

# 960 mass ave



**Make Your Space at 960 Mass Ave.**

- 68,500 SF AVAILABLE -



# Overview & Specifications

**960 Mass Ave offers 68,500 SF of available open floor plates with unlimited possibilities.**

From industrial to flex-tech, the expansive layout and building infrastructure offer tenants ultimate flexibility to meet any use.

With immediate access to highways, commuter rail, and immediate adjacency to Boston's urban core, 960 Mass Ave is located in the heart of urban Boston with unbeatable regional accessibility.



*Image is inspirational and does not reflect the current conditions of the building*

# Property Specifications

## Total Building Size

±97,929 SF

Basement: ±1,500 SF  
1st Floor: ±34,194 SF  
2nd Floor: ±37,484 SF  
3rd Floor: ±24,751 SF

## Available Space

±68,637 SF

1st Floor: ±6,402 SF  
2nd Floor: ±37,484 SF  
3rd Floor: ±24,751 SF

## Clear Height

1st floor: 10' typical  
2nd floor: 11'8" typical  
3rd floor: 10' typical

## Floor

Poured concrete up to  
150 lb/square foot load capacity

## Building Exterior

New CMU block and glass  
exterior walls; metal panels

## Column Spacing

20' x 20' typical

## Signage

Highly-visible canopy signage  
opportunities; over 12,000 daily car count

## Land Area

±1.83 acres

## Loading Docks

Shared loading available with freight  
elevator access at both the north and south  
sides of the building

## Sprinklers

Wet system

## Utilities

Electric: Eversource  
Gas: National Grid  
Water & Sewer: City of Boston  
Fiber: Comcast and Verizon

