

ONE KENMORE — SQUARE —

BOSTON, MASSACHUSETTS



ICONIC LOCATION

CAMBRIDGE

DOWNTOWN

BACK BAY

ONE
KENMORE
— SQUARE —



T KENMORE

**BOSTON
UNIVERSITY**

**BOSTON'S
CENTER OF GRAVITY**

BOSTON MARATHON ROUTE

 **MILE 25** 25th Mile Marker of the Boston Marathon

FENWAY

TRANSPORTATION

 **9.5K** DAILY RIDERS AT MBTA KENMORE STATION

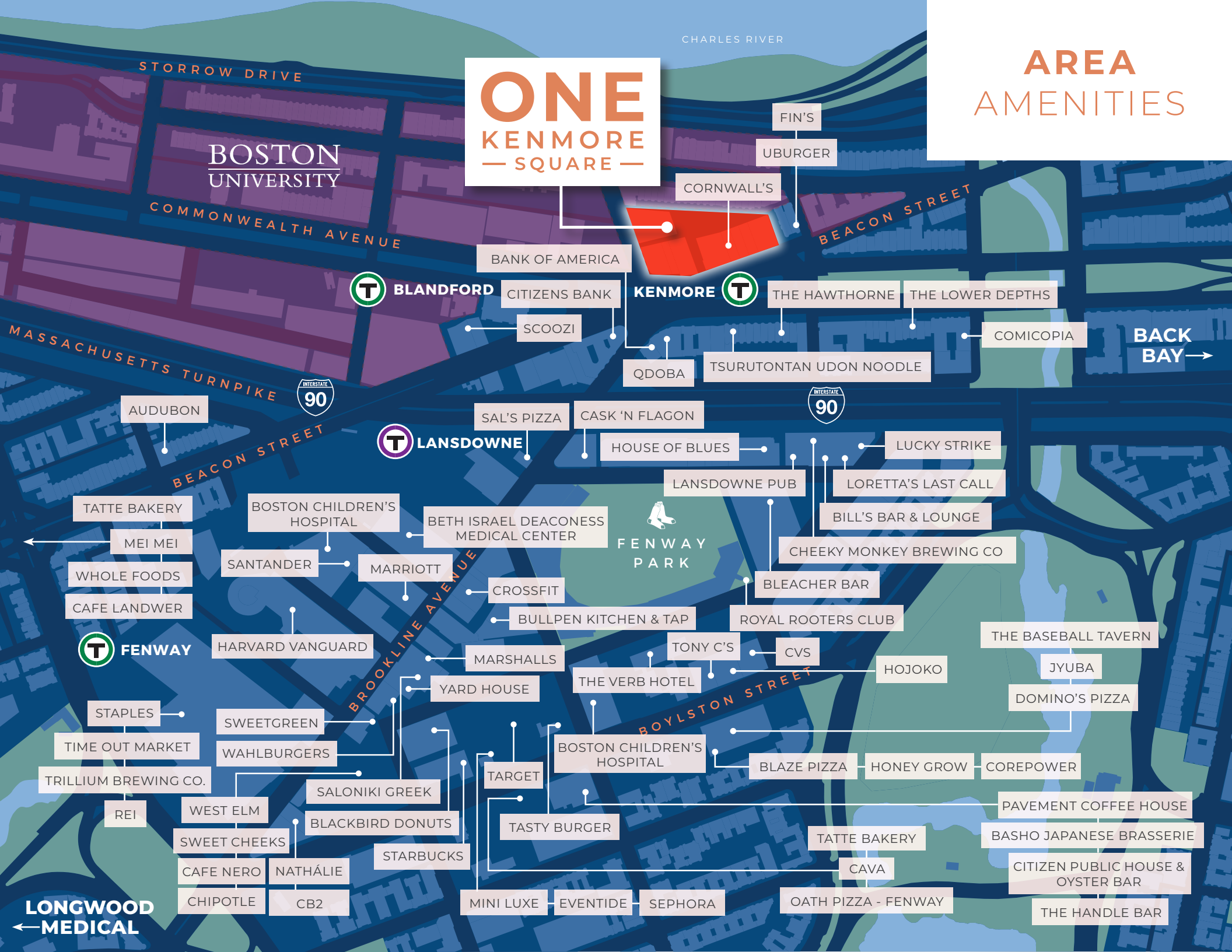
 **26.7K** DAILY VEHICLES

 **50K** DAILY BIKES/ PEDESTRIANS/VEHICULAR

 **9** BUS LINES

AREA AMENITIES

ONE KENMORE — SQUARE —



BOSTON UNIVERSITY

CHARLES RIVER

STORROW DRIVE

COMMONWEALTH AVENUE

BEACON STREET

MASSACHUSETTS TURNPIKE



BEACON STREET



BLANDFORD



LANSDOWNE

AUDUBON

SAL'S PIZZA

CASK 'N FLAGON

HOUSE OF BLUES

LUCKY STRIKE

TATTE BAKERY

BOSTON CHILDREN'S HOSPITAL

BETH ISRAEL DEACONESS MEDICAL CENTER

FENWAY PARK

BILL'S BAR & LOUNGE

MEI MEI

SANTANDER

MARRIOTT

CROSSFIT

LANSDOWNE PUB

LORETTA'S LAST CALL

WHOLE FOODS

CAFE LANDWER



FENWAY

HARVARD VANGUARD

BULLPEN KITCHEN & TAP

ROYAL ROOTERS CLUB

STAPLES

