



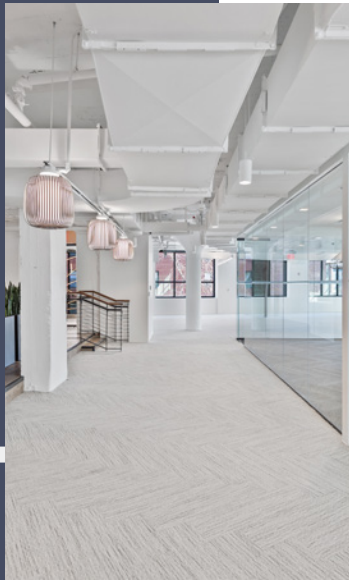
40 WARREN STREET

37,977 SF

Class A

Office Space Available





WHERE YOUR COMPANIES FUTURE BEGINS










Discover an exceptional workplace at 40 Warren Street, nestled in the heart of Charlestown's historic and vibrant neighborhood. This fully redeveloped office space offers a unique opportunity to establish your business in a like-new construction environment.

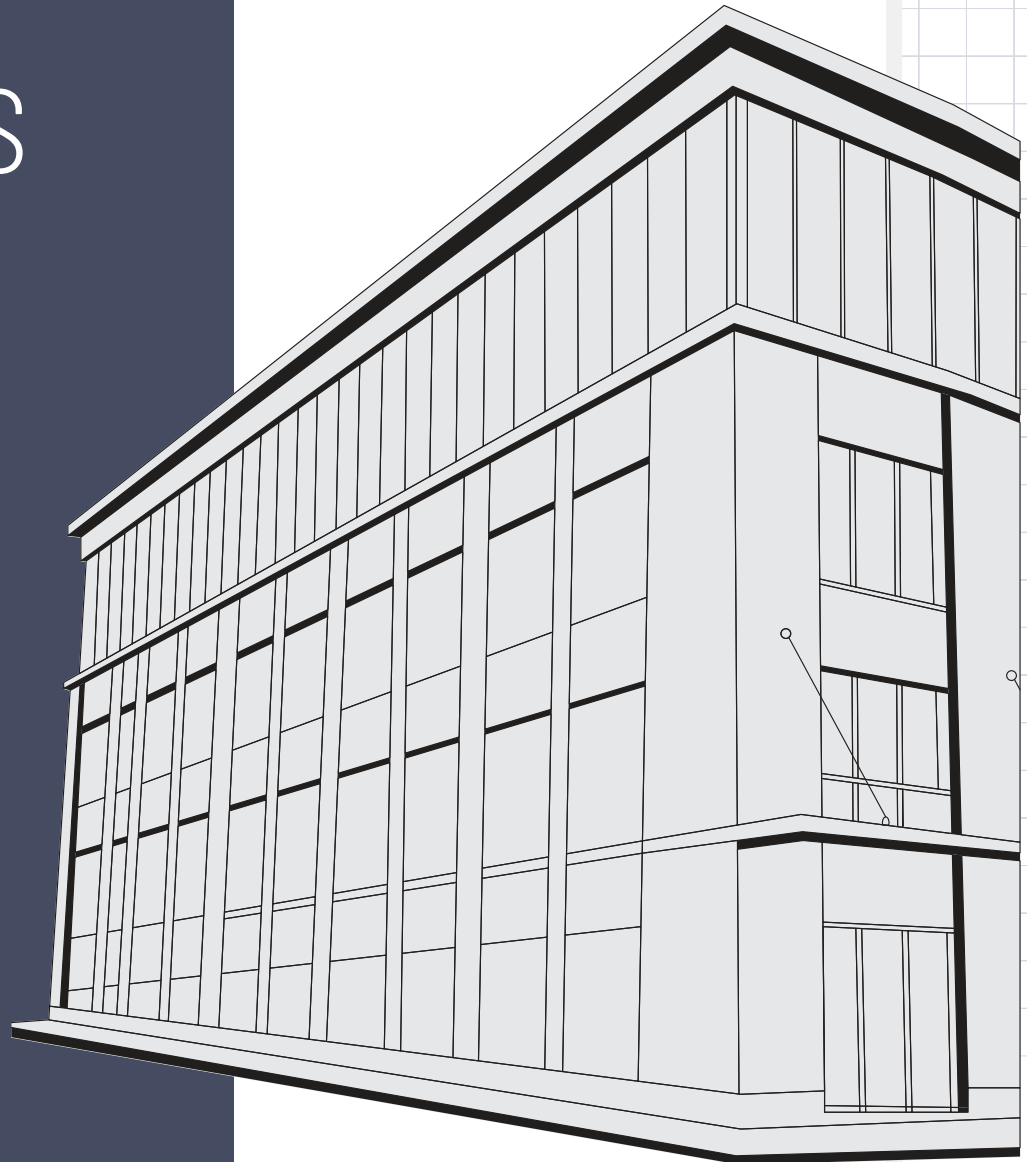
Key features include:

- Abundant natural light
- High ceilings
- Oversized windows with harbor views
- Customizable interiors

Well-connected to public transportation and within walking distance of popular amenities, 40 Warren Street combines the charm of one of Boston's most historic communities with the energy of a thriving, modern business district.

BUILDING SPECIFICATIONS

-  **Building Size:** 41,911 SF
-  **Office Availability:** 37,977 SF
-  **2nd:** 12,698 SF (spec suite)
-  **3rd:** 1,391 SF - 12,683 SF
-  **4th:** 1,580 SF - 12,597 SF
-  **Sewer/Water:** City of Boston
-  **Electric:** Eversource
-  **Gas:** National Grid
-  **Parking:** 24 off street structured parking spaces

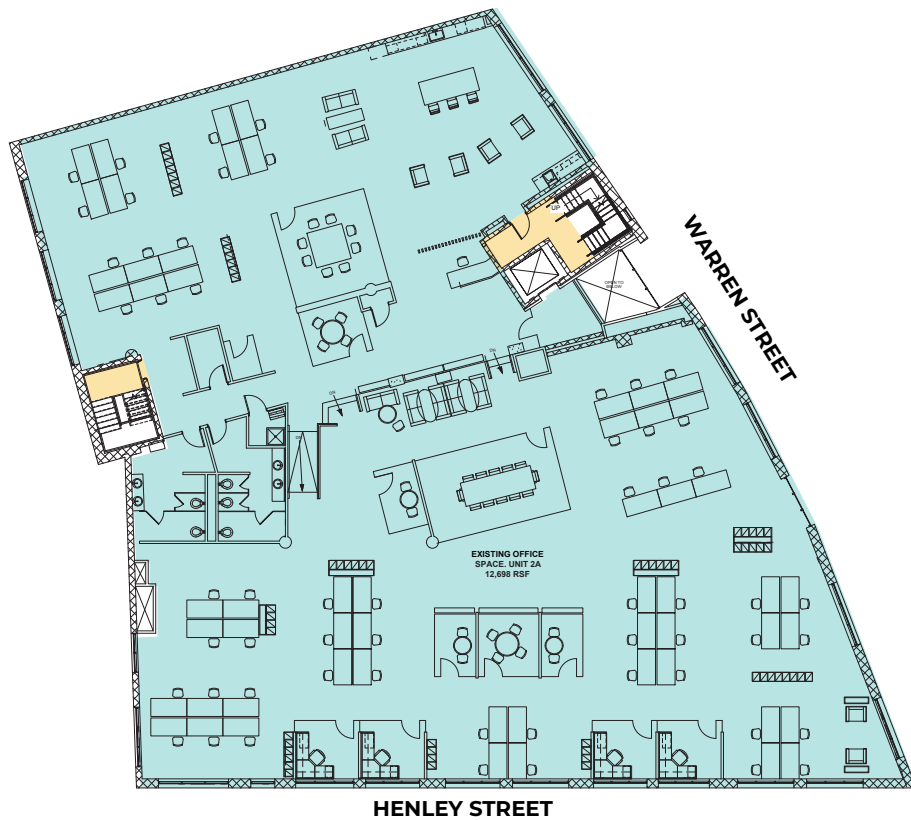


2ND FLOOR

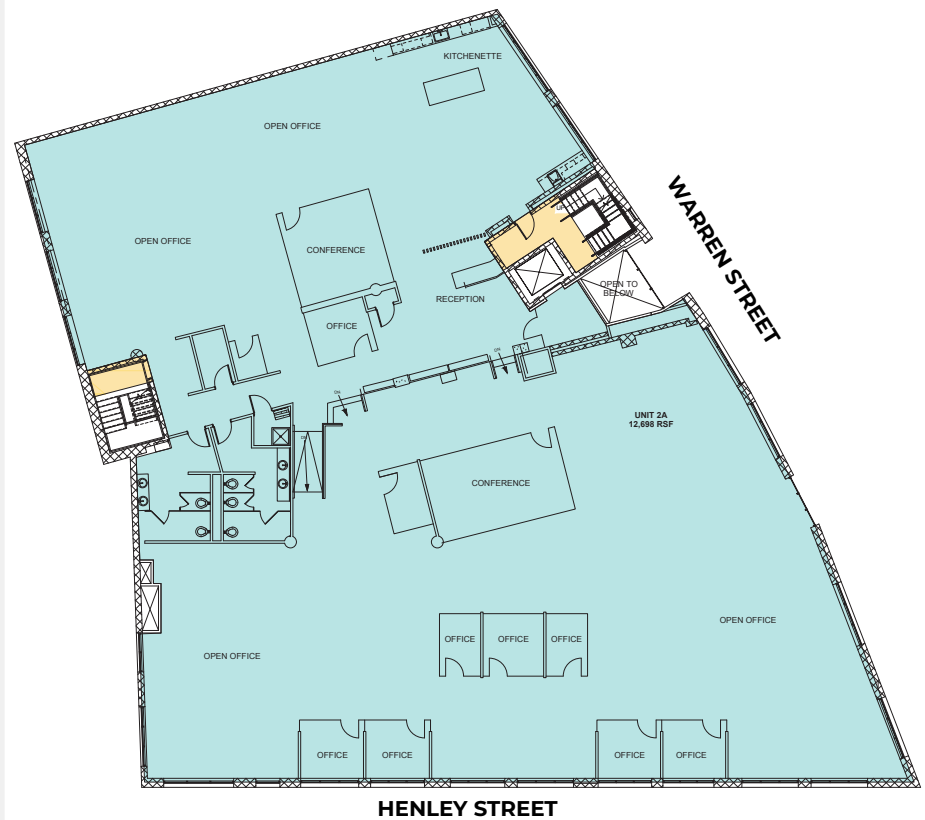
12,698 SF

[CLICK TO TOUR SPACE](#)

