



# 76

SUMMER STREET

OFFICE FOR LEASE

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**76 Summer Street** gives office tenants across all industries a flexible, character-rich workspace with exposed brick, high ceilings, and open layouts ideal for collaboration. Its Downtown Crossing location puts talent, transit, and everyday amenities within steps, making it a strong home base for firms seeking flexibility and value. With responsive ownership, proactive management, and the ability to tailor suites quickly, the building fits teams looking for a central, energized Boston address.

**Flexible Floorplates** that support open office concepts, team rooms, or private office layouts.

**Efficient Suite Layouts** that help tenants maximize usable space and manage buildout costs.

**Handicap-Accessible** entry and building circulation.

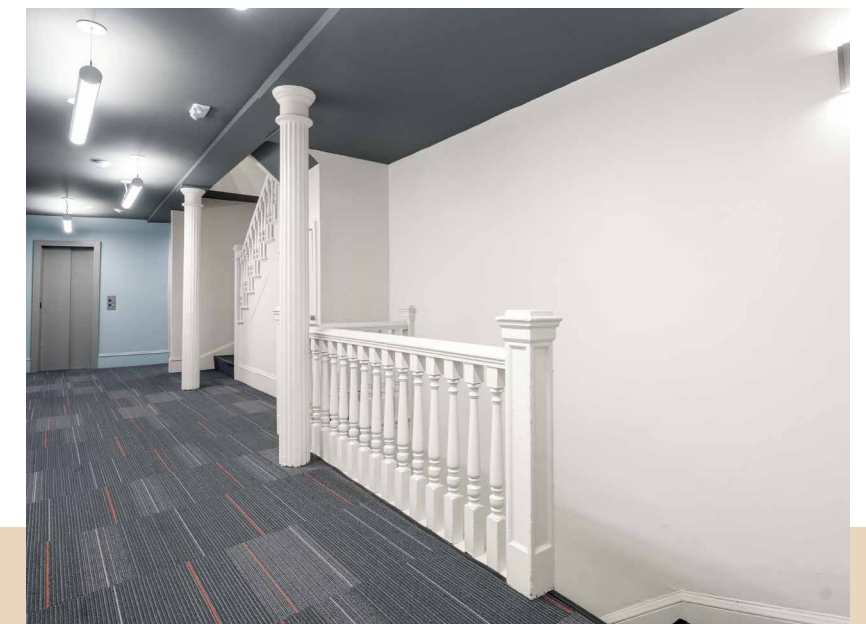
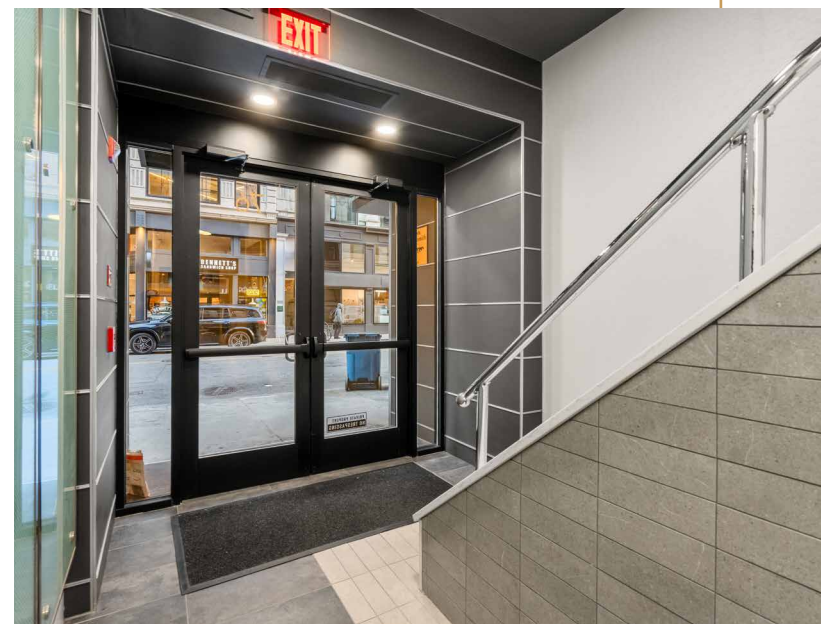
**Responsive, Hands-on Ownership** and proactive management.

