

 **BOSTON
LANDING**

60 GUEST STREET

BOSTON



Exclusive Investment Opportunity

EXECUTIVE SUMMARY

As exclusive agent, JLL is pleased to present the rare opportunity to acquire 60 Guest Street (“the Site”), a site that is approved for state-of-the-art life science development. The 50,036 square feet of land is approved for up to 320,000 gross square feet and up to 165 feet in height with a ±30,000 square foot average floorplate.

Located within Boston Landing – the city’s newest mixed-use, transit-oriented neighborhood, the Site is just steps away from the recently completed Boston Landing Commuter Rail station, additional multi-modal transportation via cross-town bus routes and shuttles, and a rich neighborhood amenity base. Thoughtfully master planned and designed by Elkus Manfredi Architects across 15.48 acres, Boston Landing offers a first-class environment to work, play and stay. Top features include New Balance’s Global Headquarters, the 17-time World Champion Boston Celtics’ 195-seat Auerbach Arena and the 6-time NHL champion Bruins’ 650-seat Warrior Ice Arena.

The opportunity is being offered “as-is”, free and clear of existing debt and without an asking price.



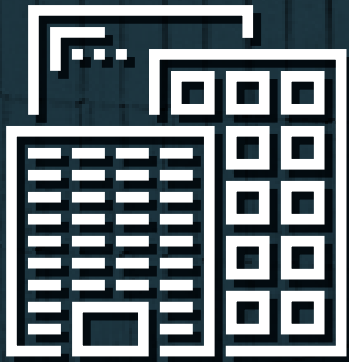
Initial Concept Rendering





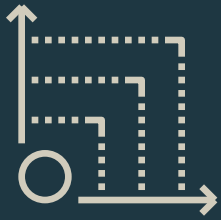
**PDA
MASTER PLAN
APPROVED**

**PARAMOUNT
LIFE SCIENCE
MARKET**



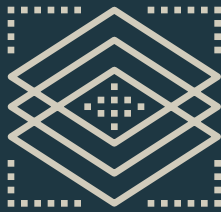
**DYNAMIC
MIXED-USE
ENVIRONMENT**

**UNPARALLELED
ACCESS**



320,000

GROSS SQUARE FEET ^[1]



165'