SWEETGREEN

WAHLBURGERS

MARSHALLS

THE VERB HOTEL

TONY C'S

CVS

HOJOKO

THE BASEBALL TAVERN

JYUBA

DOMINO'S PIZZA

TIME OUT MARKET

TRILLIUM BREWING CO.

YARD HOUSE

BOSTON CHILDREN'S HOSPITAL

BLAZE PIZZA

HONEY GROW

COREPOWER

REI

WEST ELM

SALONIKI GREEK

BLACKBIRD DONUTS

TARGET

TASTY BURGER

TATTE BAKERY

PAVEMENT COFFEE HOUSE

BASHO JAPANESE BRASSERIE

SWEET CHEEKS

CAFE NERO

NATHALIE

STARBUCKS

TASTY BURGER

CAVA

CITIZEN PUBLIC HOUSE & OYSTER BAR

CHIPOTLE

CB2

MINI LUXE

EVENTIDE

SEPHORA

OATH PIZZA - FENWAY

THE HANDLE BAR

LONGWOOD MEDICAL

BACK BAY

POPULATION

40,900
PEOPLE IN THE FENWAY/
KENMORE NEIGHBORHOOD



78,500
PEOPLE
IN 1 MILE RADIUS



\$95,340
AVG HHI
IN 1 MILE RADIUS



\$921,909
AVG HOME PRICE
IN 1 MILE RADIUS

EDUCATION

80,000 
TOTAL STUDENTS



HARVARD
MEDICAL
SCHOOL

Northeastern
UNIVERSITY



EMMANUEL COLLEGE



WENTWORTH
Institute of Technology

BOSTON
UNIVERSITY

GATEWAY TO **BU'S 12MSF**
CHARLES RIVER CAMPUS
42,000+ Students, Faculty and Staff
New England's Largest University

