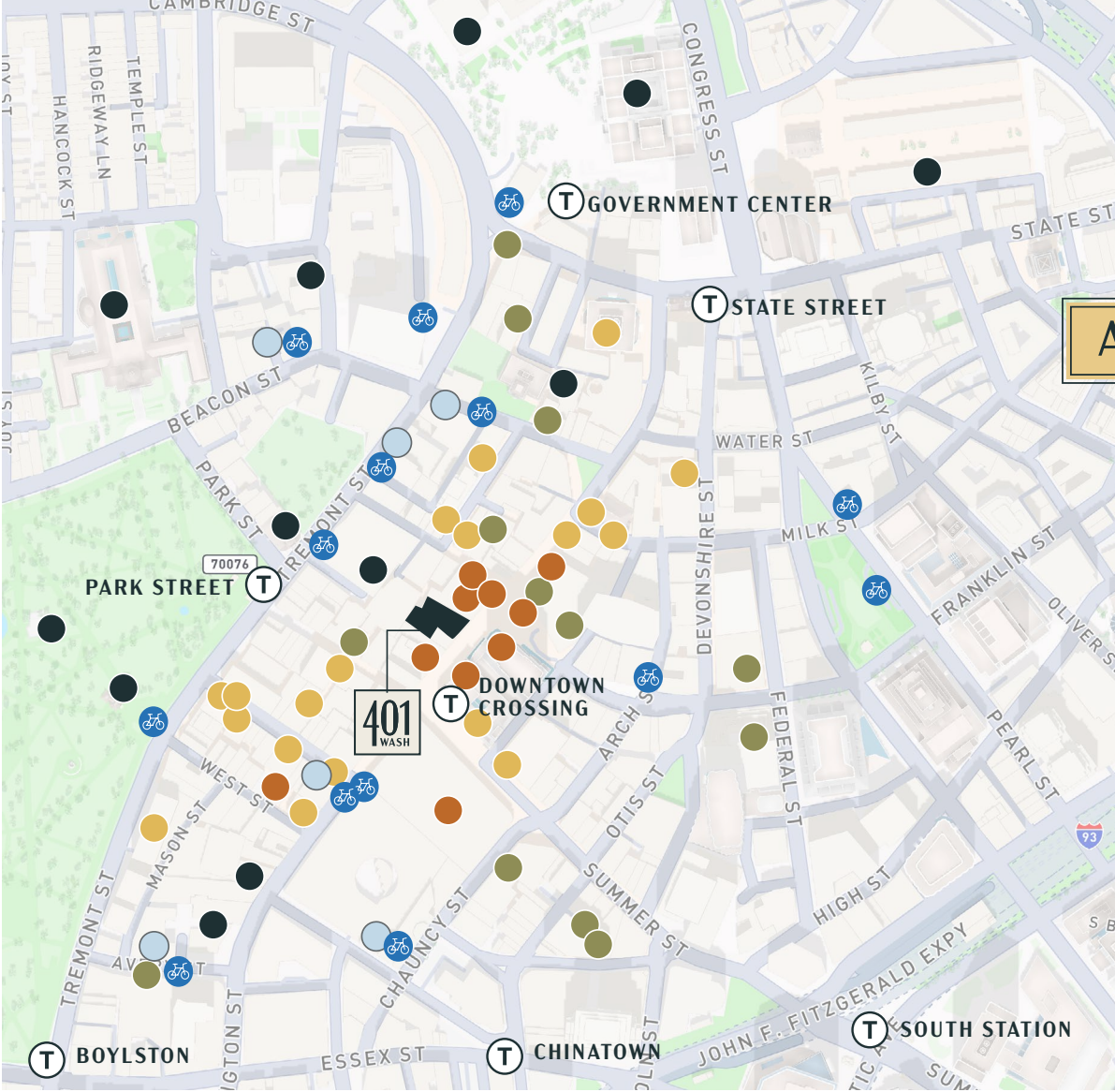
Sample Test Fit Plan

4th Floor: 12,694 SF



Space Type	Qty
Work Stations	73
Huddle Room	6
Medium Conference	1
Large Conference	1
Phone Room	4
Breakroom/All Hands (70)	1
Collab Areas	1
Copy/Print Area	1
IT/Storage	1
Wellness Room	1
Entry Soft Seating	1
Storage	2





Area Amenities



Blue Bike Stations MBTA Stations

RETAIL

- Old Navy
- Primark
- Marshalls
- T.J. Maxx
- DSW
- Macy's
- Foot Locker
- Lids
- Sketchers
- Brattle Book Shop

CULTURAL

- Boston Common
- Park Street Church
- Massachusetts State House
- Boston's Old City Hall
- Freedom Trail (Starting Point)
- Emerson Paramount Center
- Citizens Opera House
- Faneuil Hall Marketplace
- JFK Federal Building
- Boston City Hall
- Suffolk University
- Orpheum Theatre

