

123 EAST DEDHAM STREET, BOSTON MA

THE
SMITH
SOUTH END



THE SOUTH END

The South End is a culturally rich neighborhood with restored victorian row houses surrounding quaint English-style squares. Its popular dining and bar scene spans family-friendly bistros, trendy eateries, bars and low-key pubs. Specialty shops, vintage markets, and abundant parks and green spaces make this the ideal area for any urban dweller. The Smith, along with other mixed-use redevelopments, is enhancing the existing framework of the South End. The loft office space and nearby Boston Medical Center both contribute to the already strong daytime population of the neighborhood. The southern portion of the neighborhood has experienced an impressive amount of mixed-use development, bringing new life to a previously underutilized area of this charming and cherished neighborhood.

ALL ABOUT THE SMITH

DELIVERY STARTING Q3/Q4 2020

THE DEVELOPMENT

- 650,000 sf mixed-use development, including retail, residential, and cultural space
- Phase I of the project is completed, Phase II will deliver in 2023
- Two 11-story buildings with remarkable amenities, 50 multi-family units in a converted historic building, 20,000 SF of retail with landscaped outdoor space, and 650 car below grade parking
- The Smith, is named for the artisan history of this area of the South End, South of Washington, dubbed SoWa
- The Property is less than a block from the future Exchange, which will bring over 600,000 square feet of office space to the area

THE OPPORTUNITY

- Phase I consists of 3 commercial spaces: 3,323 sf, 1,803 sf and a 1,300 sf community space
- Ample outdoor seating for dedicated patios and impressive storefronts facing East Dedham Street
- Located at the base of the first 11-story building, a 299-unit new residential tower
- Available now

ACCESSIBILITY

- 2 minute drive (0.2 mile) to the I-93 on-ramps
- 7 Minute walk (0.3 mile) to Union Park Silver Line station
- Less than 1 mile walk to Back Bay Station and the Broadway Station in South Boston



EAST DEDHAM STREET ELEVATION

SOUTH END

575 ALBANY
45 rental units
6,250 SF corner retail
Future delivery

BUILDING 2
305 rental units
2 retail spaces
2023 delivery

PHASE ONE
299 rental units
3,300 SF retail space
Available Now
2 additional retail spaces
Available 2023

GAMBRO
35,000 SF existing
medical office
Future retail



ALBANY STREET SERVICE DRIVE PEDESTRIAN GREEN ANDREWS STREET HARRISON AVENUE



SITE PLAN - PHASE 1 & AVAILABLE RETAIL SPACE

SOUTH END



● PHASE 2 RETAIL

THE SMITH

SOUTH END

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