ENTERTAINMENT

FENWAY PARK

4M
ANNUAL VISITS

450
ANNUAL EVENTS



LUCKY STRIKE



MEDICAL

LONGWOOD
MEDICAL AREA

2.6M
ANNUAL VISITORS

21
MEDICAL INSTITUTIONS



Boston Children's Hospital
Where the world comes for answers



Beth Israel Deaconess
Medical Center



Dana-Farber
Cancer Institute



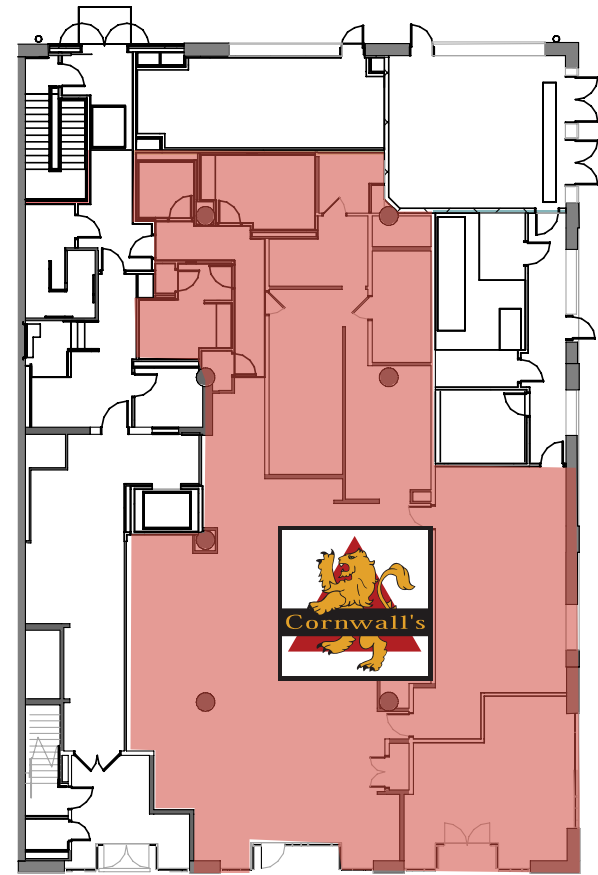
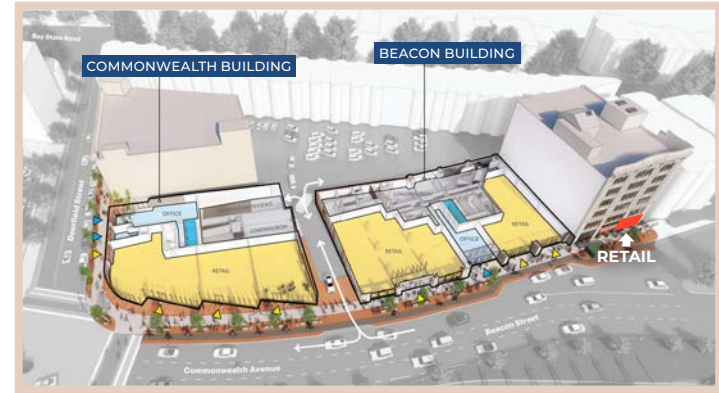
BRIGHAM AND
WOMEN'S HOSPITAL



THE
NEIGHBORHOOD

THE OPPORTUNITY

648 BEACON STREET FULLY LEASED



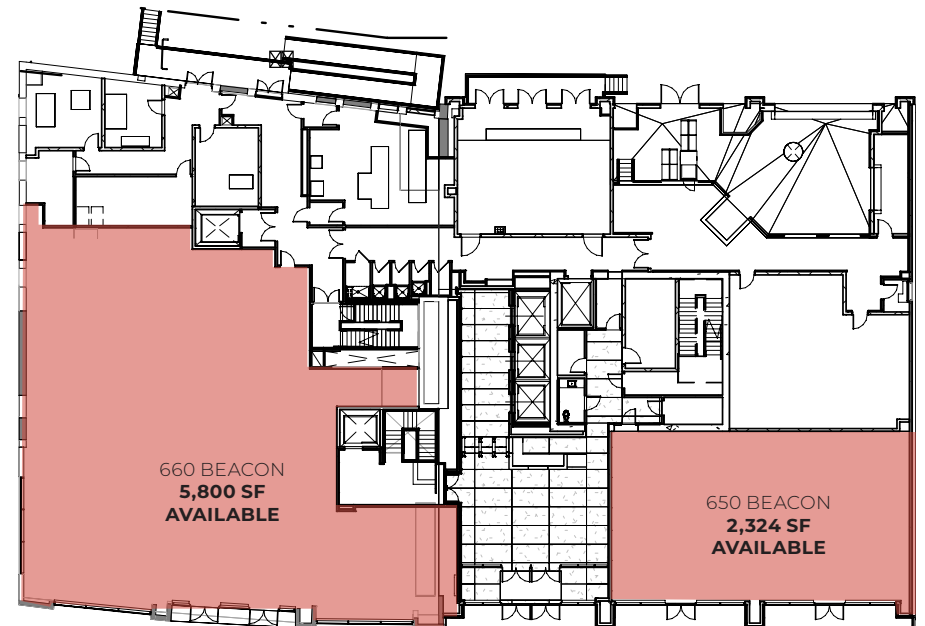
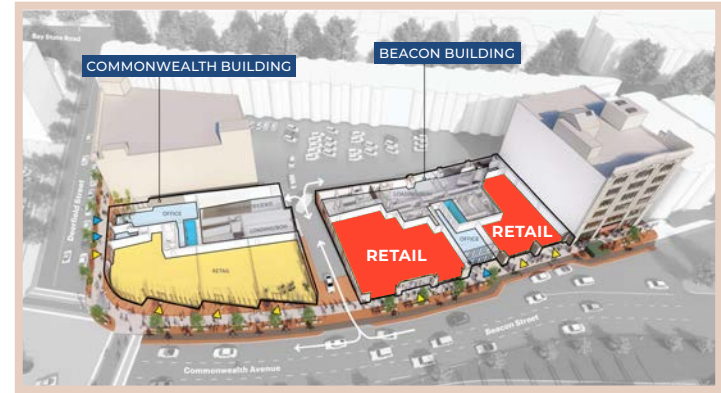
← BEACON STREET →

