



ONE FOUR NINE
NEWBURY

ICONIC NEWBURY STREET CORNER

L3 Capital

ONE FOUR NINE NEWBURY

RETAIL

Unlike any retail opportunity Boston has ever seen. Located on Newbury Street's most sought after block and surrounded by Boston's finest retailers and restaurants, 149 Newbury Street will feature at-grade and second level retail space with high ceilings in a newly constructed, luxury, mixed-use environment.

This iconic corner will be the focal point for Boston's Back Bay neighborhood, and a gathering place for its wealthiest residents, daytime employees and visitors. Be part of this once in a lifetime luxury retail offering in Boston's Back Bay.

149NewburyStreet.com



ONE FOUR NINE
NEWBURY

A SHOPPING
AND DINING
DESTINATION

Luxury

Brunello Cucinelli • Rolex
Bvlgari • Chanel • Loro Piana
Valentino • Tiffany & Co
Van Cleef & Arpels • Cartier
Zegna • Kennedy • Giorgio Armani

On Trend

Restoration Hardware
Veronica Beard • Jenni Kayne
Frame • Nike • Credo • Rothy's
Allbirds • lululemon • Zara
Vuori • Interior Define • Suit Supply
Reformation • Faherty •
Warby Parker Rag & Bone
Longchamp • Lady M
Buck Mason • Alice & Olivia

Food & Beverage

Saltie Girl Seafood Bar
The Capital Burger • Lolita
Blue Bottle Coffee • Levain Bakery
Stephanie's • Joe's • Thinking Cup
Georgetown Cupcakes • J.P. Licks



ONE FOUR NINE NEWBURY

OFFICE

149 Newbury Street is an exclusive opportunity to lease Class-A quality office space in a new boutique building within the heart of the Back Bay.

The building offers a private lobby entrance on Dartmouth Street which includes a feature staircase and elevator, providing flexibility in access to the upper floors. The interior of the office space boasts high ceilings, expansive views of both Newbury and Dartmouth Streets through floor-to-ceiling windows, and luxurious base building finishes.

Designed with health and wellness in mind, 149 Newbury will be LEED Silver Certified.

The 5th Floor of the building includes a private rooftop terrace overlooking Newbury Street with an iconic view of the Back Bay.

[CLICK HERE TO TAKE A VIRTUAL TOUR OF THE RETAIL SPACE](#)

149NewburyStreet.com



ONE FOUR NINE NEWBURY

LOCATION

5 million visitors to the B-C and C-D blocks of Newbury Street annually

207,169 employees, 49,233 households, and 101,500 residents with an **average household income of \$145,808** within one mile of 149 Newbury Street

Located in immediate proximity to **Copley Place, Copley Square and Back Bay Station**

14,201 average weekday entries at the nearby Copley Square MBTA Station

Located among **luxury hotels** including The Newbury Hotel, The Four Seasons, Mandarin Oriental Hotel and the Fairmont Copley Plaza