**Exposed Brick** and high ceilings that create a modern, character-rich workspace.

**Updated Lobby** and refreshed common areas offering a clean, professional first impression.

**Large Windows** with natural light throughout each suite.

**Direct Elevator** access to all floors.



## BUILDING SPECIFICATIONS



### TOTAL BUILDING SIZE

35,310 SF



### NUMBER OF FLOORS

6



### TYPICAL FLOOR PLATE

Approx. 4,046 SF



### HVAC

Tenant-Controlled Systems



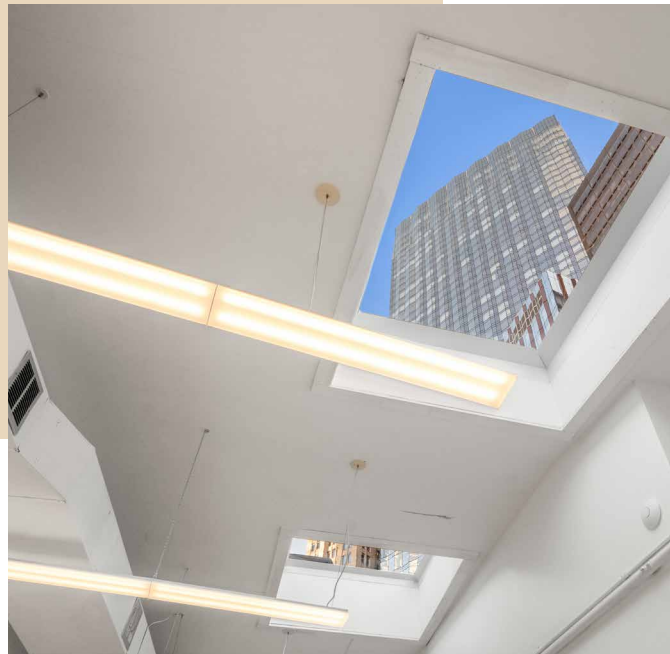
### UTILITIES

Separately Metered Electricity



### CONNECTIVITY

Comcast & Verizon (DSL and Fiber)