HEIGHT



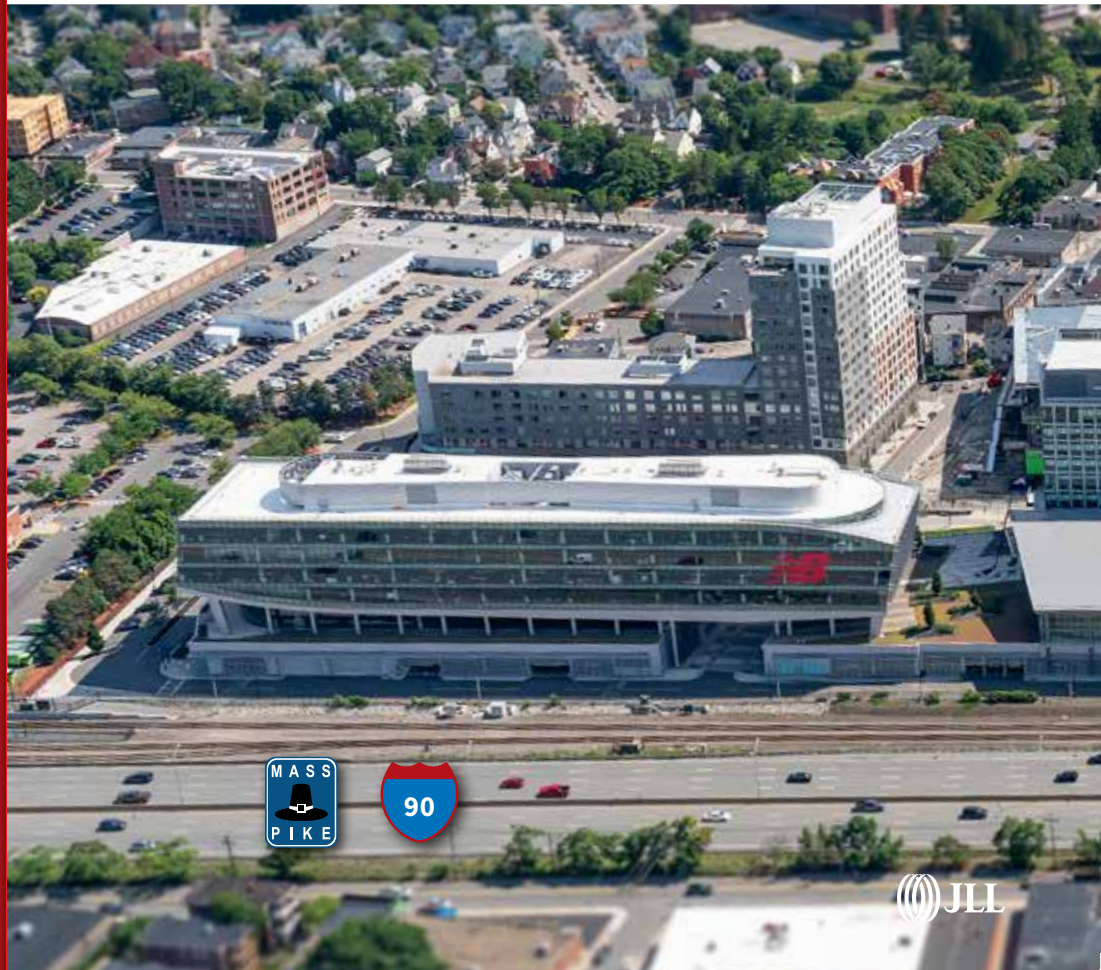
PDA Master Plan Approved

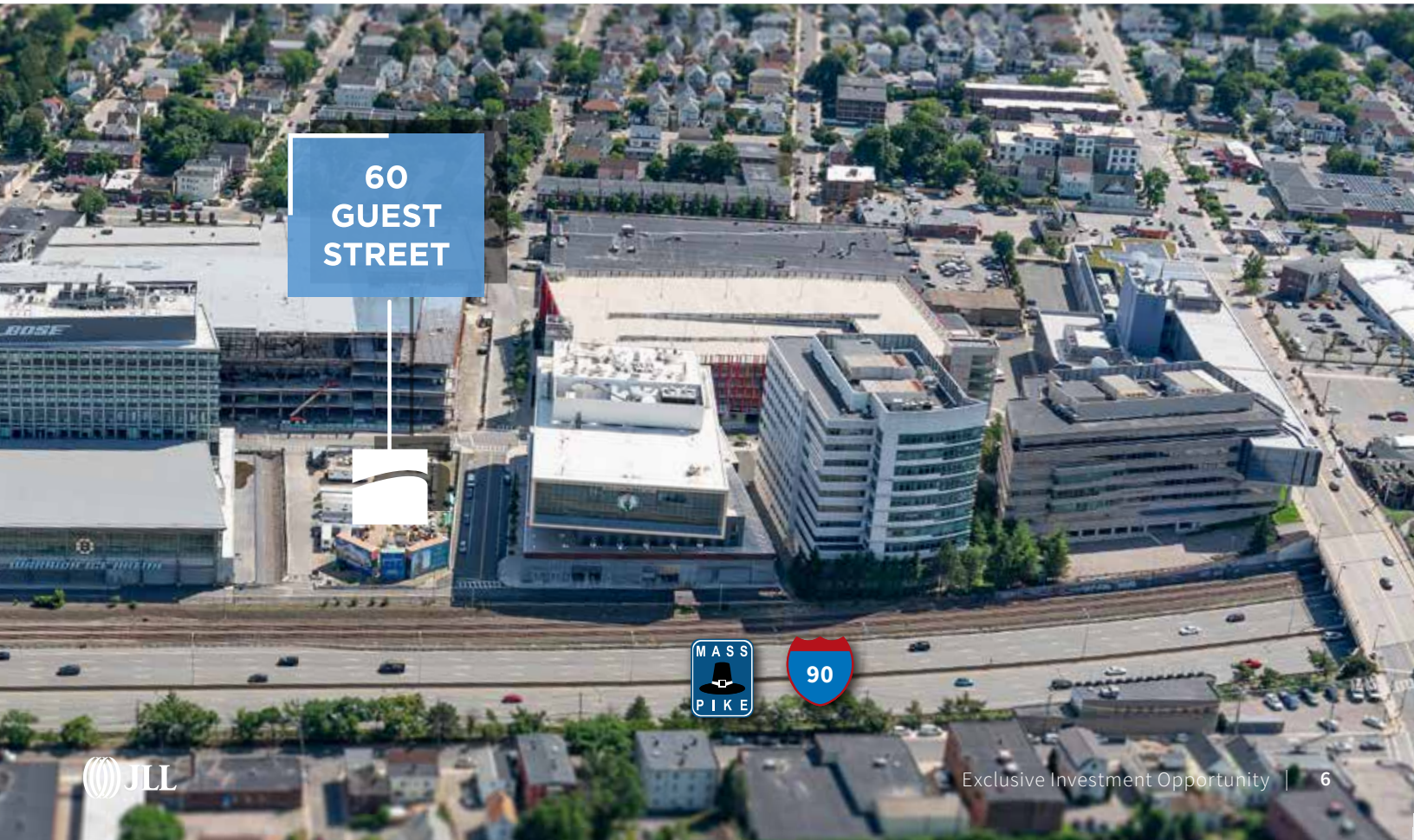
STATUS

^[1] The GSF is exclusive of areas dedicated to parking, loading, retail, restaurant, service per PDA No. 87 and the items defined in FA, Gross of the Boston Zoning Code.



**60
GUEST
STREET**





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STREET



CAPITAL MARKETS

COLEMAN BENEDICT

Senior Managing Director
+1 617 848 1567
coleman.benedict@am.jll.com

KERRY HAWKINS

Senior Director
+1 617 848 1557
kerry.hawkins@am.jll.com

MATTHEW SHERRY

Senior Director
+1 617 531 4299
matthew.sherry@am.jll.com

BEN SAYLES

Senior Director
+1 617 848 1568
ben.sayles@am.jll.com

JOHN EDER

Associate
+1 617 848 5868
john.eder@am.jll.com

FINANCING

RIAZ CASSUM

Senior Managing Director
+1 617 848 1551
riaz.cassum@am.jll.com

HENRY SCHAFFER

Director
+1 617 848 5859
henry.schaffer@am.jll.com

SAM CAMPBELL

Associate
+1 617 848 5861
sam.campbell@am.jll.com

LEASING

MOLLY HEATH

Managing Director
+1 617 316 6489
molly.heath@am.jll.com

BOB MCGUIRE

Managing Director
+1 617 531 4253
robert.mcguire@am.jll.com

ROGER BRESLIN

Managing Director
+1 617 531 4146
roger.breslin@am.jll.com

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