

# 136-150 Shirley Street



136-150 Shirley Street, Boston, MA 02119





**Downtown Boston**

**Back Bay**

**Seaport**

**BU Medical Campus**

**136-150 Shirley Street**



# Contacts

## Primary Contacts

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## EXECUTIVE SUMMARY

As exclusive sales agent, JLL Capital Markets is pleased to offer for sale 136-150 Shirley Street (the “Property” or “Asset”), a 9,300 square foot Industrial/flex asset located in Boston's Newmarket Industrial District. The Property has been occupied by The BASE, an urban sports academy sponsored by The Lewis Family, since 2013. The BASE will continue to lease the Asset through April 2029.

Located within an established commercial community and situated less than a 15-minute drive from Downtown Boston, 136-150 Shirley Street offers seamless access to major interstates and in turn, major population hubs. This offering represents an opportunity to own real estate in what is Boston's premier logistics location - one that consistently commands the highest rents and lowest vacancies in the region.

The Property is being offered as-is, free and clear of any debt.

<b>Address</b>	136-150 Shirley Street, Roxbury, MA 02118
<b>Size</b>	9,300 SF
<b>Acreage</b>	.22
<b>Tenancy</b>	Occupied
<b>Zoning</b>	Industrial
<b>Parking</b>	Surface Lot, 15 spaces
<b>Year Built/Renovated</b>	1950 / 2019
<b>Utilities</b>	Town Water and Sewer



# Investment highlights



## CENTRAL LOCATION



Newmarket Square is conveniently located in the heart of Boston, making it easily accessible and well-connected to other neighborhoods and areas of the city.

## DIVERSE COMMUNITY



The area is known for its diverse community, consisting of residents and businesses from various cultural backgrounds. This diversity contributes to a vibrant atmosphere and a wide range of culinary offerings.

## REDEVELOPMENT POTENTIAL



The area has significant redevelopment potential, with plans underway to revitalize the square and enhance its infrastructure. This could bring new amenities, improved public spaces, and attract further investment.

## ZONING AND REZONING



The area has undergone rezoning efforts to encourage mixed-use development, including residential, commercial, and industrial spaces. These zoning changes provide flexibility for future development projects.

# Greater Boston Market Overview

Much of the strength of Boston's economy stems from its position as a leading knowledge-based or "information" economy. As opposed to a traditional economy, knowledge-based economies focus on a region's ability to serve as a source of technology and business innovation who compete on a global level and have a tendency to be more sustainable over the long run. Strong academic and research infrastructure, including Harvard University and MIT, not only attract significant federal research funding, but serve as an incubator for growth and innovation in Boston's other leading knowledge-based industries. Greater Boston's ability to support emerging technologies and companies is also facilitated by the city's vast financial and venture capital resources — a by-product of Boston's position as a leading financial center.