## AVAILABILITY

### 6TH FLOOR

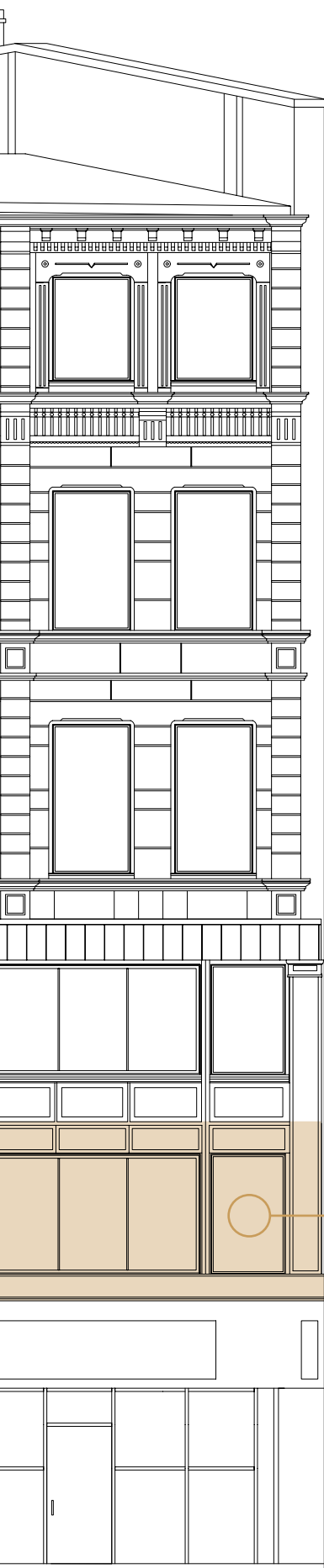
1,800 – 3,751 SF

### 3RD FLOOR

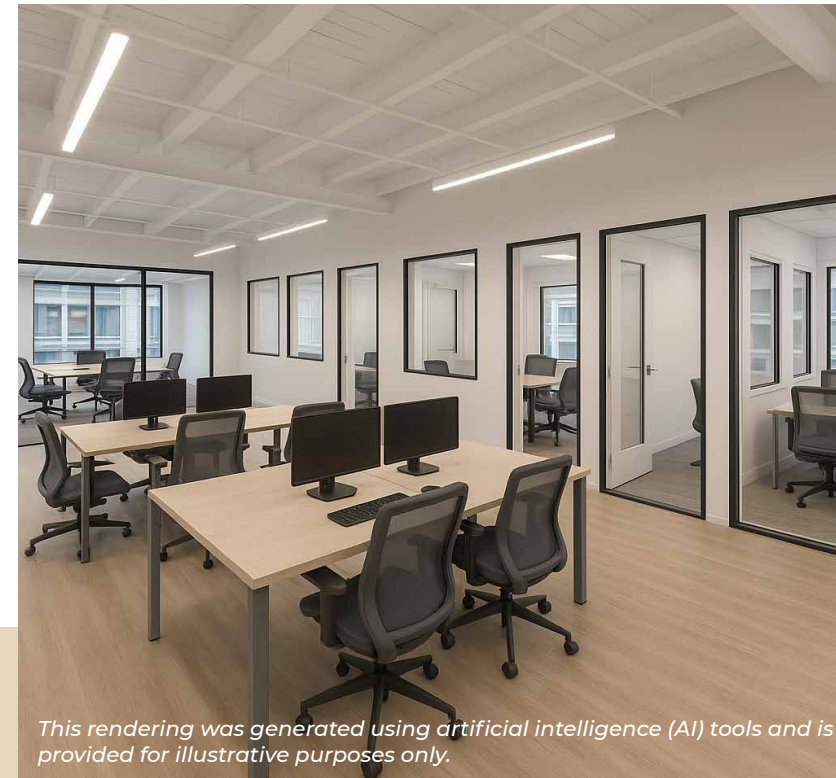
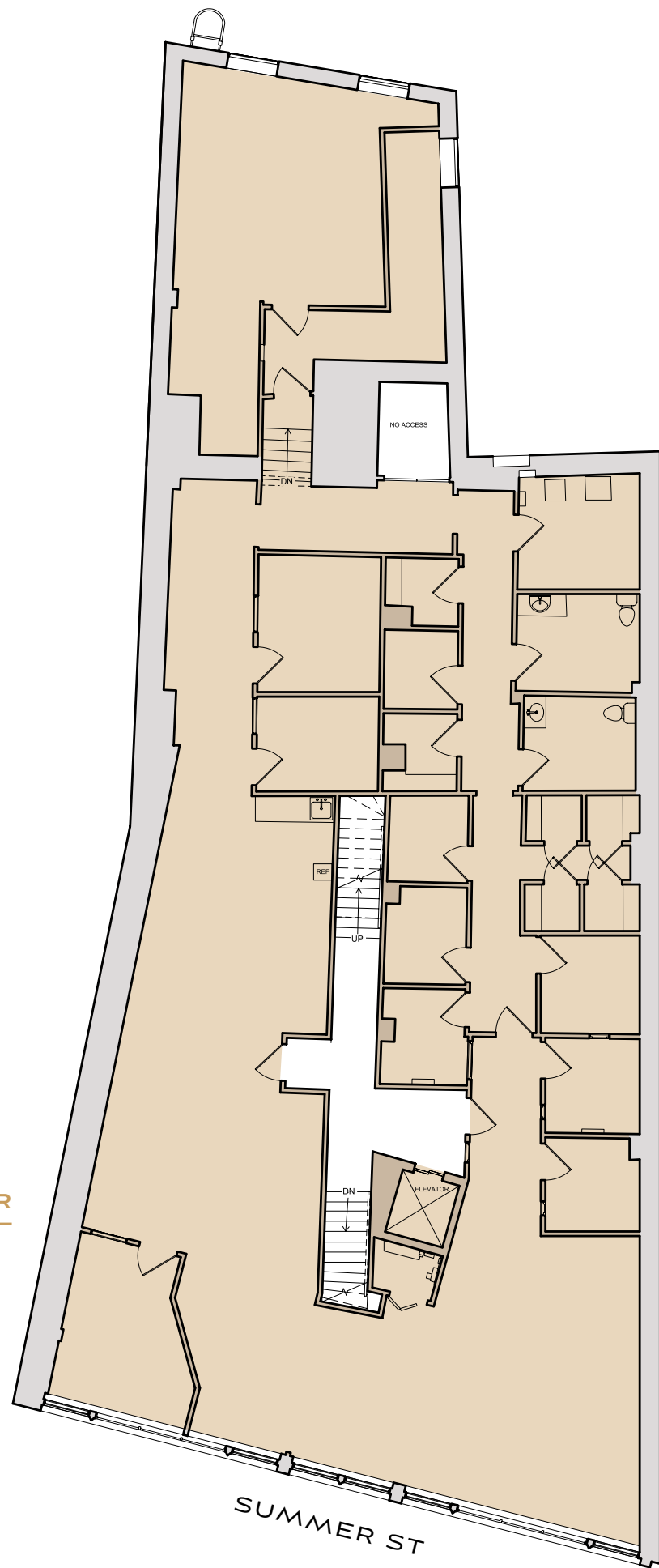