## Power

3000 Amps

## Year Built

1952; renovated 2019-2020

## Parking Ratio

0.8/1,000 SF



# Access to Transportation

**T** **NEWMARKET STATION:**  
Commuter Rail (Fairmount Line):  
Readville ↔ South Station

**T** **ANDREW STATION**  
Red Line:  
Ashmont/Braintree ↔ Alewife

**B** **BUS 8:**  
Kenmore ↔ Harbor Point/UMass

**B** **BUS 9:**  
Copley ↔ City Point  
(via Broadway Station)

**B** **BUS 10:**  
Copley ↔ City Point  
(via Boston Medical Center)

**B** **BUS 16:**  
Forest Hills ↔ Andrew or  
UMass

**B** **BUS 171:**  
Dudley ↔ Logan Airport

**B** **BUS CT3:**  
Andrew ↔ Beth Israel or BMC

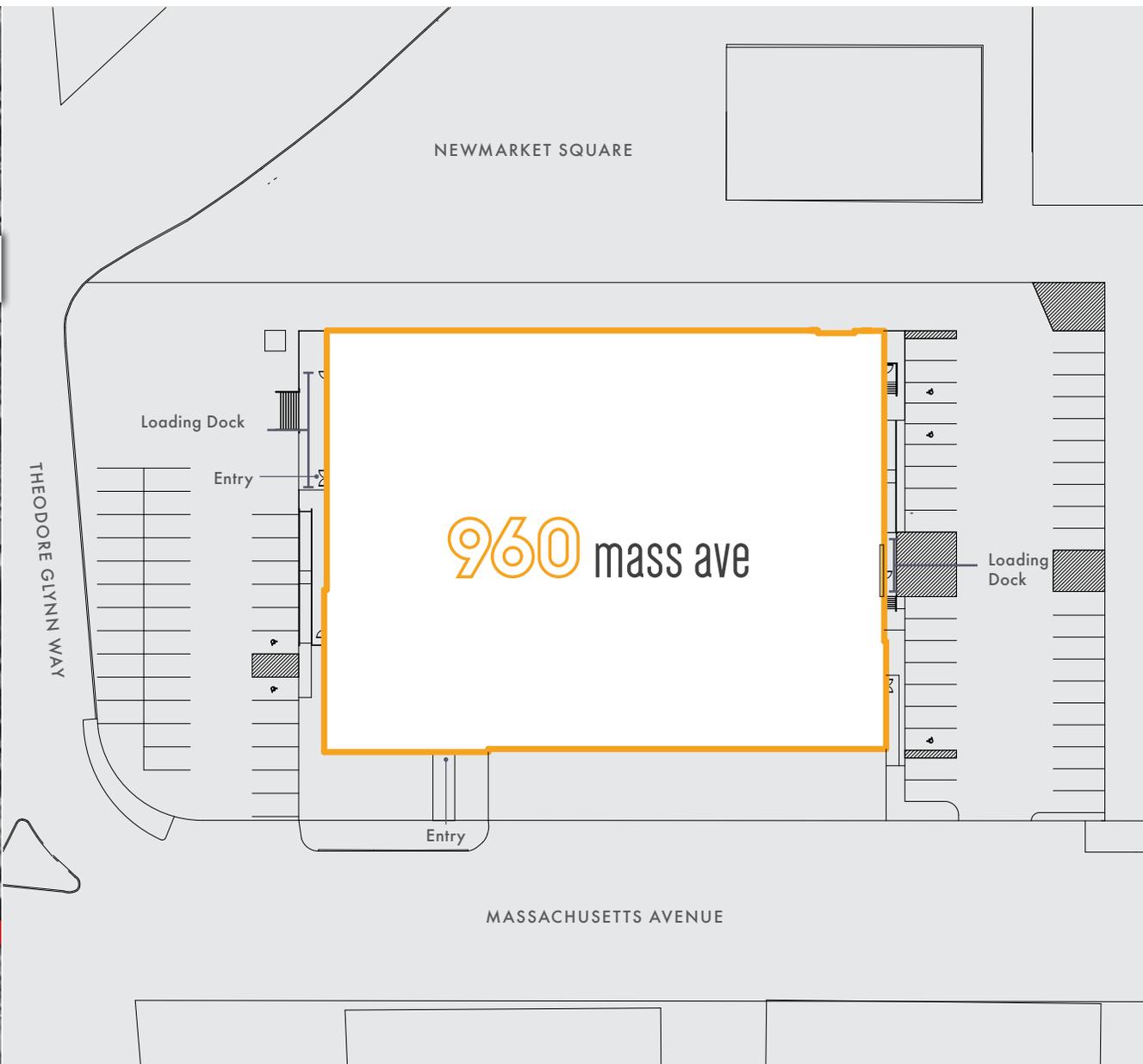




**T** **COMMUTER RAIL**  
0.3 miles → Newmarket  
0.8 miles → Uphams Corner

**T** **RED LINE**  
0.7 miles → Andrew  
1.1 miles → JFK/UMass

**VEHICLE**  
0.6 miles → Interstate 93  
1.5 miles → Mass Pike/Interstate 90  
2.0 miles → Downtown Boston  
4.0 miles → Logan Airport