THE OPPORTUNITY

650-660 BEACON STREET
10,800 SQUARE FEET
AVAILABLE 2022 (PROJECTED)

660 BEACON: **5,800 SQUARE FEET**

650 BEACON: **2,324 SQUARE FEET**



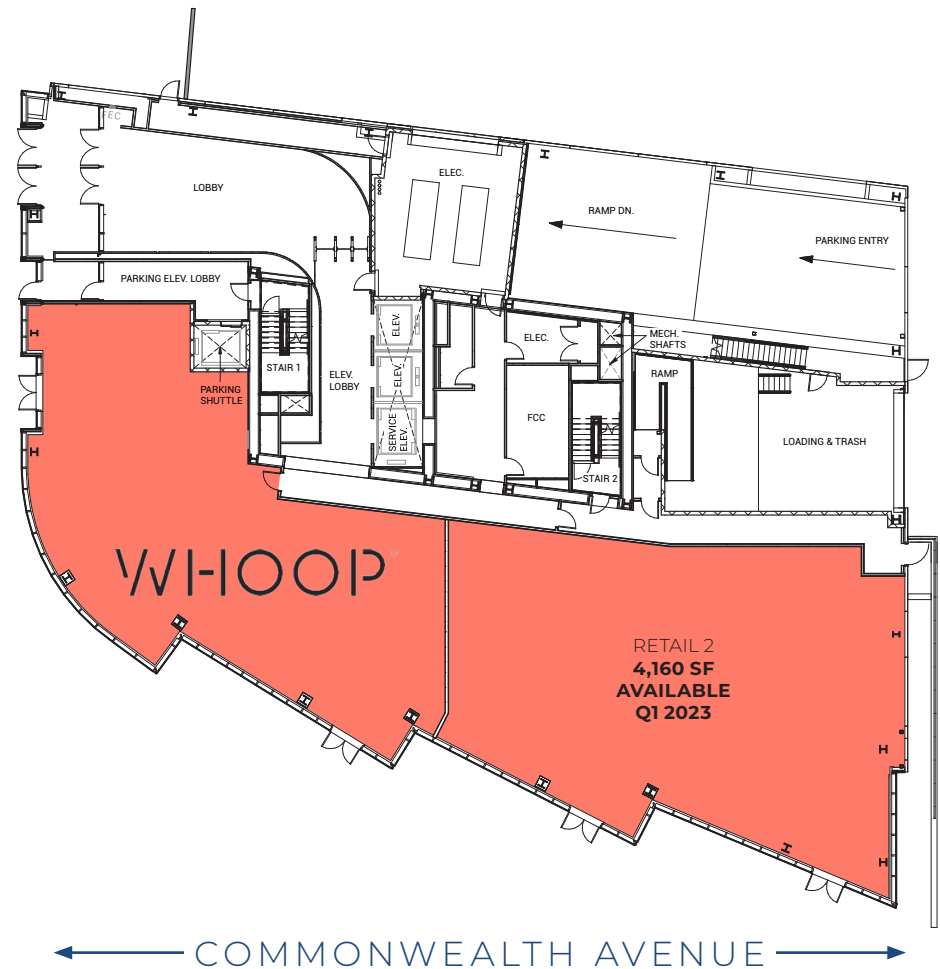
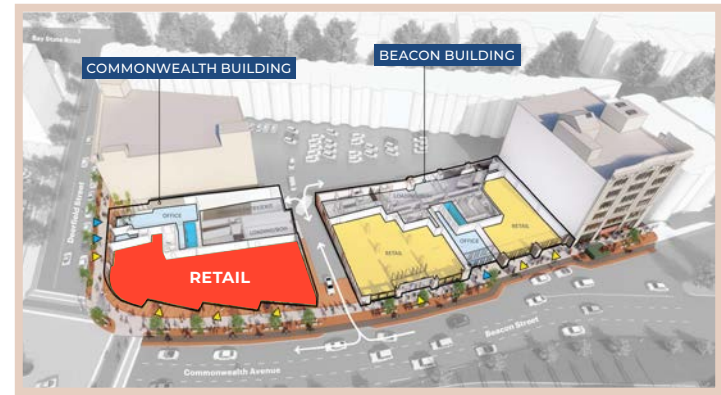
← BEACON STREET →



THE OPPORTUNITY

COMMONWEALTH CORNER 7,390 SQUARE FEET

RETAIL SPACE 2: 4,160 SQUARE FEET (Q1 2023)





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