

# 416 BOYLSTON STREET

PRIME RETAIL SPACE FOR LEASE  
AT THE BERKELEY BUILDING

THE BERKELEY BUILDING at 420 Boylston Street is an award-winning Historic Restoration owned and managed by A.W. Perry. 416 Boylston is a prime retail location at the corner of Berkeley and Boylston Streets. Other retailers at the property include Capsule, T-Mobile, Citizens Bank, and Massage Envy in this prominent location in the thriving Back Bay neighborhood. Experience immediate access to the B, C, D, and E Green Line at Arlington Station, Copley Square, The Boston Public Garden, Newbury Street, Commuter Rail at Back Bay Station and I-90.



*Beautiful, High-End Retail Space*  
WITH PROMINENT BACK BAY ADDRESS

## LEASING OPPORTUNITY

STREET LEVEL RETAIL: 4,198 RSF

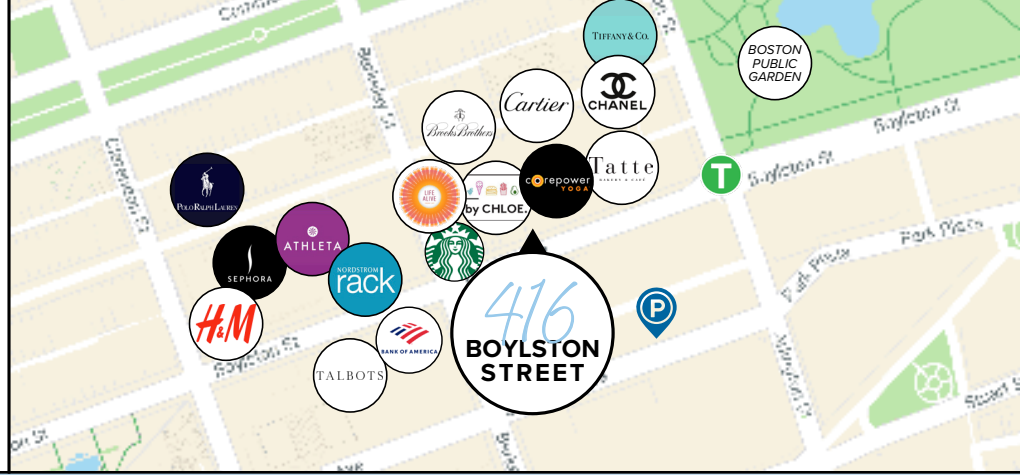
CONNECTING LOWER  
LEVEL STORAGE: 1,050 RSF

MEZZANINE: 500 RSF

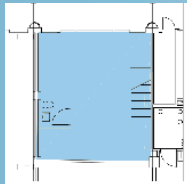
AVAILABLE: IMMEDIATELY



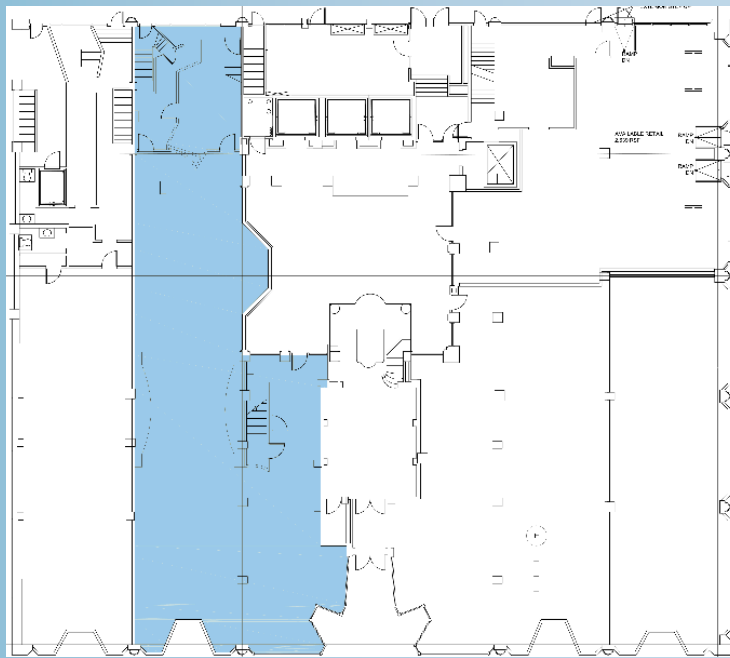
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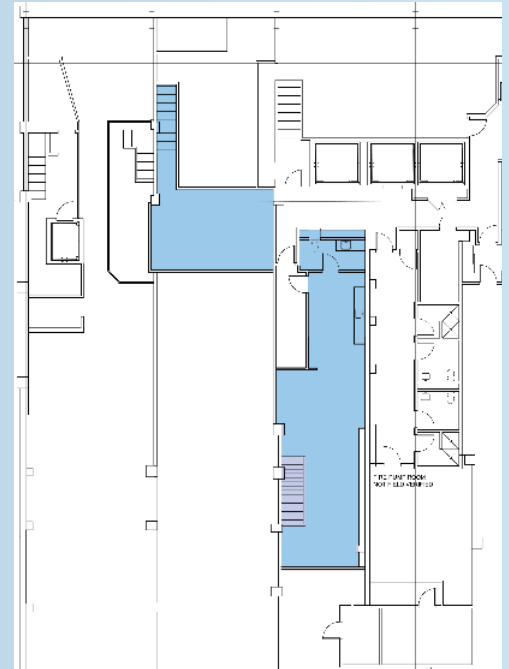
## FLOOR PLANS



MEZZANINE



FIRST & STREET LEVEL



BASEMENT

## CEILING HEIGHTS:

- Sales Floor: 13' to Upper Ceiling / 9'5" to Soffit
- Office: 8'5"
- Back Hall & Storage Room: 7'6"
- Basement: 9'11" to Deck / 7'2" to Lowest Pipes
- Basement Breakroom: 9'4" to Beam / 8' to Piping
- Mezzanine: 8' to Deck / 6'6" to Ductwork & HVAC



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