1,679 – 3,388 SF

### 2ND FLOOR

4,046 SF

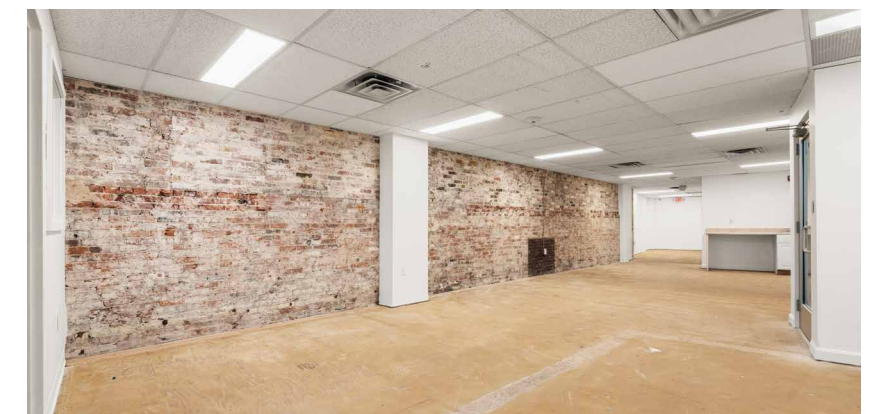
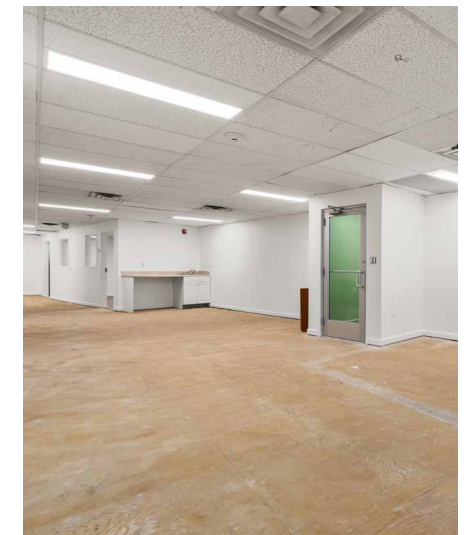
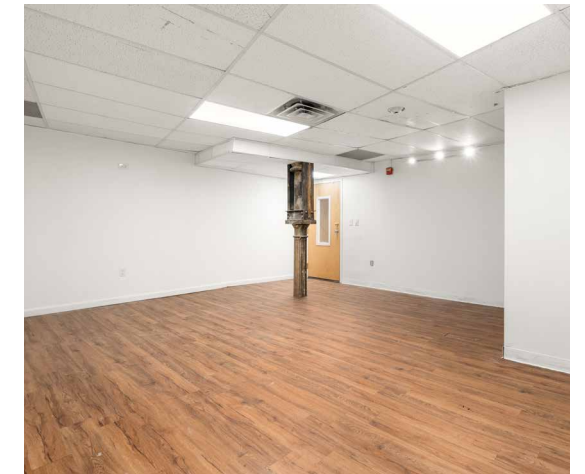