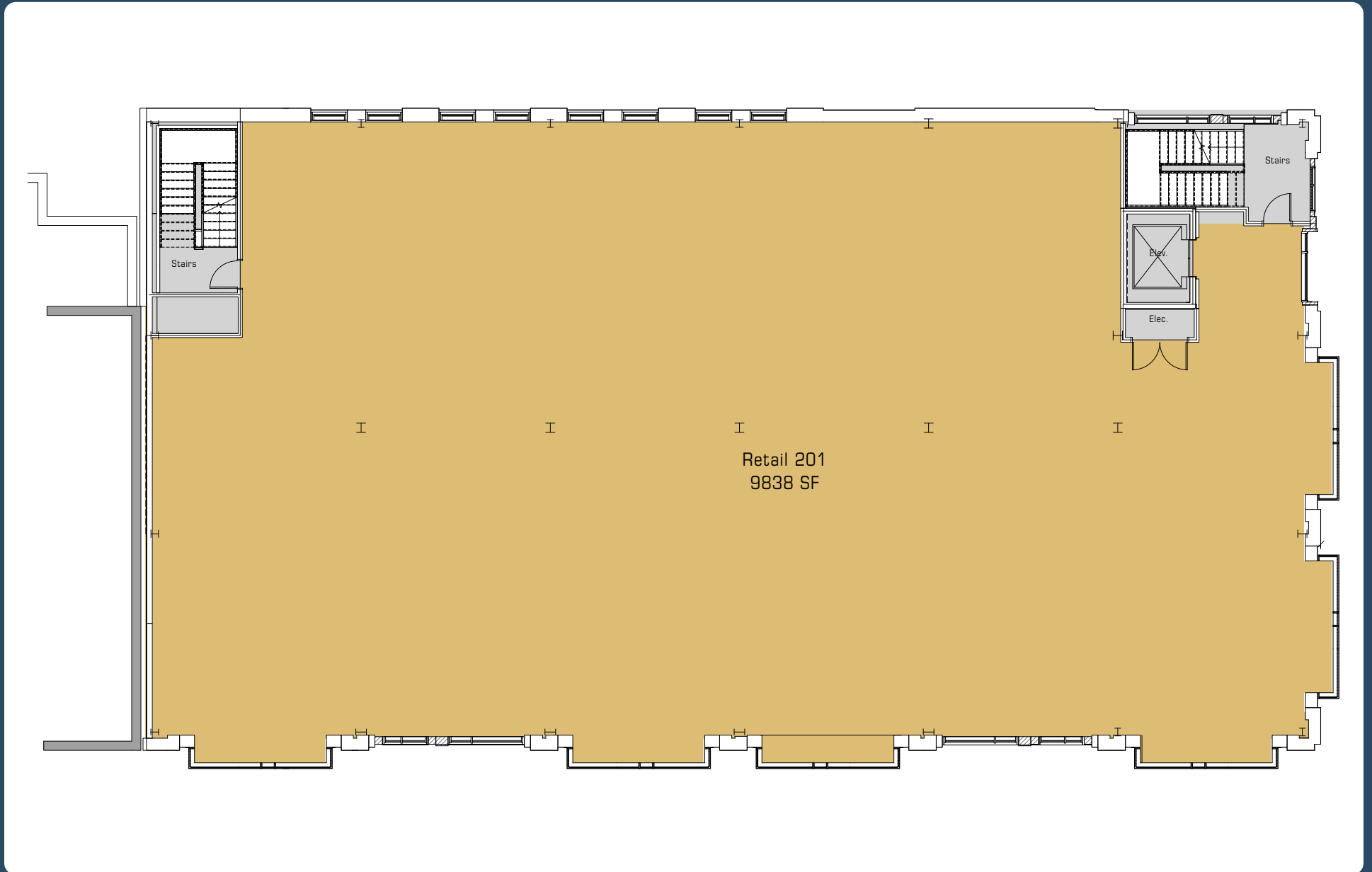
149NewburyStreet.com

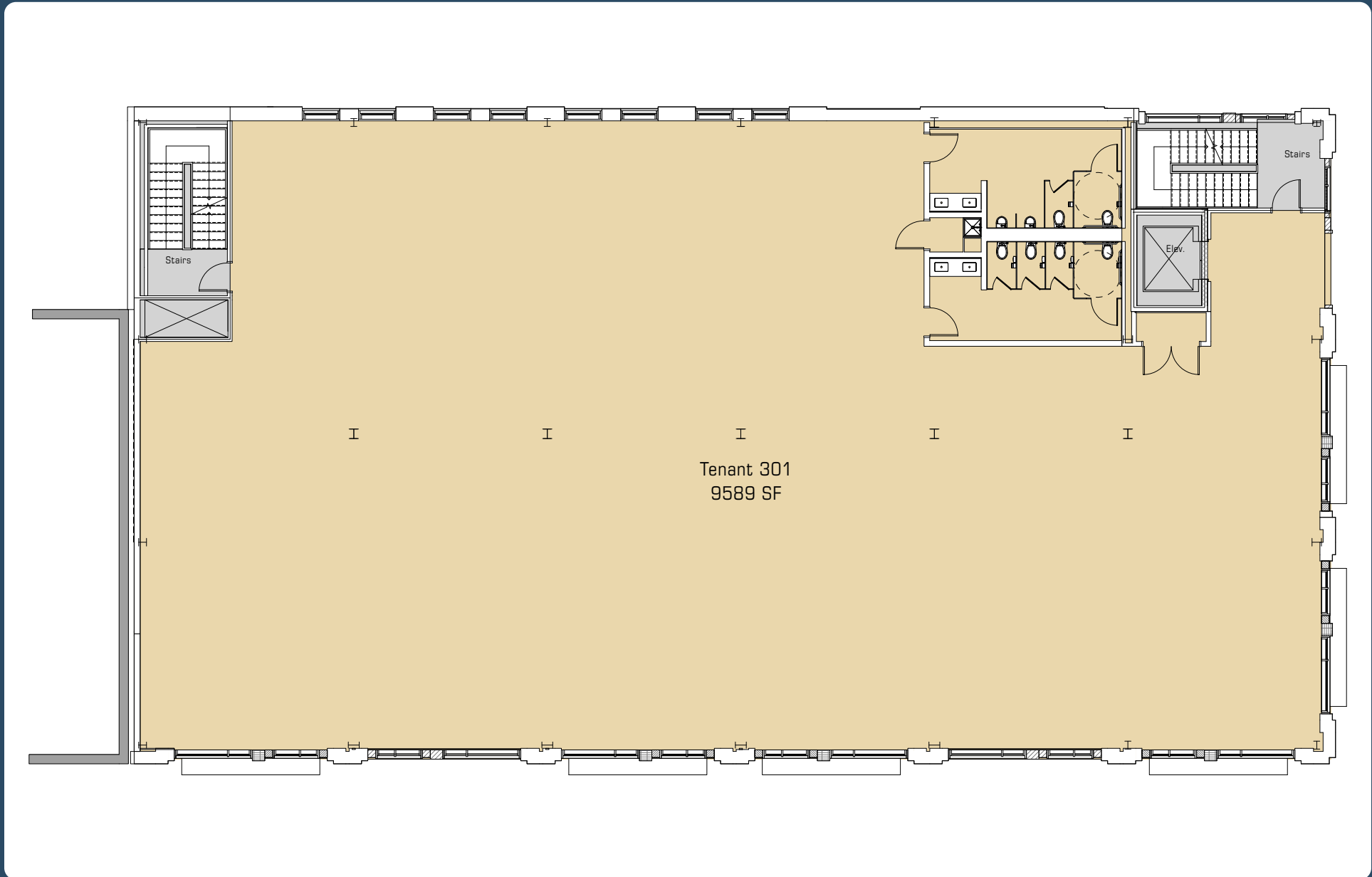


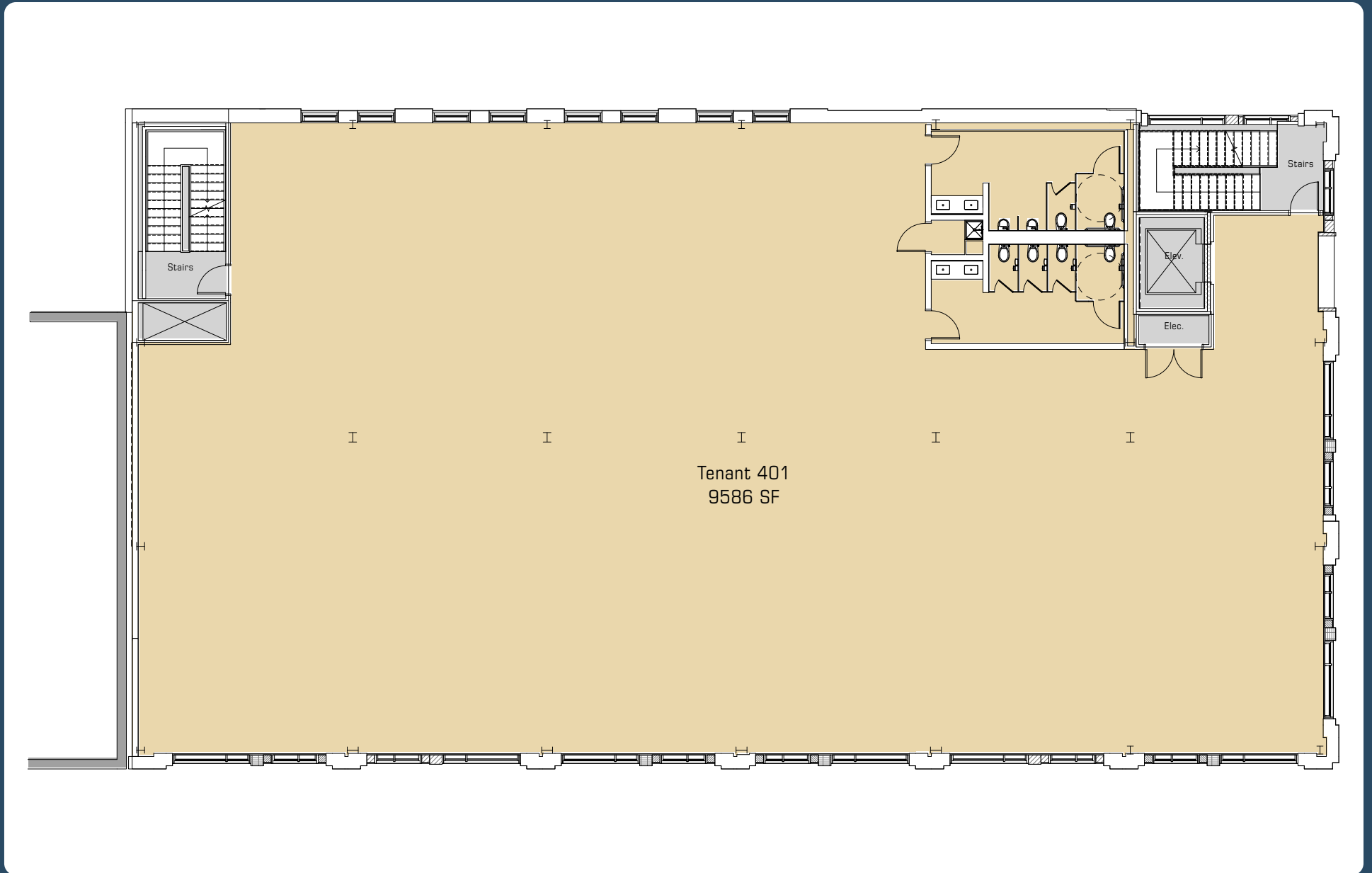
NEWBURY STREET TENANT MAP

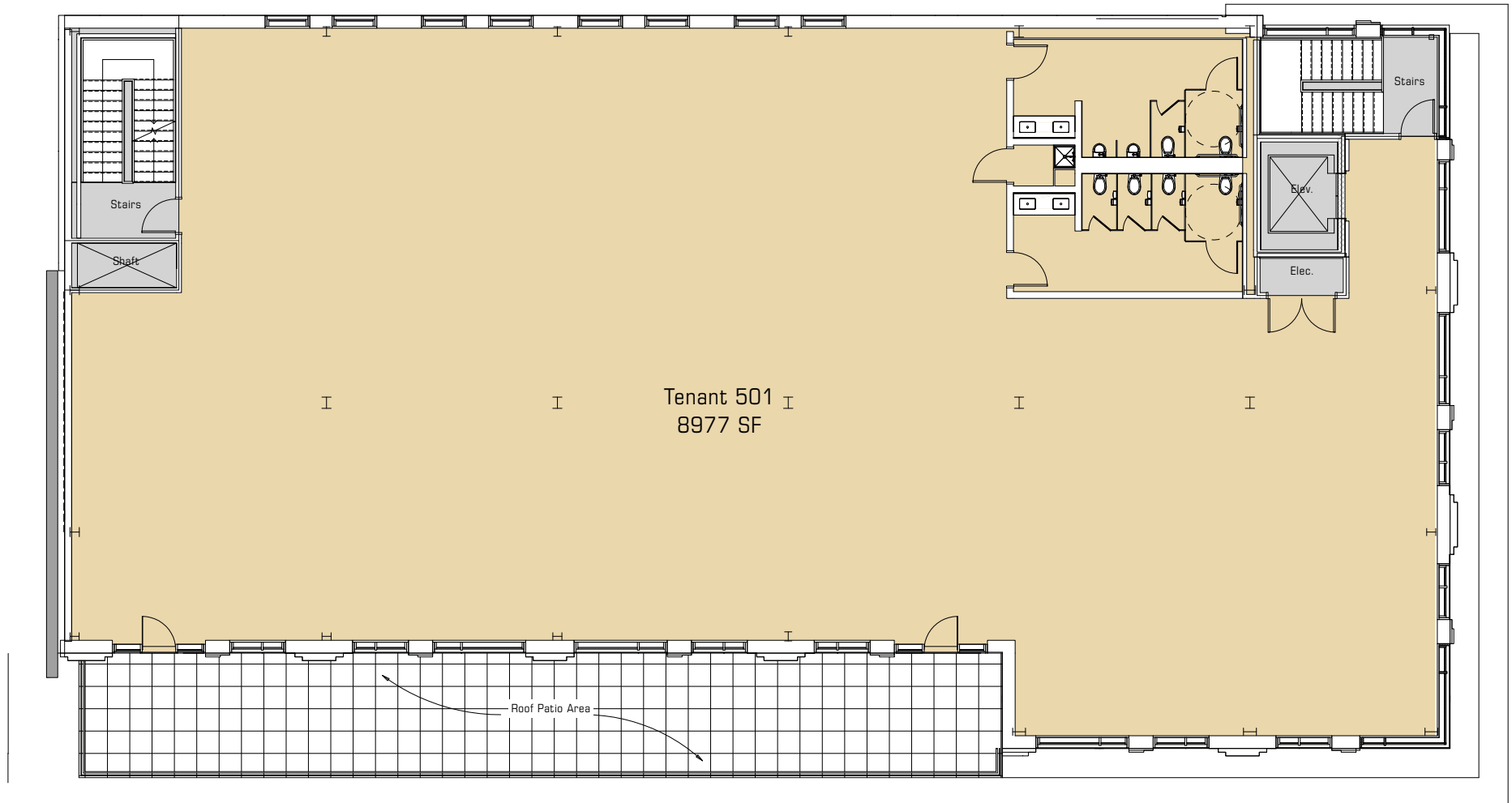












ONE FOUR NINE
NEWBURY

SPECIFICATIONS	DELIVERY Q2 2023
LOT SIZE	14,500 SF
ZONING	B-3-65 (General Business) zoning district of the Boston Proper Zoning District.
BUILDING HEIGHT	65' 0" to roof parapet
CEILING HEIGHTS	Ground Floor: 14' floor-to-floor Floors 2-5: 12'8" floor-to-floor
STRUCTURE	Steel structure with concrete floors and masonry perimeter.
ELEVATOR	5-stop Otis passenger elevator with luxurious custom cab finishes and 4,000 lb capacity.
