



WESLEYAN

ON COPLEY

2025 DELIVERY

Full Floorplates Of Boutique  
Office Space For Lease

581 BOYLSTON STREET, BOSTON, MA 02116

NEWMARK

WESLEYANONCOPLEY.COM

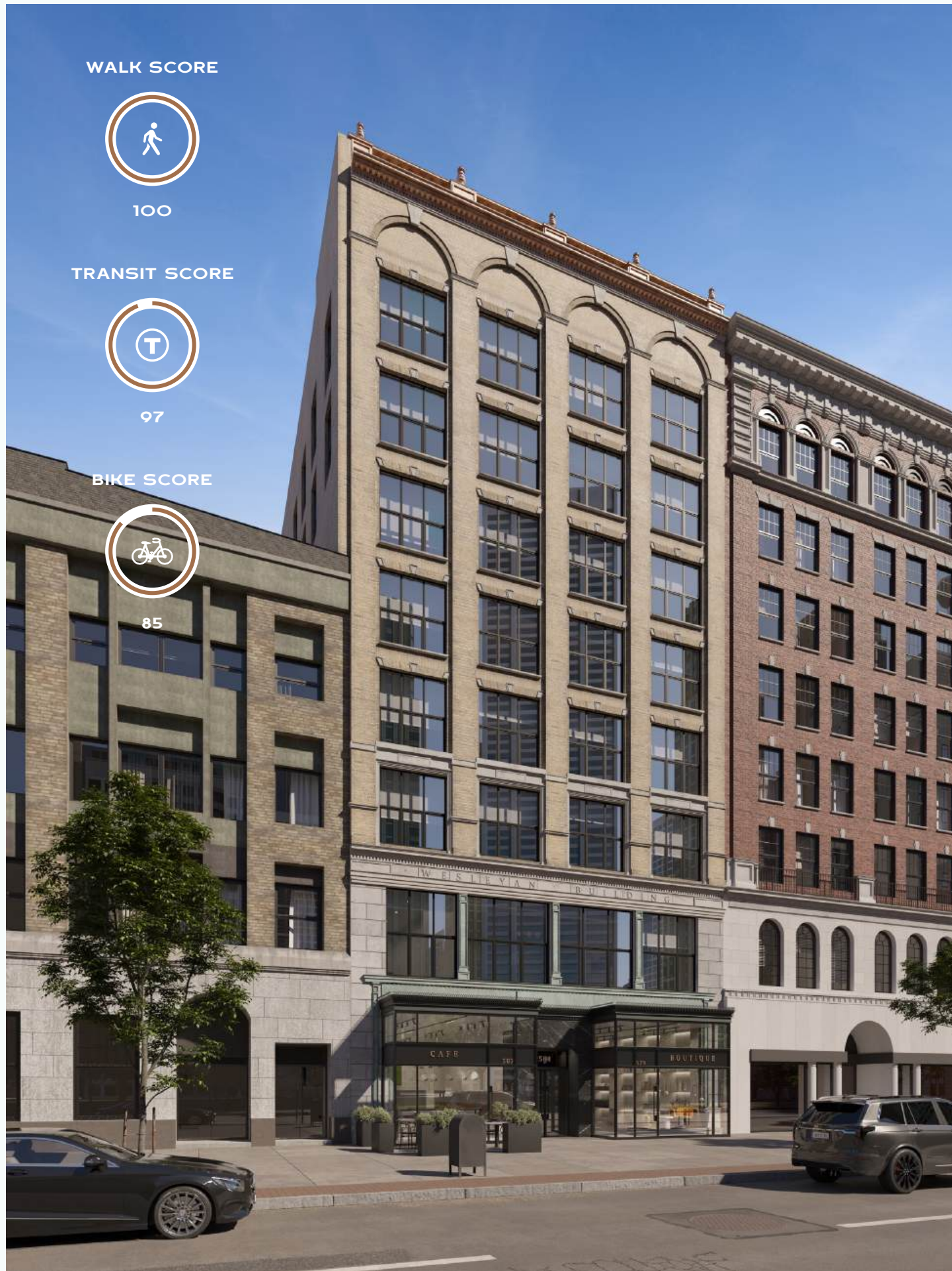


CHEVRON  
PARTNERS

A REIMAGINED EIGHT-STORY  
Office Building Overlooking Copley Square

The Wesleyan on Copley at 581 Boylston Street will be fully transformed by Chevron Partners into a European-inspired, boutique mixed-use building. The redevelopment will boast a new retail facade and office entry, a Parisian-style lobby, and seven full-floor office suites. All available in one of Boston's most historic and coveted neighborhoods.