# Newmarket Square

AN URBAN DEVELOPMENT HUB



DOUGLASS PARK EXPANSION  
Phase II - 49,305 SF



South End



**EXCHANGE**  
SOUTH END  
1,599,425 SF

1065 TREMONT STREET  
Phase II - 31,500 SF



HOTEL ALEXANDRA  
150 Room Boutique Hotel



WASHINGTON STREET  
1,198,208 SF



Lower Roxbury

JUNCTION 58  
480,000 SF

THE RIO GRANDE  
293,000 SF

960 mass ave

CITY OF BOSTON ISD



THE ANDI AT SOUTH BAY  
720,000 SF

NEWMARKET  
Commuter Rail Stop



CLIFFORD PLAYGROUND

13 SHETLAND STREET  
49,693 SF



SOUTH BAY ADDITION  
Over 200,000 SF



Dudley Square



UPHAMS CORNER  
Commuter Rail Stop



THE INDIGO BLOCK  
125,400 SF





**FUTURE GROWTH CORRIDOR DEVELOPMENT**  
12,000,000-16,000,000 SF



## South Boston

DORCHESTER HEIGHTS

**WASHINGTON VILLAGE**  
755,000 SF



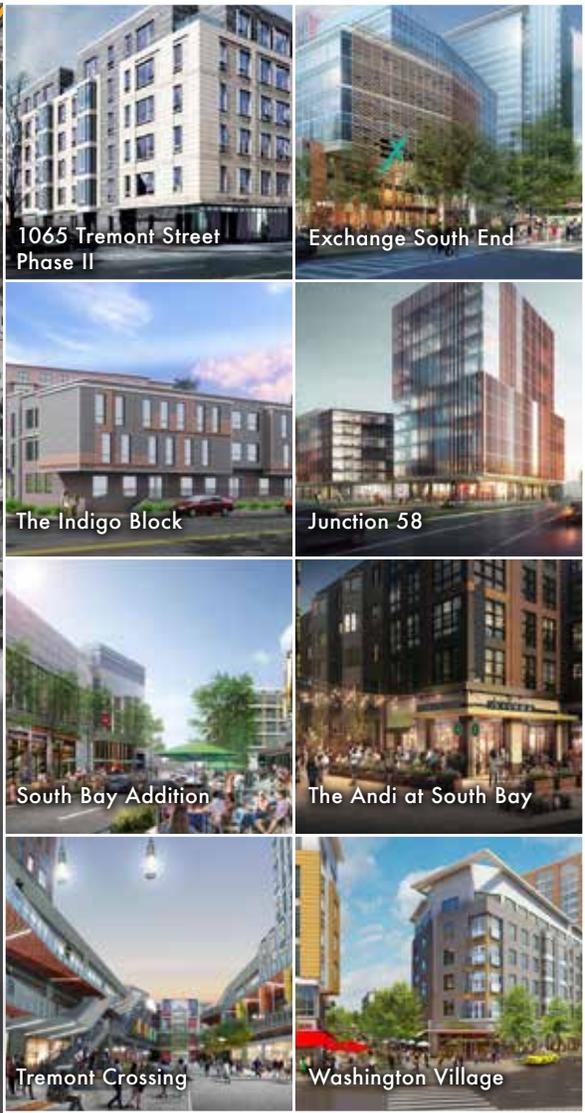
CARSON BEACH

REDESIGNED MOAKLEY PARK

**MARY ELLEN MCCORMACK REDEVELOPMENT**



JFK/UMASS T STOP  
Red Line



1065 Tremont Street Phase II

Exchange South End

The Indigo Block

Junction 58

South Bay Addition

The Andi at South Bay

Tremont Crossing

Washington Village

-  Multi-Family/Residential
-  Office
-  Industrial Manufacturing/Flex
-  Retail/Restaurant
-  Lab/Biotech
-  Academic/Educational
-  Hotel