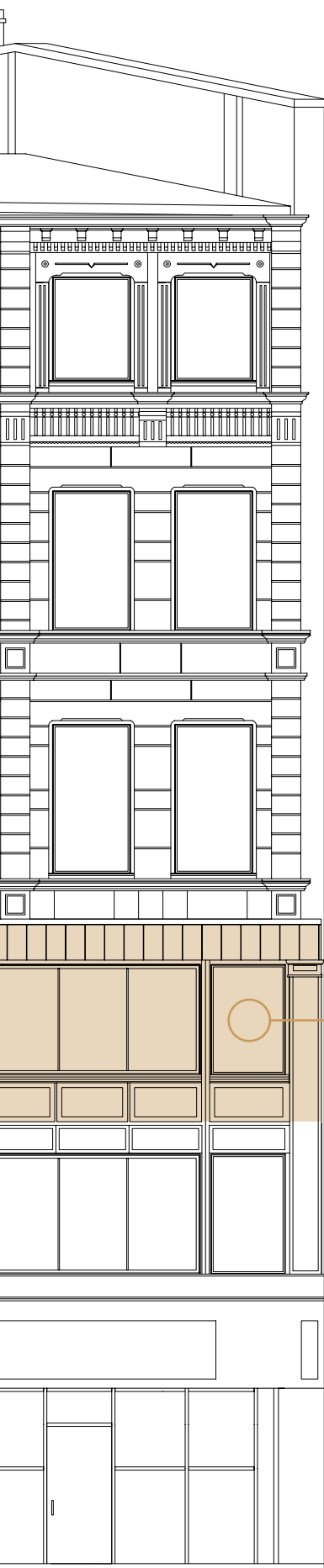
2ND FLOOR



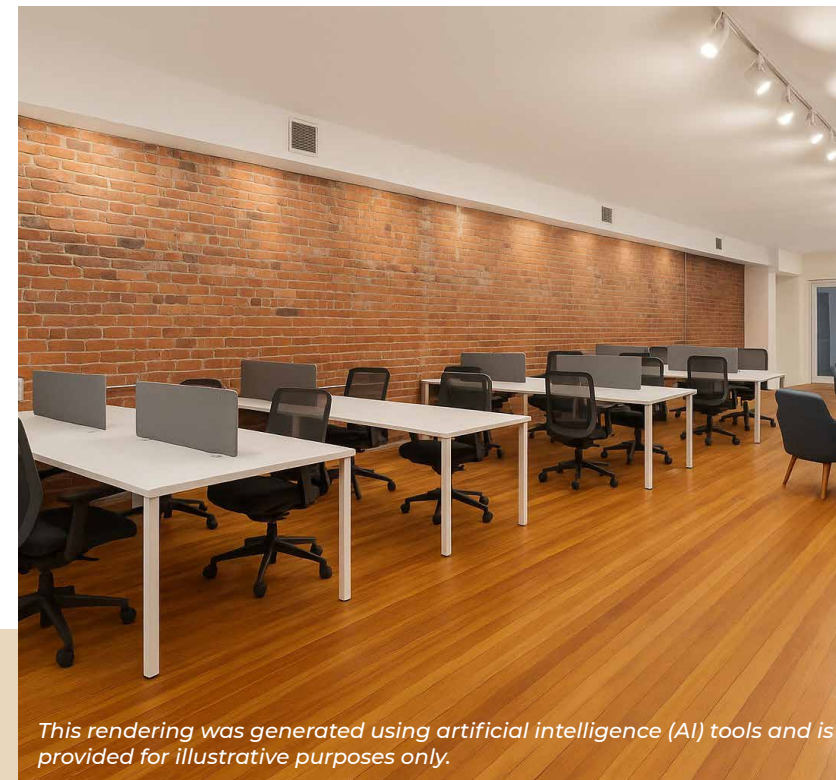
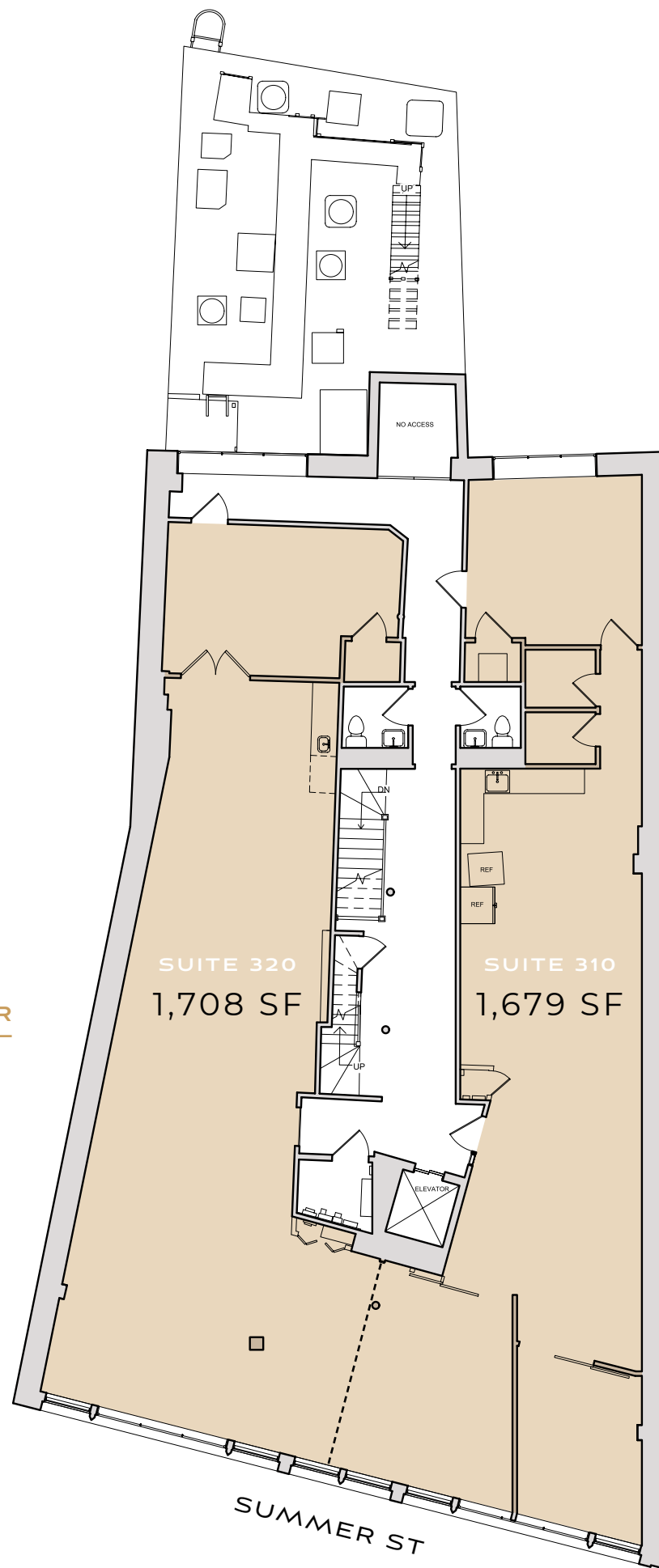
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2ND FLOOR  
4,046 SF



