

# IRON WORKS

SOUTH BOSTON

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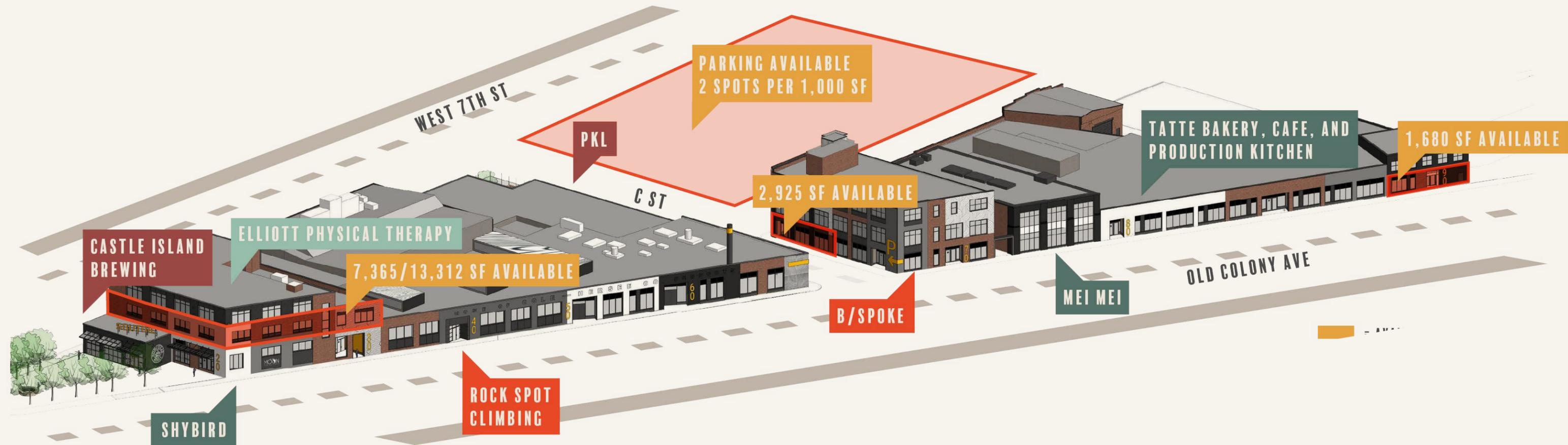
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# Here comes the Iron Works.

