



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$20/SF/YR
1,100 SF Office/Flex Space

55 Causeway Street, Boston, MA 02114



- Downtown Boston, Across from TD Garden
- Prominent Visibility, Building Signage
- Affordable Boston Flex Space
- Handy to Public Transportation, Parking
- Nearby: Government Center, Financial District, North End

HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: Greg@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Executive Summary

Property Address: 55 Causeway Street, Boston, MA

Property type: Office/Flex Space

Rent: \$20/SF/YR

Lease Type: NNN

Date Available: Immediate

Unit Size: 1,100 +/- SF

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Detailed Summary

Total Room Count in Unit	One
Private or Shared Bathrooms	Shared
Floor Levels	Second floor
Parking Reserved for Unit	Public lots
Town Sewer or Private Septic	Sewer
Town Water or Well	Town
Building Construction	Wood Frame
Siding	Brick
Maximum contiguous SF	1,100 +/- SF

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

www.hartelrealty.com



Property Description

General Site Overview:

Causeway Street is located in the North End of Boston, a short distance away from Government Center, Quincy Market, City Hall, Boston's Financial District and the many restaurants and shopping of Boston's North End Waterfront. Home to TD Garden and an array of Federal Buildings, the North End is an ideal location and offers a mix of many types of corporate, restaurant and retail businesses.

Neighborhood Description:

Causeway Street is in the same neighborhood as TD Garden and the Thomas P. O'Neill Federal Building, containing such federal offices as: Social Security Administration, Small Business Administration, Peace Corps, IRS and Boston Passport Agency. The MBTA Super Station, serving the Green, Orange and Commuter Lines, is also on Causeway Street.

Building Details:

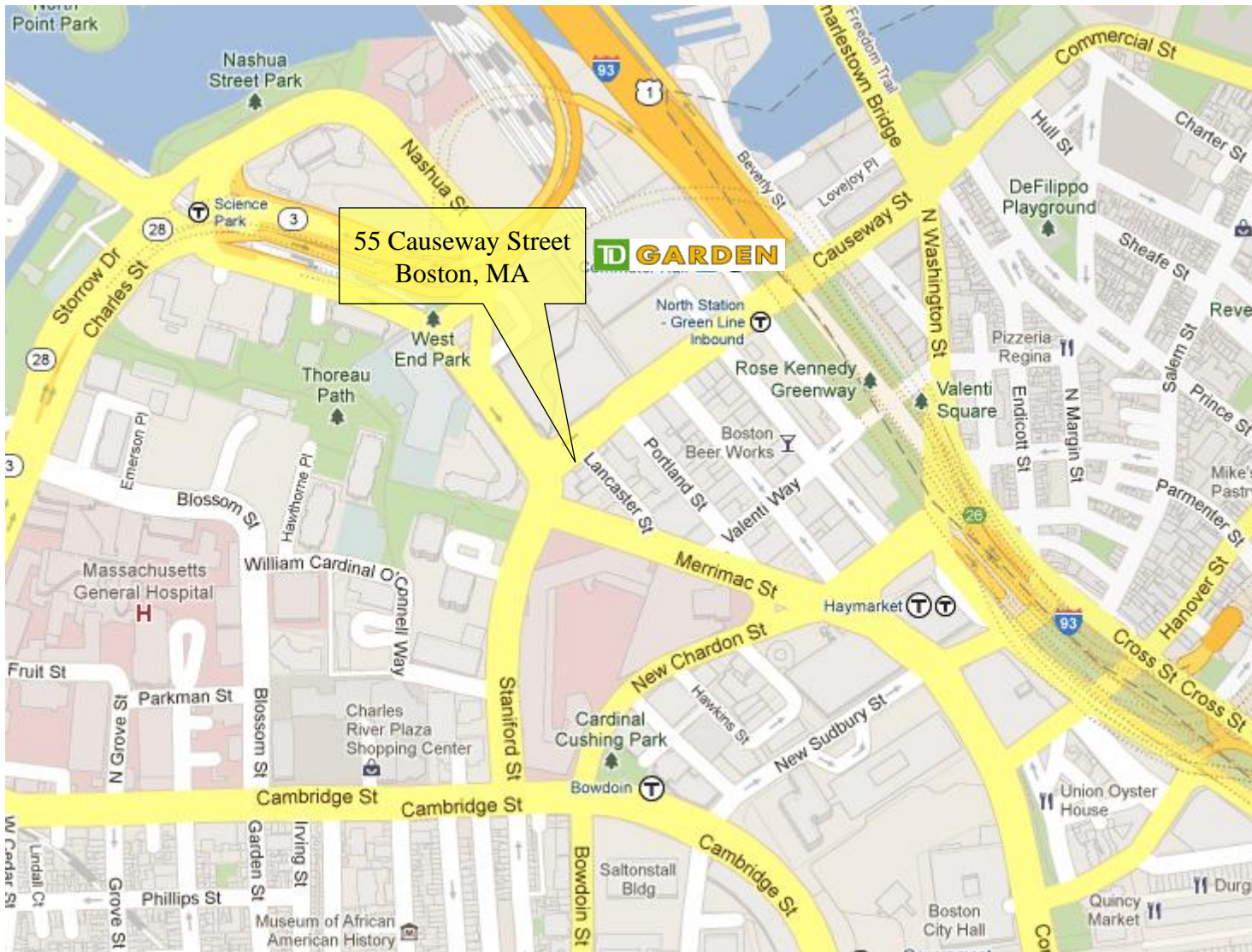
The building at 55 Causeway houses a few fast food restaurants, a ticket reseller and office clients. The unit offers a shared restroom and open space that is to be finished and built out to suit. A perfect downtown location, ideal for attorney, photographer, artist, yoga/pilates/dance, real estate or any business looking for visibility and affordability in a vital location.