581 BOYLSTON STREET

# Neighboring Copley Square, Newbury Street, and the Prudential Center

The building is steps from over 5.8 million square feet of premier office space and Newbury Street's 3 million square feet of shopping and dining destinations. Stretching from the Boston Public Garden to Massachusetts Avenue, Back Bay offers convenient transportation accessible via the commuter rail, I-90, and Boston's Green and Orange MBTA subway stations.

## 01 MIN

Walk to Copley Square  
with access to the Copley MBTA station  
serving the Green Line and bus connections

## 02 MIN

Walk to the Boston Public Library,  
Copley Place, and Newbury Street's 8 blocks  
of shops and restaurants

## 04 MIN

Drive to I-90 and  
Storrow Drive

## 05 MIN

Walk to multiple parking garages  
including Back Bay, Prudential Center,  
and 200 Newbury Garages.

## 05 MIN

Walk to the Prudential Center  
with over 1.2 million square feet of shops,  
restaurants, boutiques, and offices

## 05 MIN

Walk to Back Bay MBTA  
with access to the Commuter Rail,  
Orange Line and bus connections

## 07 MIN

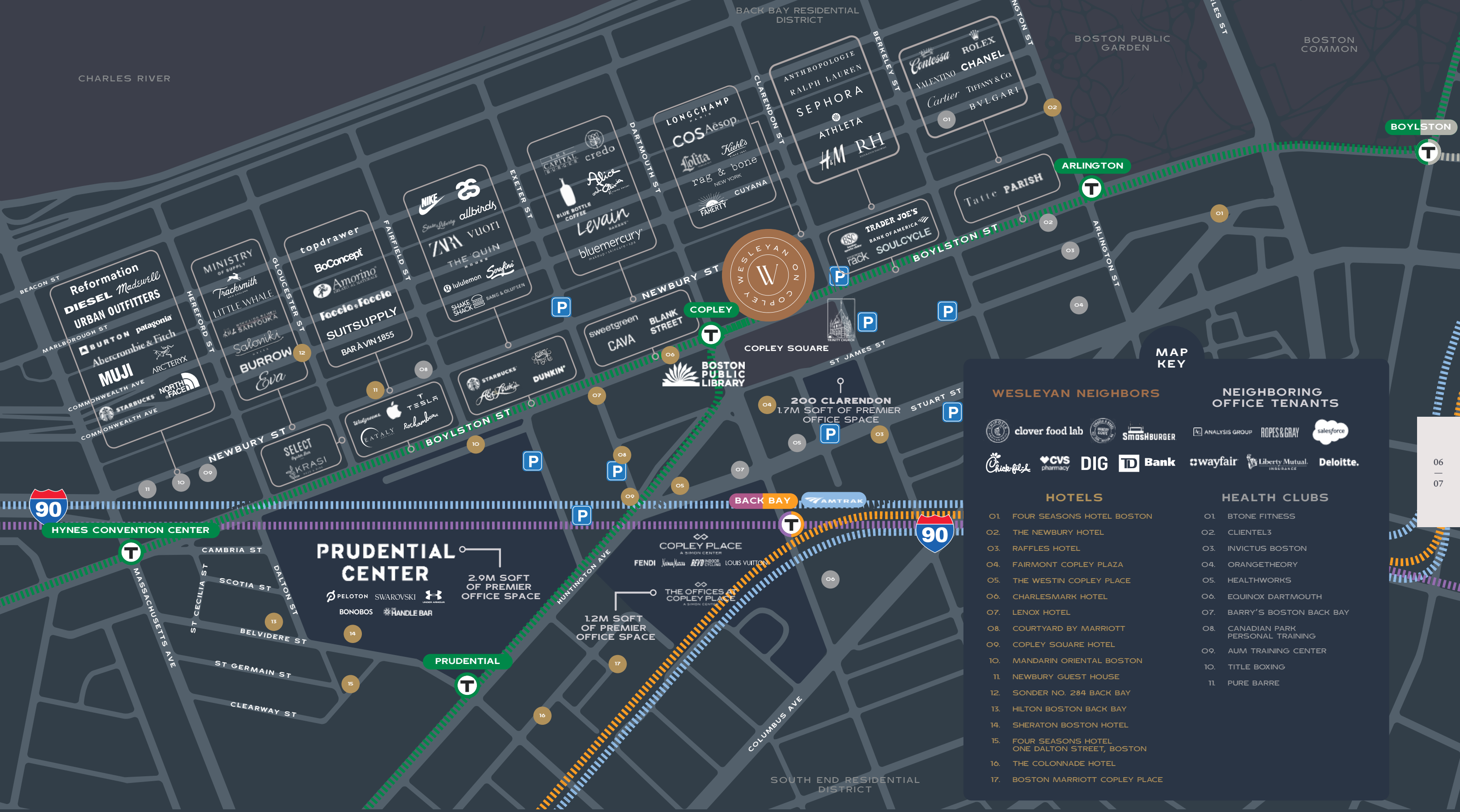
Walk to the Public Garden and  
Boston Common