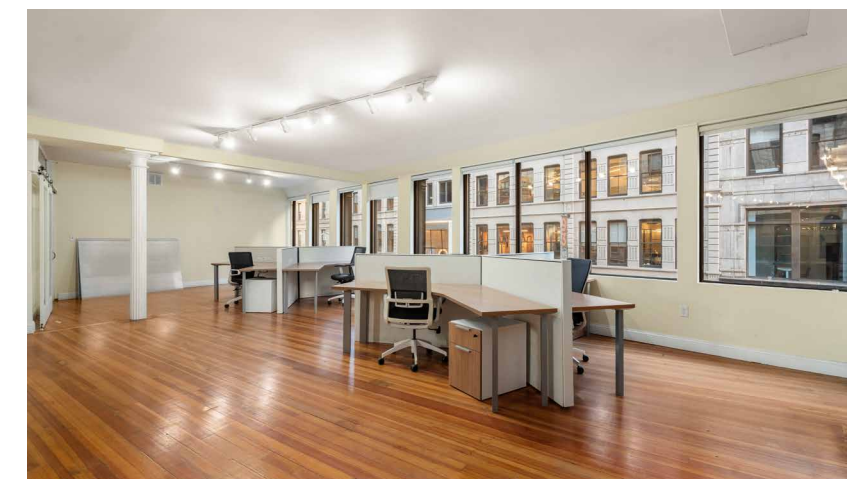
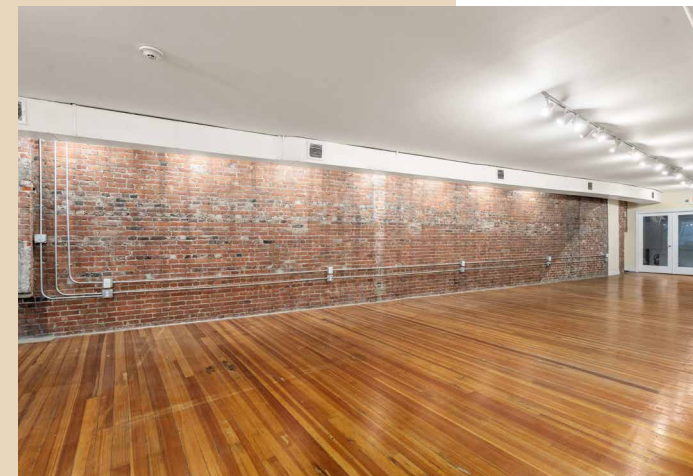
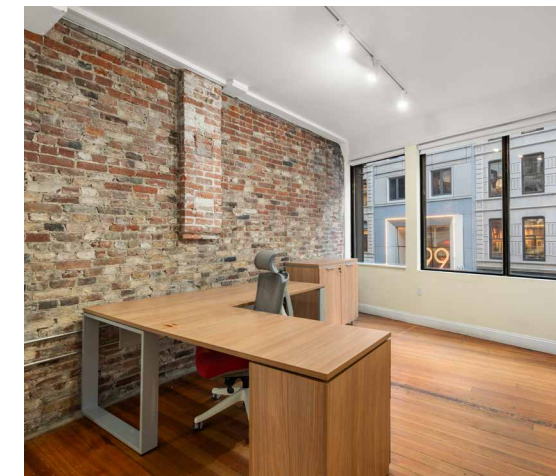