CREATIVE, MIXED USE OFFICE SPACE AVAILABLE FOR LEASE  
FREE PARKING! 2 SPOTS PER 1,000 SF



# IRON WORKS RETAIL



# 135,000 SF

of new retail and office space

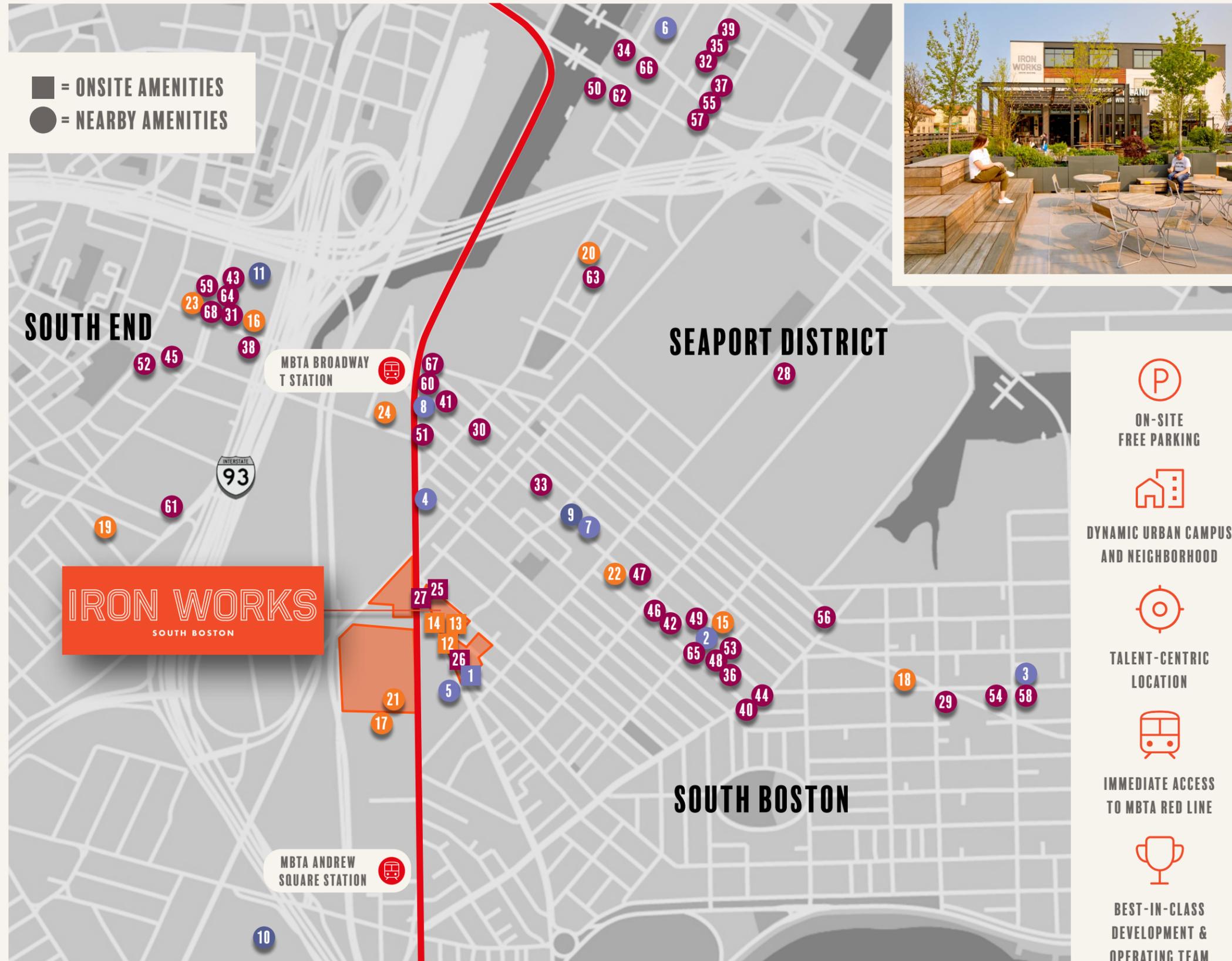
**■ = AVAILABLE SPACE**

<b>■ = RESTAURANT/CAFE</b>	<b>■ = OFFICE</b>
<b>■ = FITNESS</b>	<b>■ = ENTERTAINMENT</b>

# IRON WORKS RETAIL



# BUILDING HIGHLIGHTS AND AMENITIES



## CAFE

- |                       |                       |
|-----------------------|-----------------------|
| 1 Tatte Bakery & Cafe | 5 Dunkin Donuts       |
| 2 Café Nero           | 6 Flour Bakery + Cafe |
| 3 Deja Brew           | 7 Lulu Green          |
| 4 Doughboy Donuts     | 8 Starbucks           |

## CONVENIENCE

- 9 Foodies
- 10 South Bay Shopping Center
- 11 Whole Foods

## FITNESS

- |                               |   |
|-------------------------------|---|
| 12 B/SPOKE                    | 19 Ethos Fitness Performance            |
| 13 PKL                        | 20 EverybodyFights                      |
| 14 Rock Spot Climbing         | 21 Peter Welch's Gym                    |
| 15 Btone Fitness              | 22 Regan's Motivated Fitness            |
| 16 CorePower Yoga             | 23 Solidcore                            |
| 17 Crossfit Southie           | 24 The Handle Bar Indoor Cycling Studio |
| 18 East Side Yoga and Fitness |   |