## 09 MIN

Walk to Prudential Center MBTA  
with access to the Green Line  
and bus connections

## 14 MIN

Drive from Logan International  
Airport with access to  
MBTA Silver Lines



MAP KEY

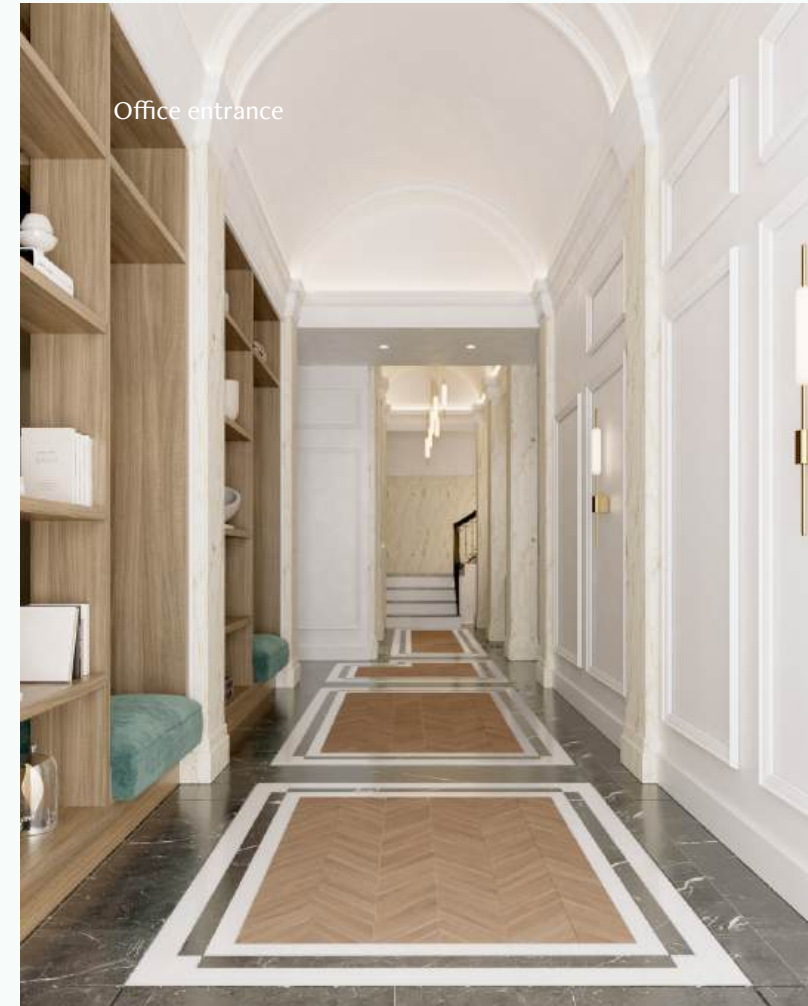
- |  |   |
|--|---|
| <p><b>WESLEYAN NEIGHBORS</b></p> <ul style="list-style-type: none"> <li>clover food lab</li> <li>Smashburger</li> <li>Chick-fil-A</li> <li>CVS pharmacy</li> <li>DIG</li> <li>TD Bank</li> </ul>   | <p><b>NEIGHBORING OFFICE TENANTS</b></p> <ul style="list-style-type: none"> <li>ANALYSIS GROUP</li> <li>ROPES &amp; GRAY</li> <li>salesforce</li> <li>wayfair</li> <li>Liberty Mutual INSURANCE</li> <li>Deloitte.</li> </ul>   |
| <p><b>HOTELS</b></p> <ol style="list-style-type: none"> <li>01. FOUR SEASONS HOTEL BOSTON</li> <li>02. THE NEWBURY HOTEL</li> <li>03. RAFFLES HOTEL</li> <li>04. FAIRMONT COPLEY PLAZA</li> <li>05. THE WESTIN COPLEY PLACE</li> <li>06. CHARLESMARK HOTEL</li> <li>07. LENOX HOTEL</li> <li>08. COURTYARD BY MARRIOTT</li> <li>09. COPLEY