40
WARREN
STREET



Hypothetical Furniture Layout

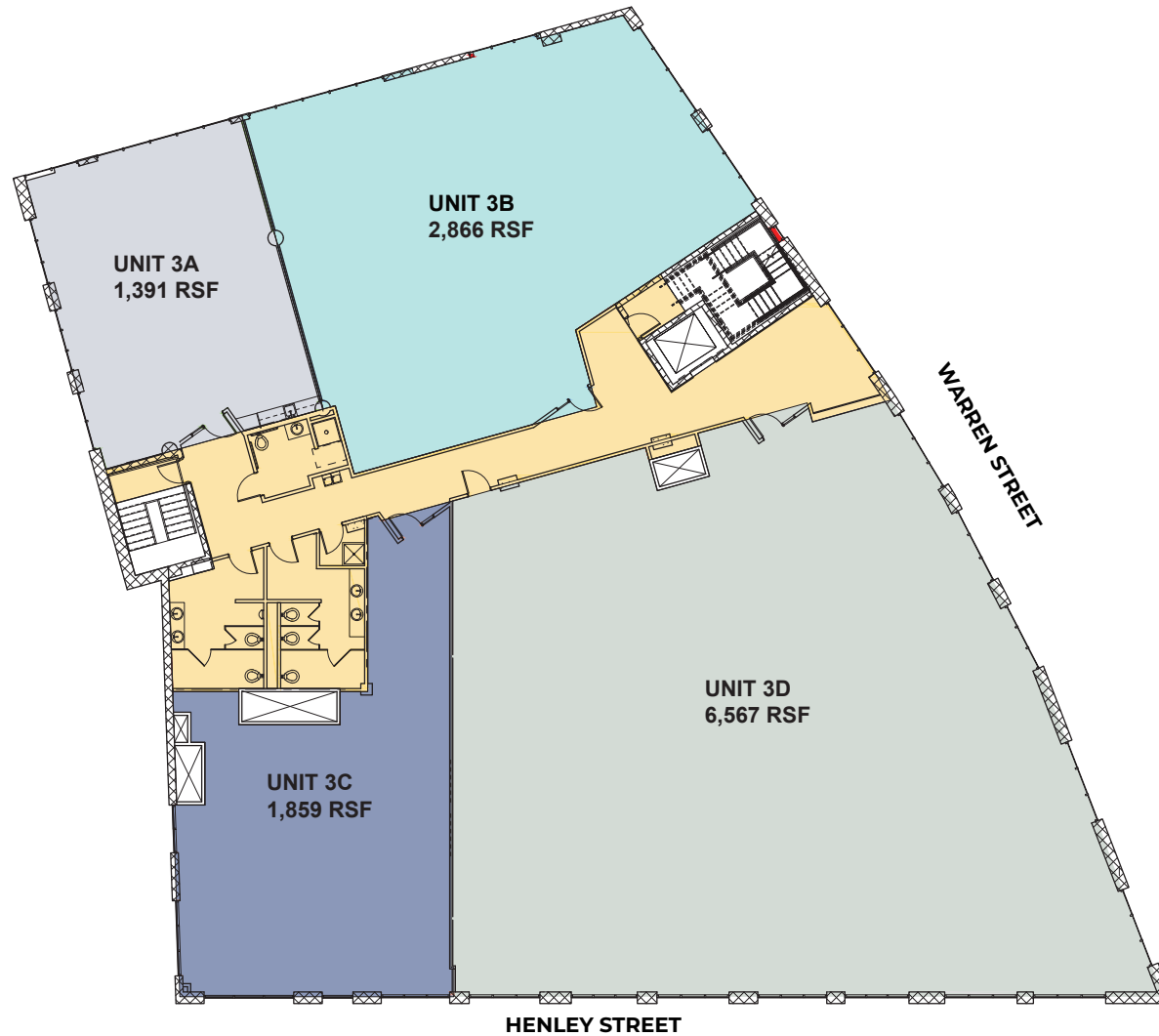


As-Built

3RD FLOOR

1,391 SF - 12,683 SF

40
WARREN
STREET



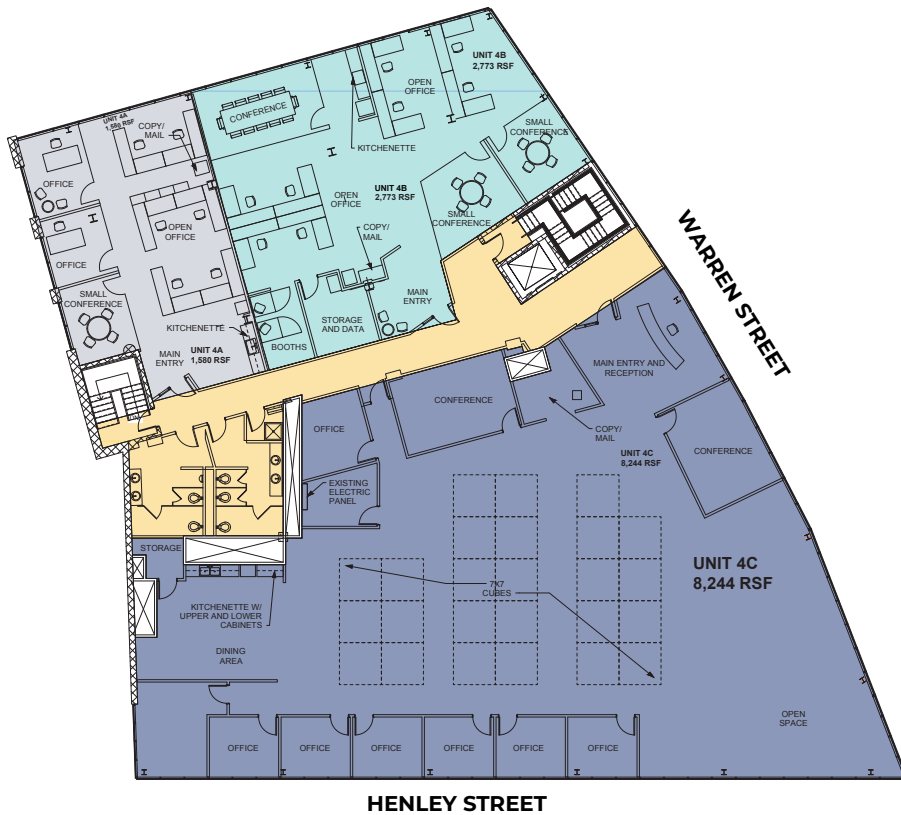
Existing Conditions

4TH FLOOR

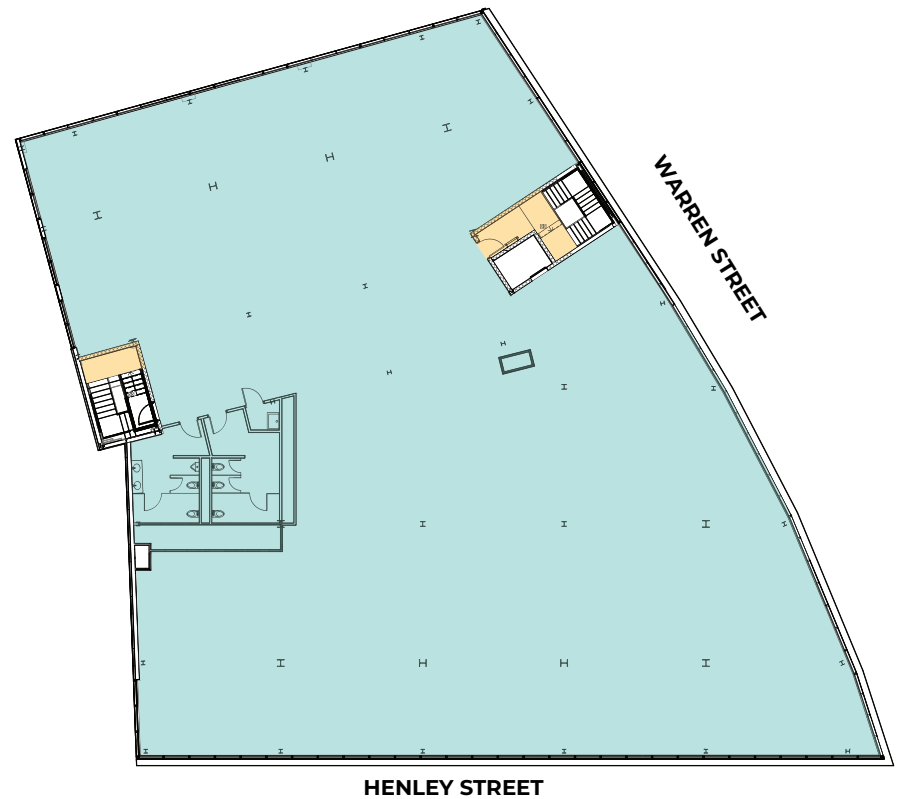
1,580 SF - 12,597 SF

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40
WARREN
STREET



Hypothetical Subdivision Plan



As-Built

EVERYTHING YOU NEED, CLOSER THAN YOU THINK

40 Warren Street offers unparalleled accessibility and convenience in Charlestown. Just a 12-minute walk from North Station, it's easily reached by MBTA T-lines, buses, highway, and even water taxi.

The building provides on-site parking and is surrounded by a wealth of amenities, including restaurants, retail shops, hotels, and parks. Within a half-mile radius, you'll find everything from Whole Foods to CVS, ensuring that all your daily needs are met in this vibrant, historic neighborhood.

-  **CONVENIENCE: 9**
-  **RESTAURANTS: 19**
-  **HOTELS: 4**
-  **OUTDOOR SPACE / PARKS: 10**
-  **TRANSPORTATION**

40 WARREN STREET



WE'RE A THRIVING COMMUNITY

Founded in 1628, Charlestown is evolving beyond its historical roots to become one of Boston's trendiest neighborhoods. Recent years have seen significant growth in population, housing, and corporate presence. With a well-educated talent pool and notable organizations like BMC HealthNet and Partners Healthcare, Charlestown offers a unique blend of historic charm and contemporary dynamism.



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