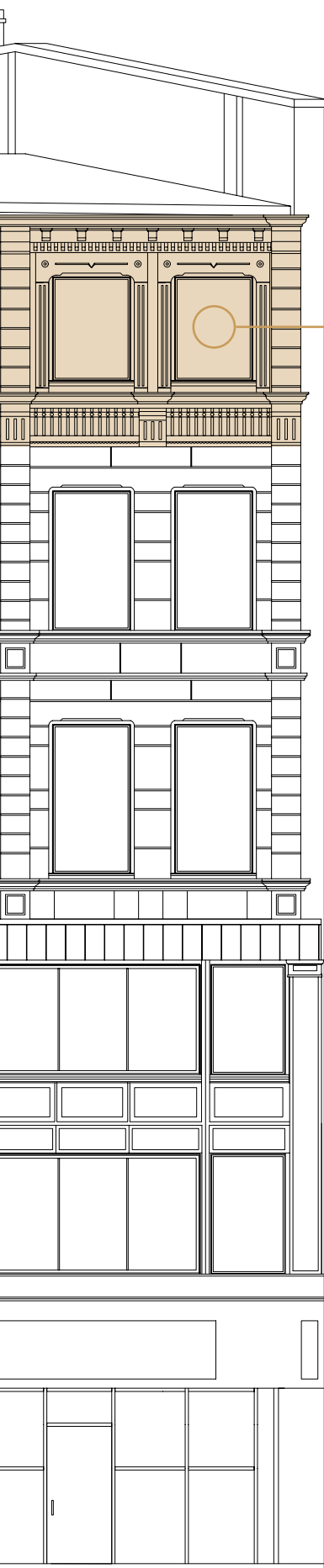
3  
3RD FLOOR



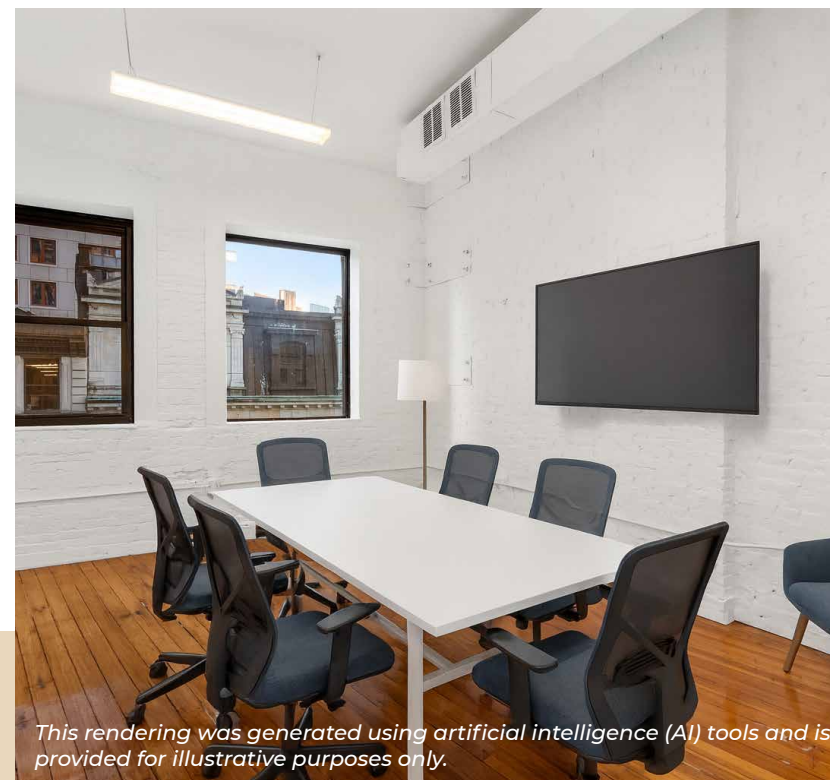
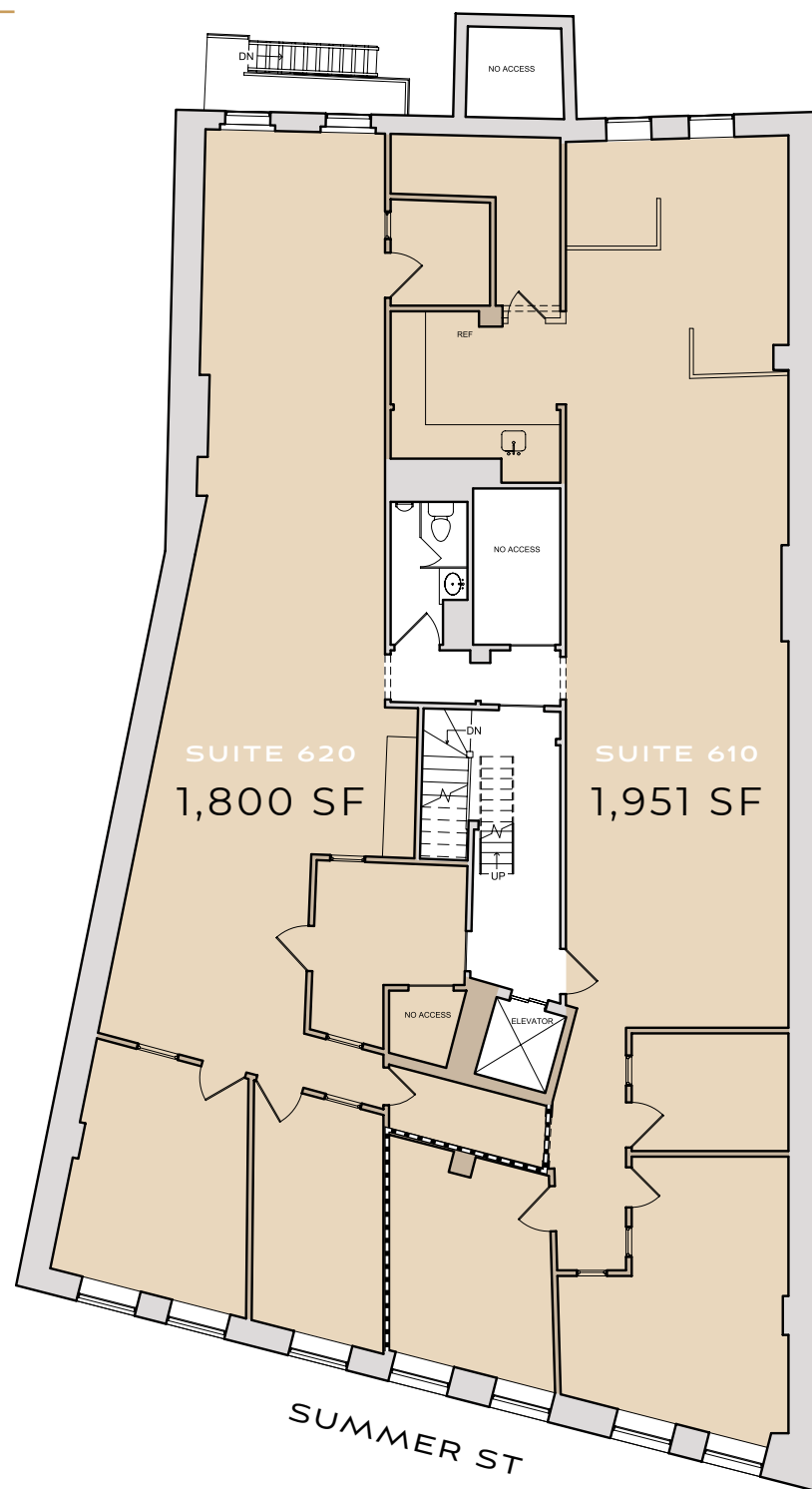
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3RD FLOOR  
1,679 – 3,388 SF

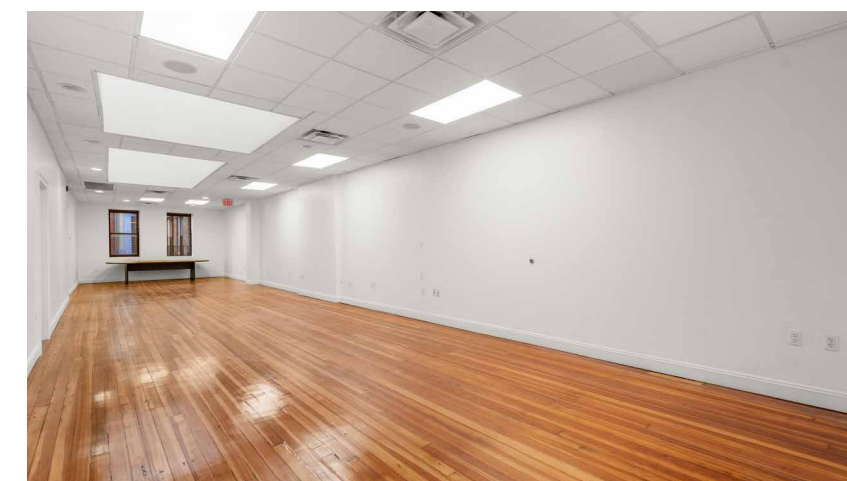
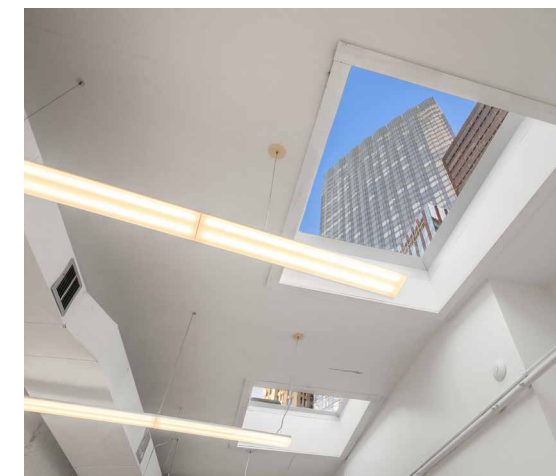