SQUARE HOTEL</li> <li>10. MANDARIN ORIENTAL BOSTON</li> <li>11. NEWBURY GUEST HOUSE</li> <li>12. SONDER NO. 284 BACK BAY</li> <li>13. HILTON BOSTON BACK BAY</li> <li>14. SHERATON BOSTON HOTEL</li> <li>15. FOUR SEASONS HOTEL ONE DALTON STREET, BOSTON</li> <li>16. THE COLONNADE HOTEL</li> <li>17. BOSTON MARRIOTT COPLEY PLACE</li> </ol> | <p><b>HEALTH CLUBS</b></p> <ol style="list-style-type: none"> <li>01. BTONE FITNESS</li> <li>02. CLIENTEL3</li> <li>03. INVICTUS BOSTON</li> <li>04. ORANGETHEORY</li> <li>05. HEALTHWORKS</li> <li>06. EQUINOX DARTMOUTH</li> <li>07. BARRY'S BOSTON BACK BAY</li> <li>08. CANADIAN PARK PERSONAL TRAINING</li> <li>09. AUM TRAINING CENTER</li> <li>10. TITLE BOXING</li> <li>11. PURE BARRE</li> </ol> |

BACK BAY AT A GLANCE

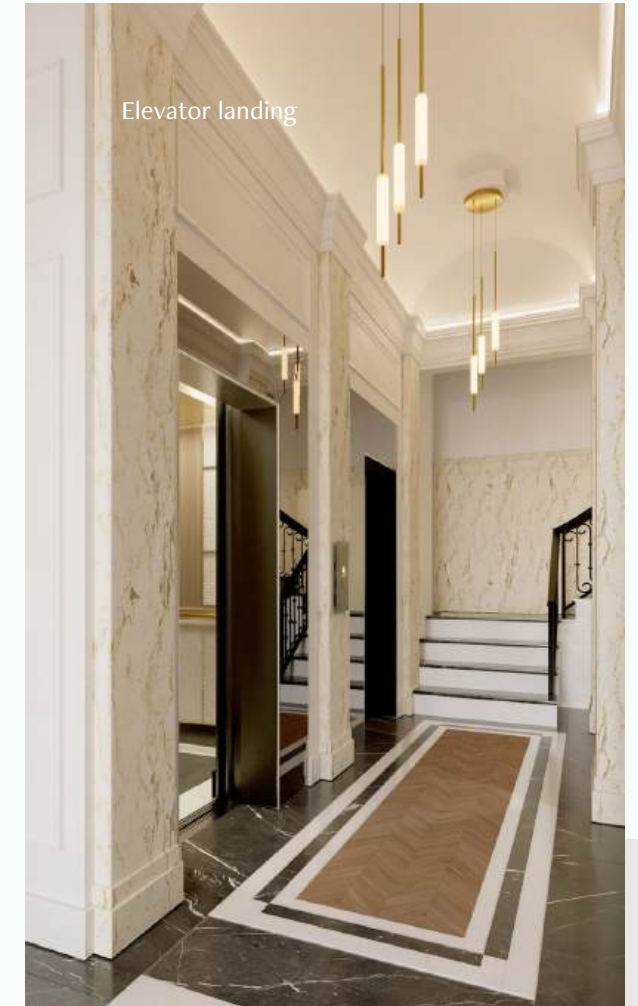
- +118 RESTAURANTS/BARS
- +38 CAFE/COFFEE SHOPS
- +5.2K HOTEL ROOMS
- +11 HEALTH CLUBS
- 32 PARKING GARAGES
- 16 CHARGING STATIONS
- \$142K AVG. HOUSEHOLD INCOME
- 496K TOTAL DAYTIME EMPLOYMENT