HARTEL COMMERCIAL

Strategic Real Estate Services

Area Map



HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: Greg@HartelRealty.com

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Area Satellite



55 Causeway Street
Boston, MA



TD GARDEN

HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: Greg@HartelRealty.com
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services



HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: Greg@HartelRealty.com
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services



HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: Greg@HartelRealty.com
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services



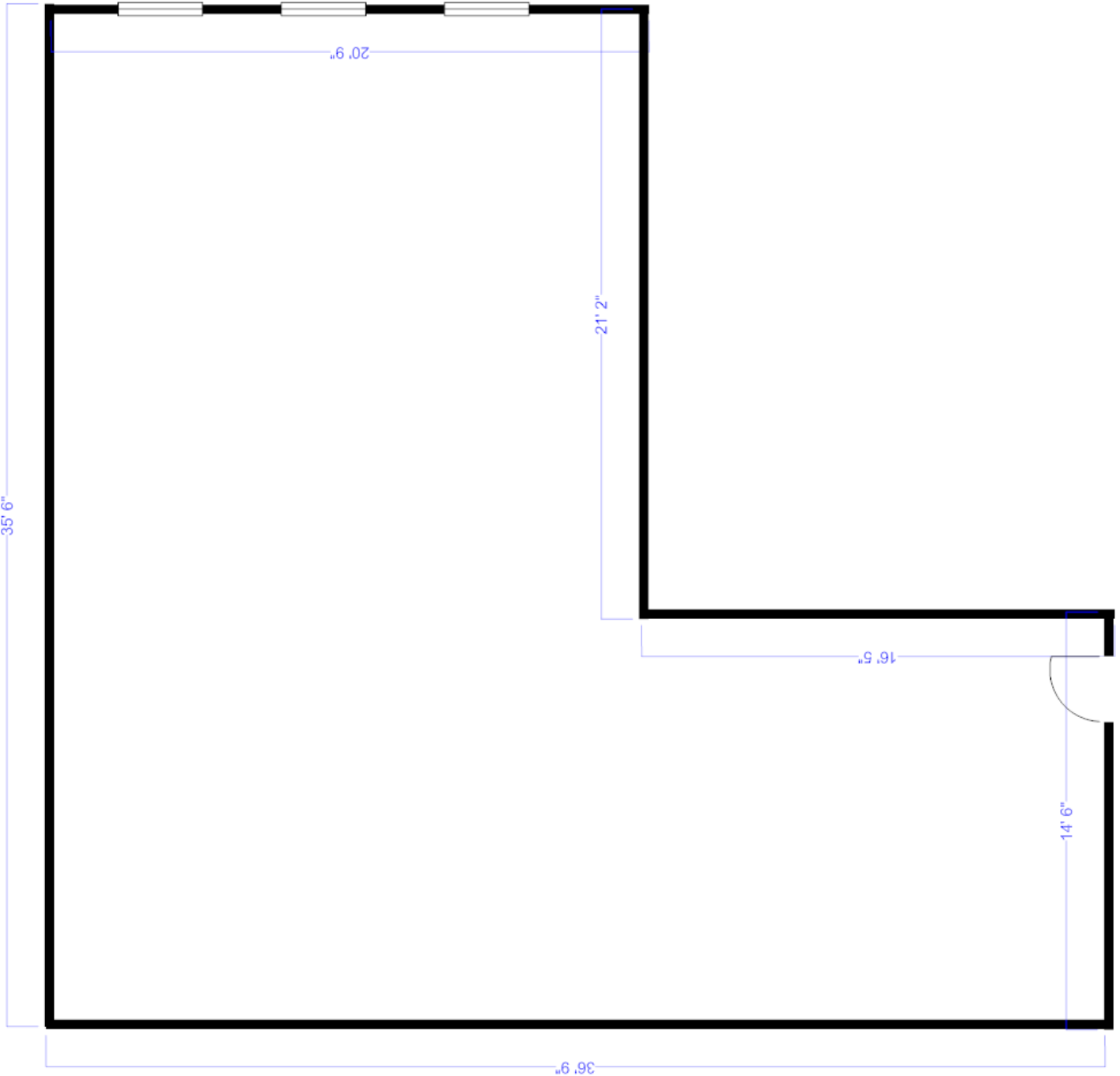
HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: Greg@HartelRealty.com
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Floor Plan



Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale

HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: Greg@HartelRealty.com
www.HartelRealty.com