# Floor Plans

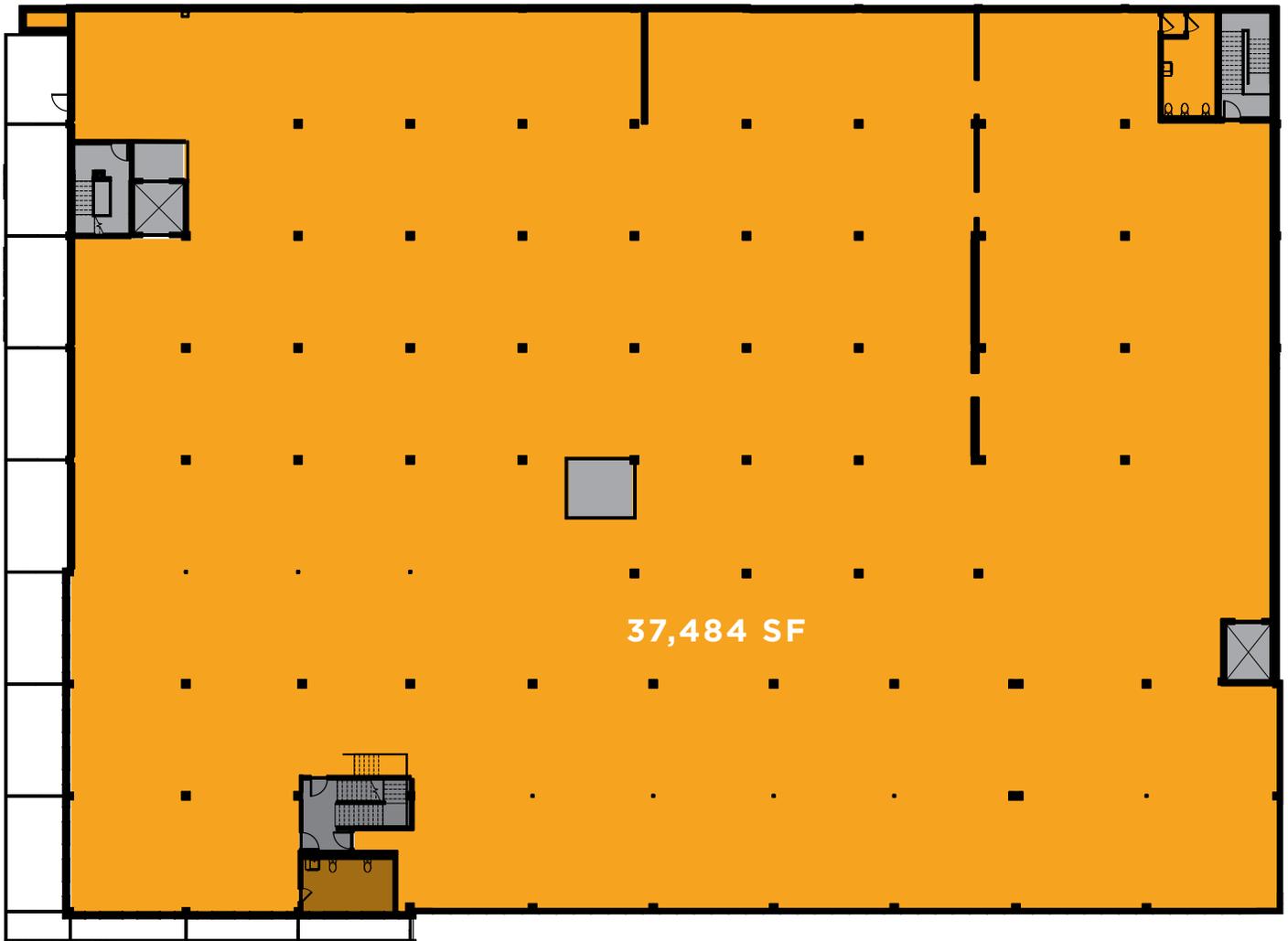
FIRST & SECOND FLOORS



**First Floor Plan • 6,402 SF Available**

● Available - 6,402 SF

● Common/Building Area

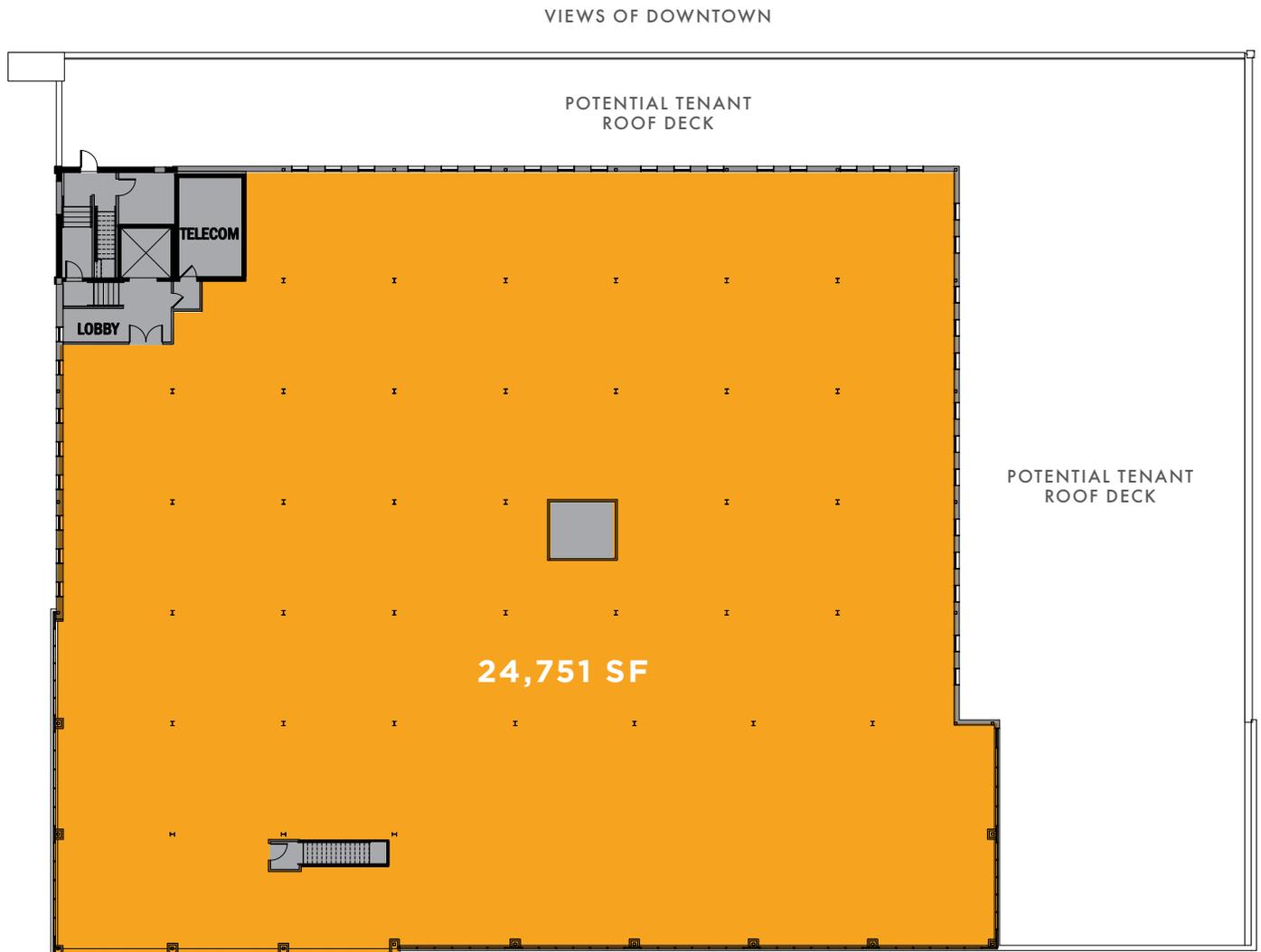