New storefront & office entry



Office entrance



Elevator landing

TENANT-DESIGNED OFFICE SUITES

Within Sophisticated Back Bay Envelope

Known for blending European elegance with modern design, Chevron Partners' dedication to refined office details provides the most attentive tenants with a sought-after work environment.

PARISIAN-INSPIRED BUILDING LOBBY & RENEWED ELEVATOR LANDINGS

Featuring refurbished stonework, designer lighting, and refreshed elevator cabs & stairwell.

SEVEN FULL-FLOOR OFFICE SUITES AVAILABLE

Ready for single or multi-floor fitouts. An office spec suite will be located on the third floor.

REVIVED STOREFRONTS & BUILDING ENTRANCE

Newly designed with two retail suites anchoring the office entry.

INTERIOR DESIGN SERVICES AVAILABLE

Through Adige Design for further customization.



Refreshed elevator cabs



# Tech Specs

## HVAC

The building's heating and cooling will be through a VRF system. Ventilation and exhaust for each office tenant will be provided by a roof-mounted ERV unit.

## ELEVATORS

Two revived elevator cabs service the property.

## IT INFRASTRUCTURE

Improved access to owner-provided infrastructure. Tenant to install systems.

## CEILING HEIGHTS

Up to 9'10"

## ACCESS/SECURITY

Tenants and visitors have touch-less entry to the building through the ButterflyMX System. Learn more at butterflymx.com. Each suite will have one security card reader to access the space. The building is accessible to tenants 24/7 and ADA compliant.