**Seven**  
TOP 50  
UNIVERSITIES

**250,000+**  
STUDENTS

**#2**  
CONCENTRATION OF  
HIGH-SKILLED  
INDUSTRIES

**Four**  
OF THE TOP SIX  
HOSPITALS IN THE U.S.

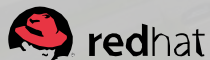
**#1**  
BIOTECH MARKET  
IN THE COUNTY

**#1**  
HIGHEST MILLENNIAL  
POPULATION  
IN THE U.S.

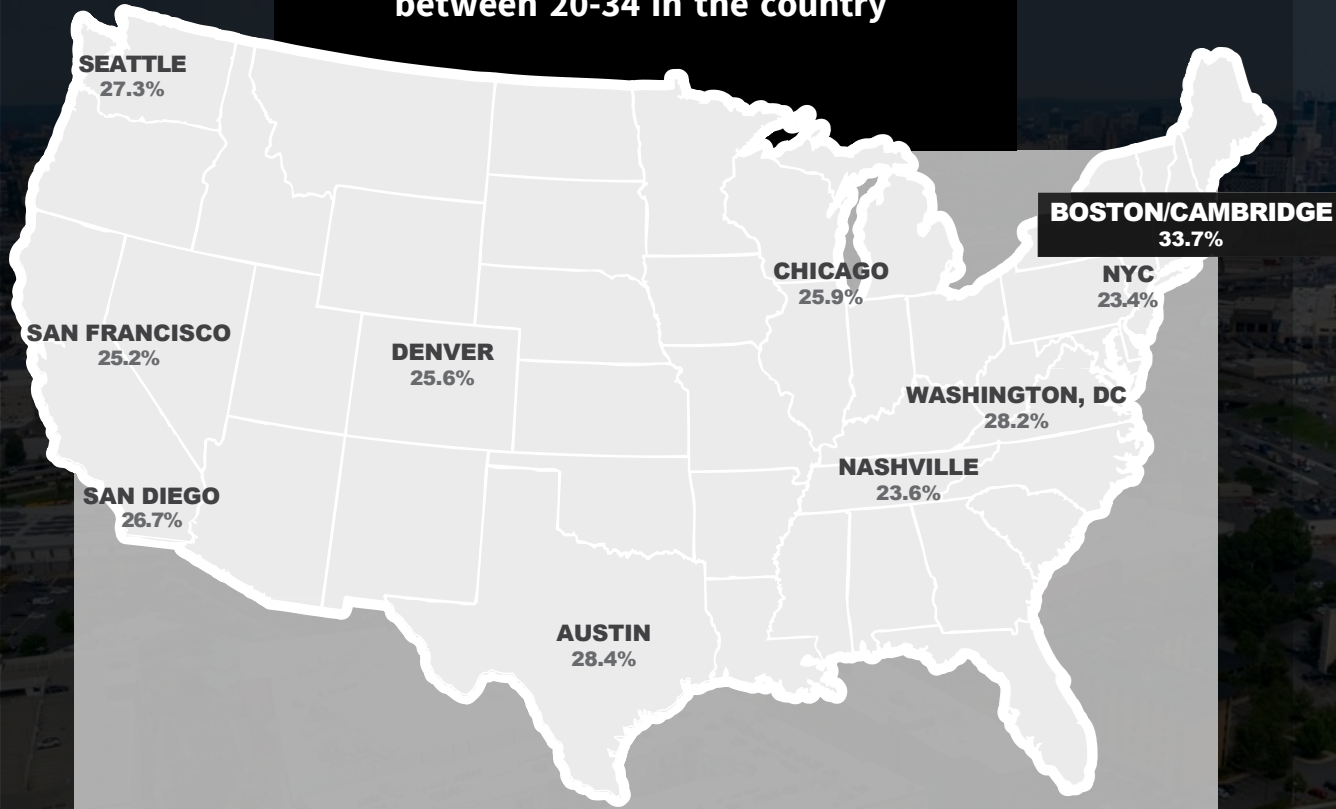
**65+ Colleges and Universities**

**40% of graduates remain in Boston**

A STRATEGICALLY IMPORTANT PRESENCE



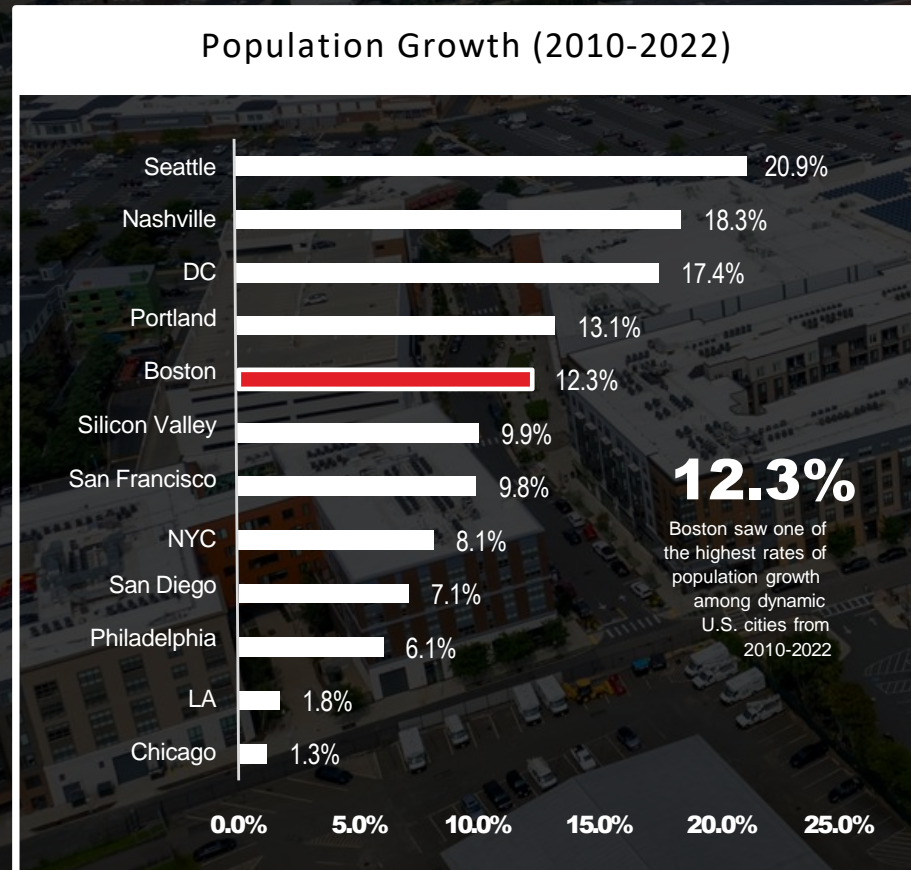
**Boston has the highest percentage of population between 20-34 in the country**