6TH FLOOR



6TH FLOOR  
1,800 – 3,751 SF



## LOCATION OVERVIEW

### LOCATION

- Steps to MBTA lines and Amtrak
- Easy access to I-93, Mass Pike, and Logan Airport

### FOOD & COFFEE

- Tatte Bakery, Caffè Nero, Thinking Cup, Starbucks, Pret
- Sweetgreen, Dig, Tender Greens, Sam LaGrassa's, Legal Crossing

### RETAIL & GROCERIES

- Roche Bros. supermarket
- Primark, Macy's, and Marshall's
- CVS and Walgreens

### FITNESS & WELLNESS

- Equinox, Planet Fitness, B/Spoke, and yoga
- Barbershops, salons, and personal-care services within steps

### PARKING

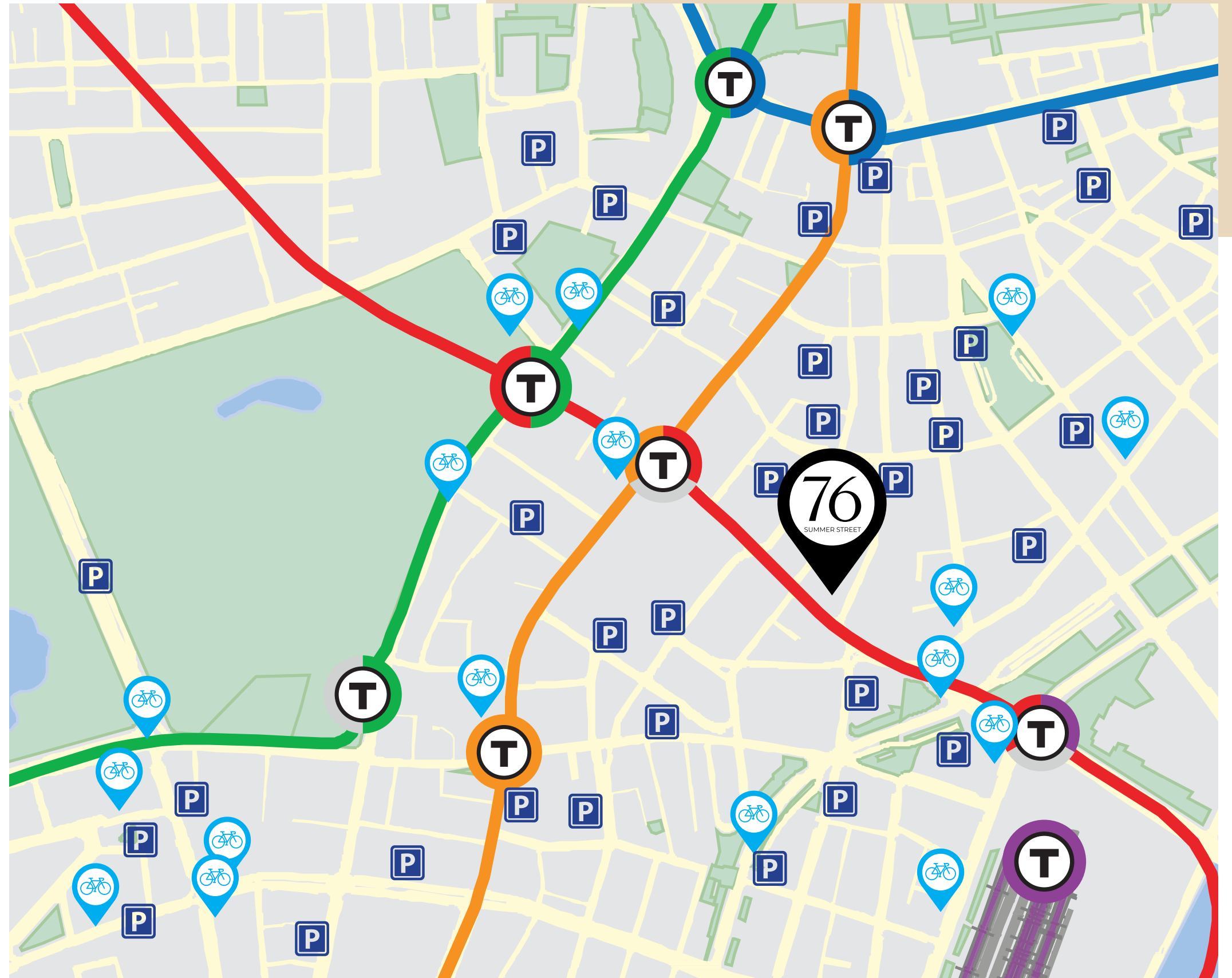
- Garages within 1-3 minutes: Lafayette Garage, Hyatt Regency, 33 Arch St, 101 Federal, and One Lincoln

### MOBILITY

- Bluebikes stations nearby
- Bike-friendly streets and short connections to major cycling routes

### HOTELS

- Hyatt Regency Boston
- The Godfrey
- Moxy Boston Downtown



**76 Summer Street** puts tenants just steps from coffee, food, retail, and transit. The neighborhood's mix of energy and convenience makes it easy for teams to meet, collaborate, and commute. Simply put - the building offers a central address that works well for today's workforce.

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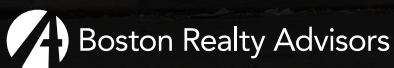
## SUMMER STREET

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