## RESTAURANT

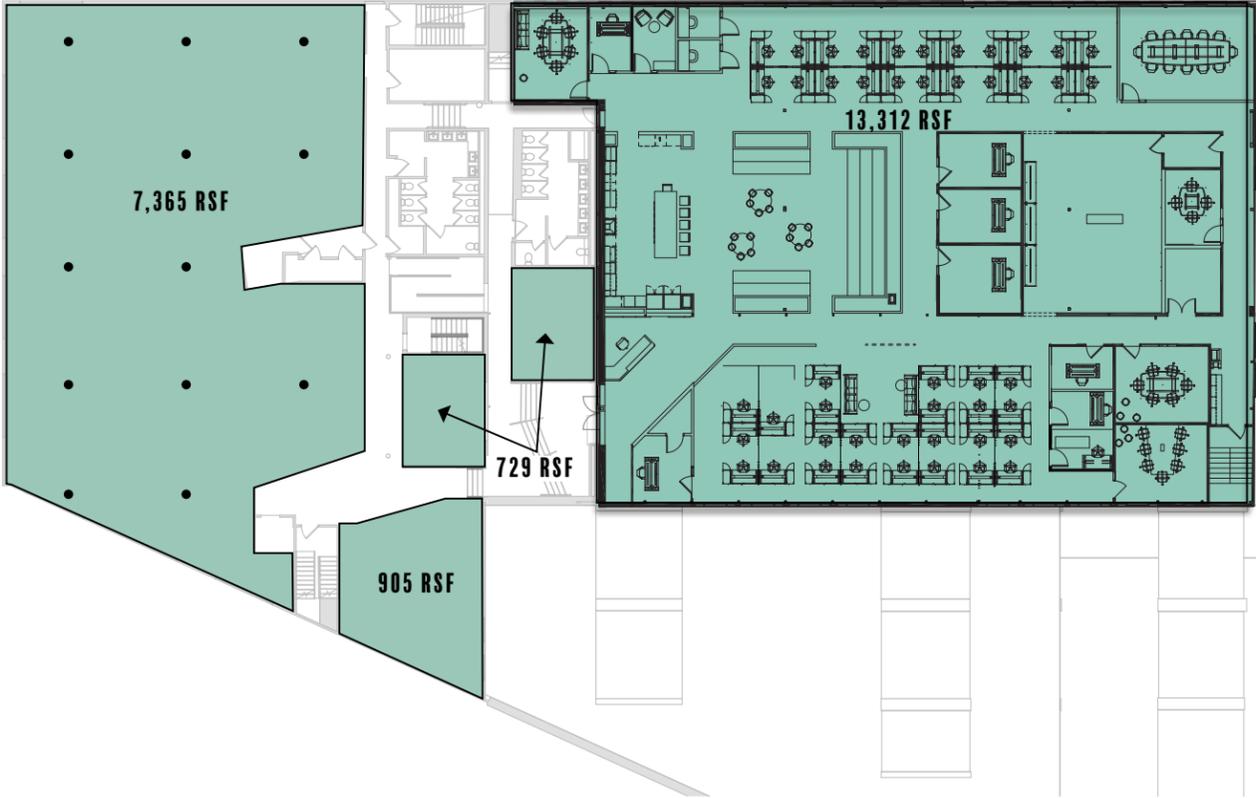
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|--------------------------|-------------------------------|
| 25 Castle Island Brewing | 47 Layla's                    |
| 26 Mei Mei               | 48 Lincoln Tavern             |
| 27 Shy Bird              | 49 Loco Taqueria & Oyster Bar |
| 28 Alma Gaucha           | 50 Lolita Fort Point          |
| 29 American Provisions   | 51 Moonshine 152              |
| 30 Amrheins              | 52 Oishii                     |
| 31 Bar Mezzana           | 53 Otto's                     |
| 32 Bartaco               | 54 Paramount                  |
| 33 Bar Volpe             | 55 Pink Taco                  |
| 34 Bon Me                | 56 Publico                    |
| 35 Boqueria              | 57 Row 34                     |
| 36 Capo                  | 58 Roza Lyons                 |
| 37 City Tap              | 59 Shore Leave                |
| 38 CuppaCoffee           | 60 Six West                   |
| 39 Dig                   | 61 South End Pita             |
| 40 Fat Baby              | 62 Spin                       |
| 41 Fox & the Knife       | 63 Squeeze Café and Juice bar |
| 42 Fromage               | 64 Sweetgreen                 |
| 43 Fuji at Ink Block     | 65 The Broadway               |
| 44 Hunters               | 66 The Smoke Shop BBQ         |
| 45 JJ Foley's            | 67 Worden Hall                |
| 46 JP Licks              | 68 Yellow Door Taqueria       |