City	2022 Total Population	20-34 Year Olds	Share
Boston/Cambridge	805,823	271,765	33.7%
Austin	1,003,496	284,931	28.4%
Washington, DC	706,367	199,456	28.2%
Seattle	761,152	207,619	27.3%
San Diego	1,394,592	372,135	26.7%
Chicago	2,750,534	712,271	25.9%
Denver	744,729	190,812	25.6%
San Francisco	883,822	222,598	25.2%
Nashville	714,169	168,774	23.6%
NYC	8,840,134	2,065,588	23.4%
U.S.	335,700,000	68,818,500	20.5%

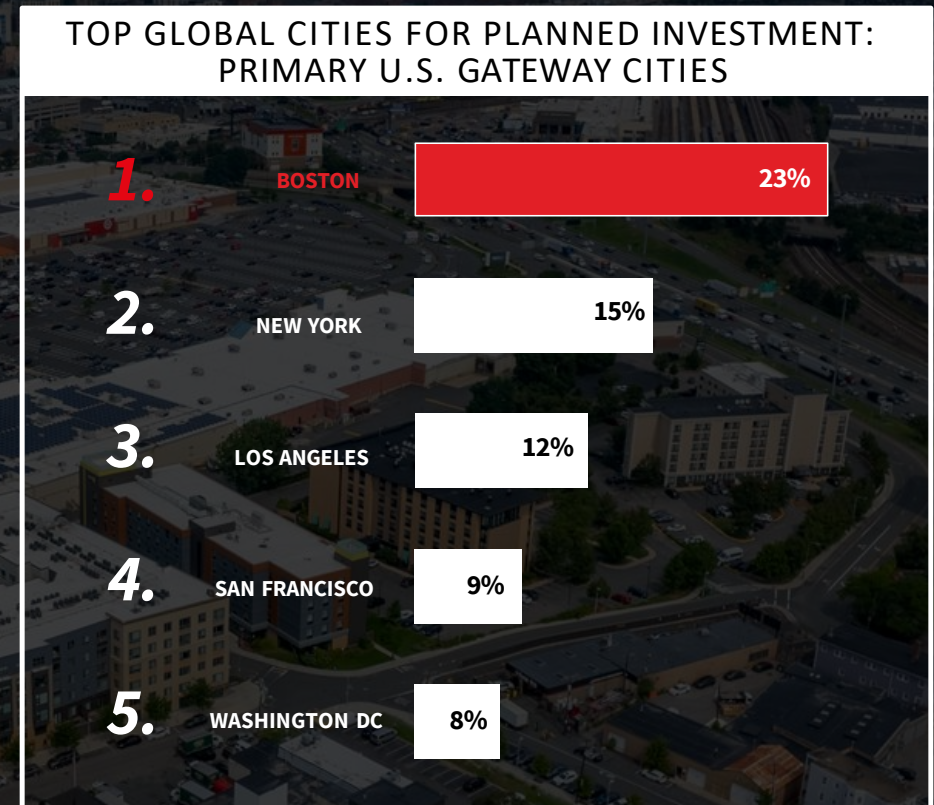
## Young & Educated

The Boston area is home to MIT, Harvard and 65 other higher education establishments that generate thousands of graduates every year. Over 40 percent of all students stay in the Greater Boston area after graduation, bolstering the city's highly educated workforce. Boston/Cambridge maintains a young population with 33.7 percent of its residents between the ages of 20 and 34 compared to only 20.5 percent nationwide. Over 58 percent of Boston/Cambridge's population holds a bachelor's degree or higher compared to 35.1 percent nationally. This intellectual infrastructure is a stabilizing economic force and will invariably continue to propel economic activity and attract new businesses to Boston as a shortage of skilled workers persists. Boston's unemployment rate to finish out 2022 remained notably low at 2.7 percent.



## Boston: A Global Investment Market

Boston's commercial real estate market has proved resilient in the face of the COVID-19 pandemic due to its highly educated workforce, booming life science market, and sound fundamentals. According to AFIRE's 2022 International Investor Survey, Boston is ranked as the #1 primary gateway city for planned global investment by investors who routinely target best-in-class properties.



## Smart Economy

Boston has emerged as the premier knowledge-based economy – a hub of interconnected networks between academic research and new start-ups, design and technology, and business and innovation. Private-sector expansion in the market is driven by a highly educated workforce, a major draw for tenants benefiting from the skill sets of employees graduating from one of the city's over 65 higher education institutions.

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