STAIRWELLS	Primary lobby access stairwell with premium finishes and natural light encourages use and provides alternative to elevator. Secondary stairwell for additional means of emergency egress.
ELECTRICAL SYSTEM	208/120V, 3-phase 4-wire; dedicated vault transformer; emergency generator and emergency riser.
TENANT ELECTRICAL SERVICES	Retail Typical per Tenant: 200 Amps. Service and panels delivered to Premises and separately metered. Office Typical per Tenant: 250 Amps. Service and panels delivered to Premises and separately metered.
HVAC SYSTEM	Primary heating & cooling via Variable Refrigerant Flow (VRF) system with MERV-13 air filtration. Fresh air & exhaust via Dedicated Outdoor Air System (DOAS) with MERV-13 air filtration to provide conditioned outdoor fresh air into the building.
AMENITIES	Indoor secured bike storage. Touchless access control systems and primary stair featuring natural light and high-end finishes.
SECURITY/CONTROLS SYSTEM	Computer-based expandable card/mobile phone access system using proximity-type access cards. Card/mobile readers will be provided for building entrances and elevator cab. Perimeter cloud-based security system.
COLUMN SPACING	20 FT; only 5 interior columns per floor.
HEALTH & WELLNESS	Expanded feature stairwell with natural light, upgraded MERV-13 air filtration, antimicrobial surfaces and materials, touch-free fixtures, automatic openers.
LOADING	Loading occurs in the rear of the building off of Public Alley 434; accessible from Dartmouth St.
FIRE/LINE SAFETY	The building is fully equipped with a sprinkler system.
LEED CERTIFICATION	Silver

ONE FOUR NINE NEWBURY

RETAIL

MATT CURTIN

Matthew.Curtin2@cbre.com

GREG COVEY

Greg.Covey@cbre.com

OFFICE

PATRICK NUGENT

Patrick.Nugent@am.jll.com

BRYAN SPARKES

Bryan.Sparkes@am.jll.com

OWNERSHIP

WHITNEY ROBINETTE

Whitney.Robinette@L3Capital.com

DOMENIC LANNI

Domenic.Lanni@L3Capital.com

L3 Capital

L3Capital.com

149NewburyStreet.com