## ELECTRIC

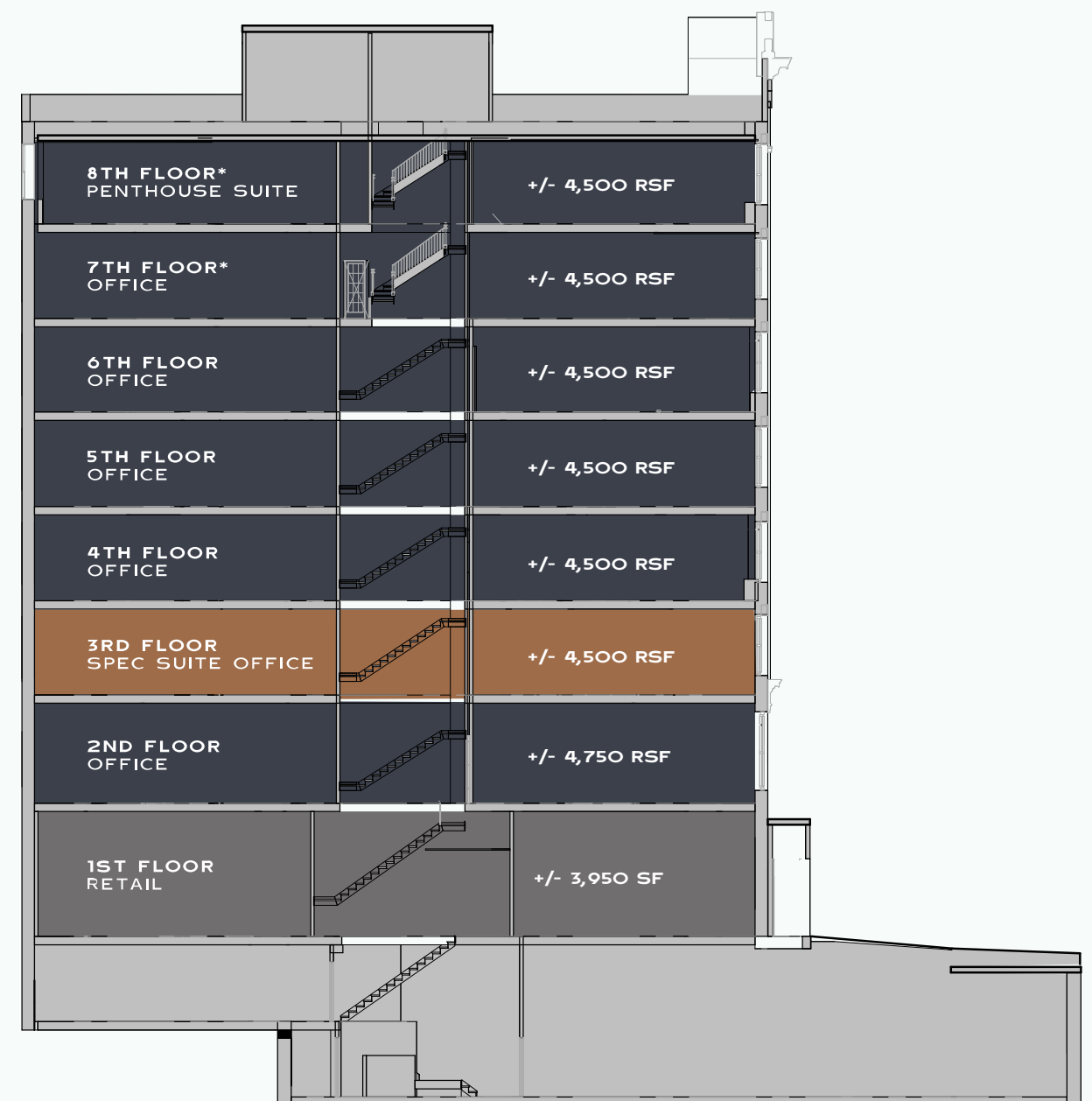
Individual electric closets located on each floor provide 18 watts/SF.

## DATA/TELECOM

Verizon or Comcast can provide dedicated, business grade internet access with guaranteed upload and download speeds.

## OPTIMAL FLOORPLANS For Full Floor Office Suites

The Wesleyan on Copley offers +/- 4,500 – 31,750 RSF of available office space that can be combined and customized to each tenant's needs within the luxurious envelope that Chevron Partners delivers.



\*7th and 8th floors available to be combined for an +/- 9,000 RSF Penthouse Suite.

(Top) Sample reception finishes  
 (Bottom) Sample kitchen & lounge finishes



Scan the QR code to access the virtual walkthrough

Please note: the fixtures, finishes, appliances, interior decorations, and specifications shown here are examples for illustrative purposes only.

## WESLEYAN ON COPLEY Office Spec Suite Buildout

The third floor of the Wesleyan on Copley will feature the building's typical office layout, displaying Chevron Partners' elegant European office finishes.

**+/- 4,500 RSF  
 OF TURNKEY SPACE**  
 With an occupancy of +/- 26.

**CONFERENCE ROOM**  
 With Italian glass partitions.

**RECEPTION AREA**  
 With marble wall installation and imported oak wood flooring.

**5 PRIVATE OFFICES**  
 And open area for flexible workstations.

**KITCHEN & LOUNGE**  
 With an Italian marble island and imported cabinetry.

**THOUGHTFULLY  
 DESIGNED SPEC LAYOUT**  
 Is the building standard and incorporates a predesigned mechanical plan that allows for several variations of the floorplan. Multi-floor fitouts and additional layouts are available upon request.