FITNESS

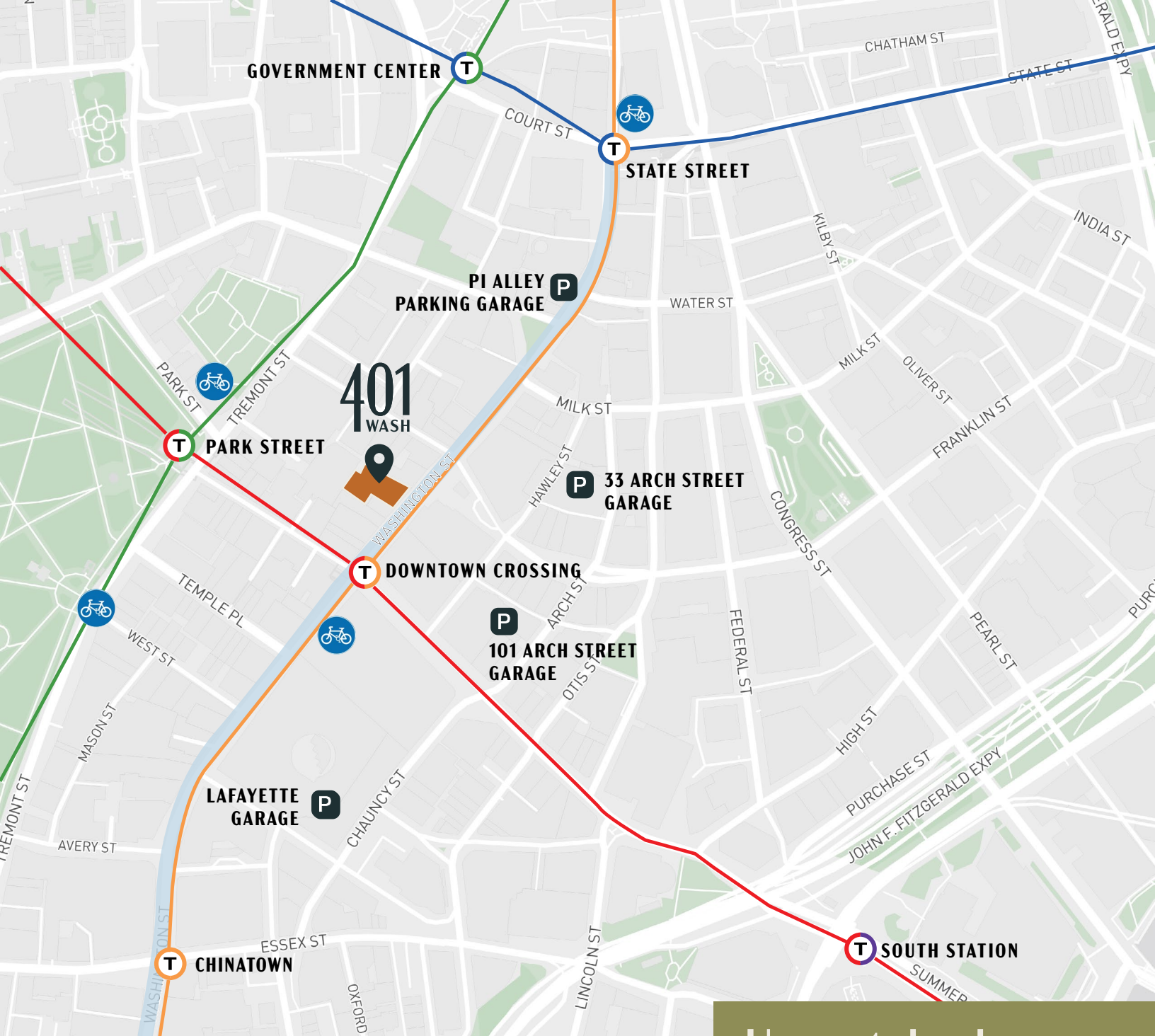
- Equinox Sports Club Boston
- Barry's Boston Downtown
- EverybodyFights FiDi
- Planet Fitness
- New York Sports Club
- F45 Training Boston Financial District
- Club Studio (Coming Soon)
- Barre Groove
- B/SPOKE Downtown Boston
- Gym Hub
- BronCore Fitness
- First Guess Fitness
- CorePower Yoga Downtown Crossing

HOTELS

- The Godfrey Hotel Boston
- The Ritz-Carlton, Boston
- Omni Parker House
- Hotel AKA Boston Common
- XV Beacon
- Hyatt Regency Boston

RESTAURANTS + CAFES

- Cafe Bonjour
- Boston Chops Downtown
- Temple Records
- Somaek Korean
- jm Curley
- RUKA
- Yvonne's
- George Howell Coffee
- Revival Cafe+Kitchen
- Sam LaGrassa's
- MAST'
- Shake Shack Downtown Crossing
- haley.henry
- GRECO
- Raising Cane's Chicken Fingers
- Caffè Nero
- Bakey
- All'Antico Vinaio (Coming Soon)



Unmatched Commuter Access

WALK TIMES

- | | |
|---|---|
| T DOWNTOWN CROSSING
2 Minutes | T SOUTH STATION
ACELA AMTRAK COMMUTER RAIL
7 Minutes |
| T PARK STREET STATION
3 Minutes | T STATE STREET STATION
10 Minutes |
| T CHINATOWN STATION
5 Minutes | B BIKE SHARING STATIONS |

PARKING

- PI ALLEY PARKING GARAGE
- 33 ARCH STREET GARAGE
- 101 ARCH STREET GARAGE
- LAFAYETTE GARAGE

Ownership

H HUDSON
G GROUP

BOSTON, MA
WWW.HUDSONGROUPNA.COM



Assembly
Investments

NEW YORK, NY
WWW.ASEMBLYINVESTMENTS.COM







401 WASH

Justin Dziama, Principal

617.366.1004

justin.dziama@avisonyoung.com

John McHugh, Sr. Vice President

617.702.8869

john.mchugh@avisonyoung.com

200 State Street | 15th Floor | Boston, MA 02109

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

**AVISON
YOUNG**