# OFFICE AVAILABILITIES

## Creative, mixed use office space available for lease

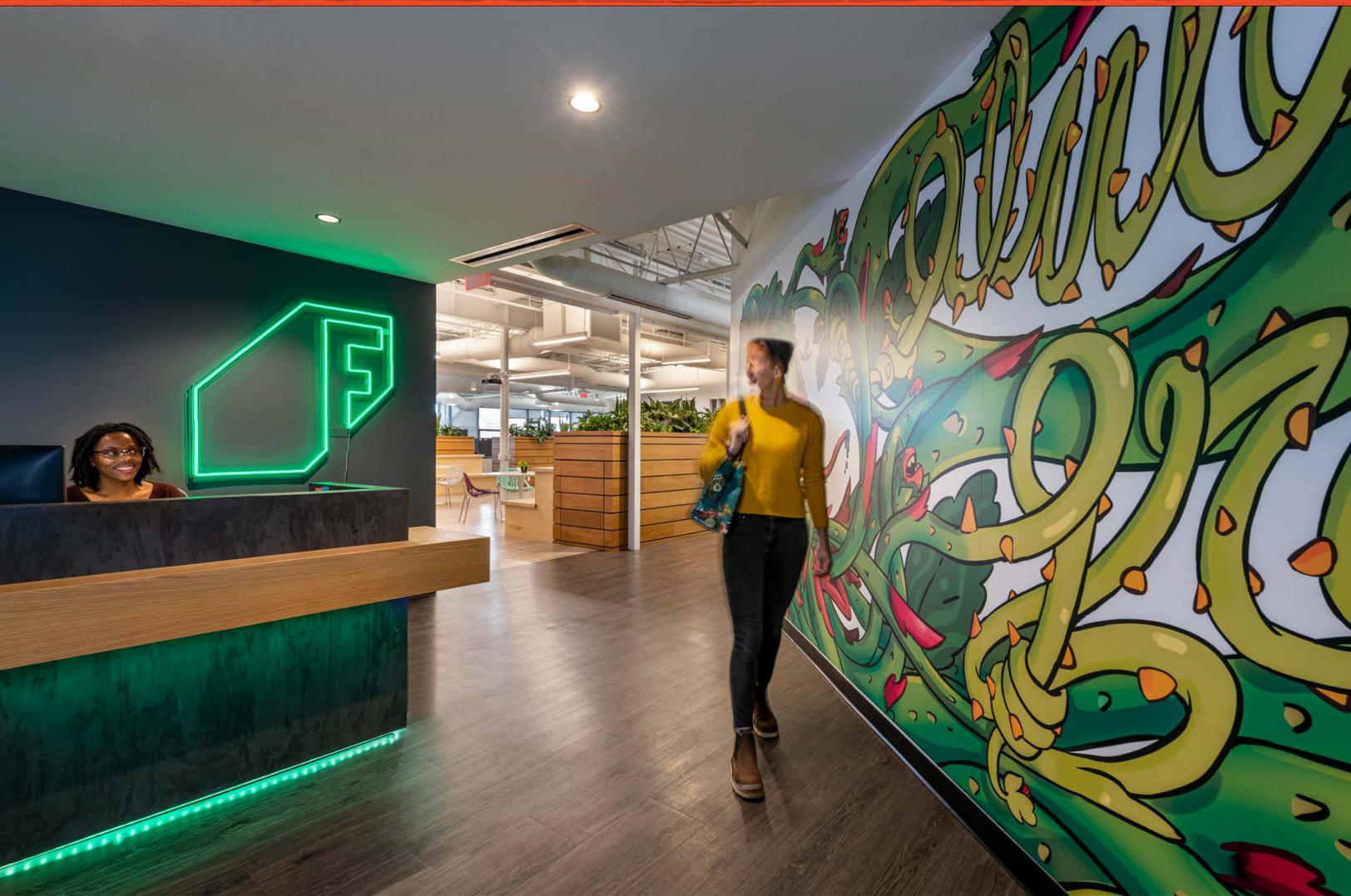
2ND FLOOR  
20 OLD COLONY, SOUTH BOSTON

Up to 22,311 RSF



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SOUTH BOSTON



For more information, please contact:

**Molly Heath**

+1 617 316 6489  
MOLLY.HEATH@JLL.COM

**Bryan Sparkes**

+1 617 531 4234  
BRYAN.SPARKES@JLL.COM

**Shay Kenney**

+1 617 291 7052  
SHAY.KENNEY@JLL.COM