## Second Floor Plan • 37,484 SF Available

● Available - 37,484 SF    ● Common/Building Area

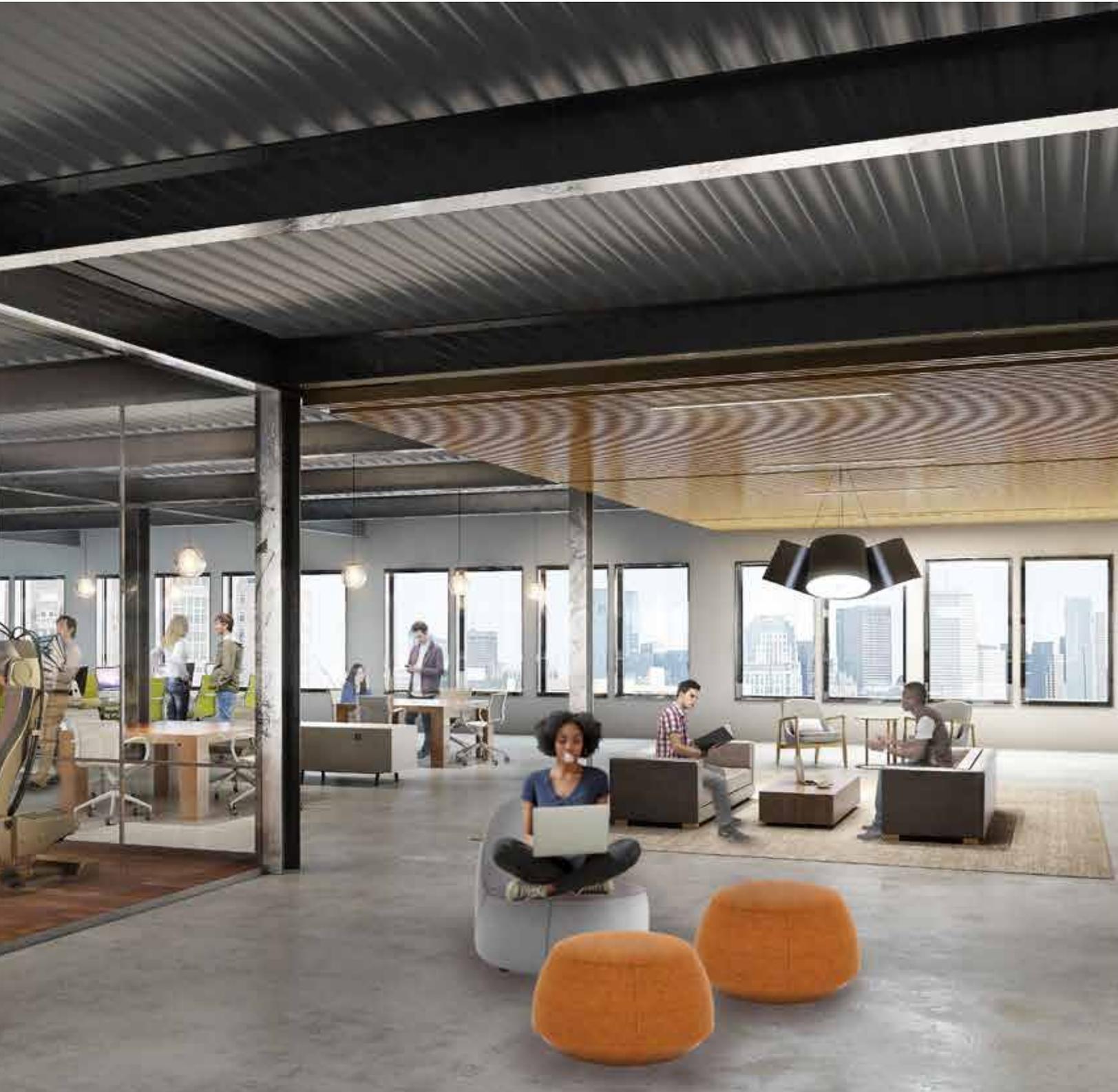
# Floor Plans

## THIRD FLOOR



Third Floor Plan • 24,751 SF Available

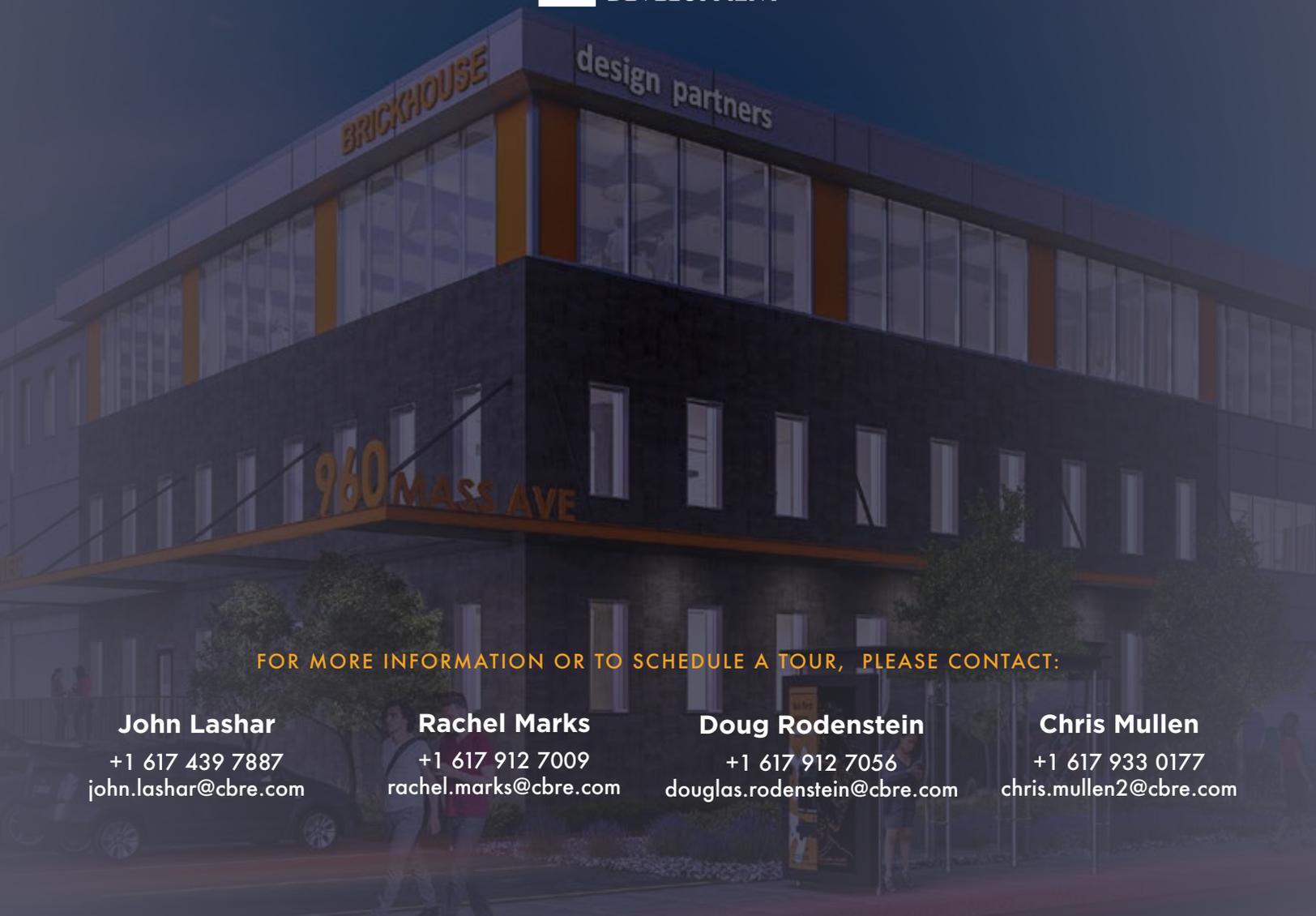
● Available - 24,751 SF    ● Common/Building Area



*Third floor rendering; final condition based on tenant.*

# 960 mass ave

Professionally Managed by



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