TEST FIT B

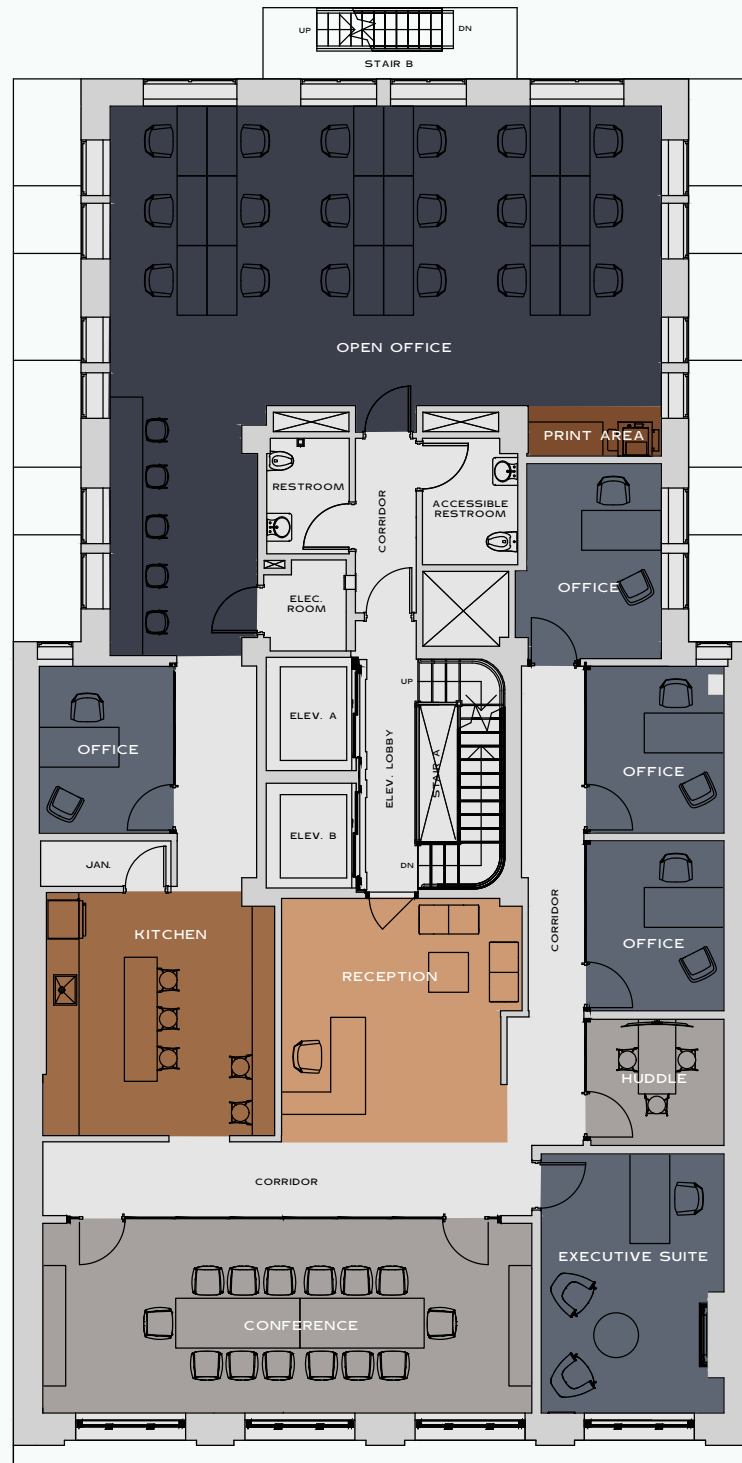
# Generous Conference Space & Collaborative Seating Solutions

**+/- 4,500 RSF**

With an occupancy of +/- 28.

**COLOR KEY**

- RECEPTION
- KITCHEN
- +/- 1 CONFERENCE ROOM
- +/- 5 PRIVATE OFFICES
- +/- 23 OPEN WORKSTATIONS
- PRINTER AREA



TEST FIT C

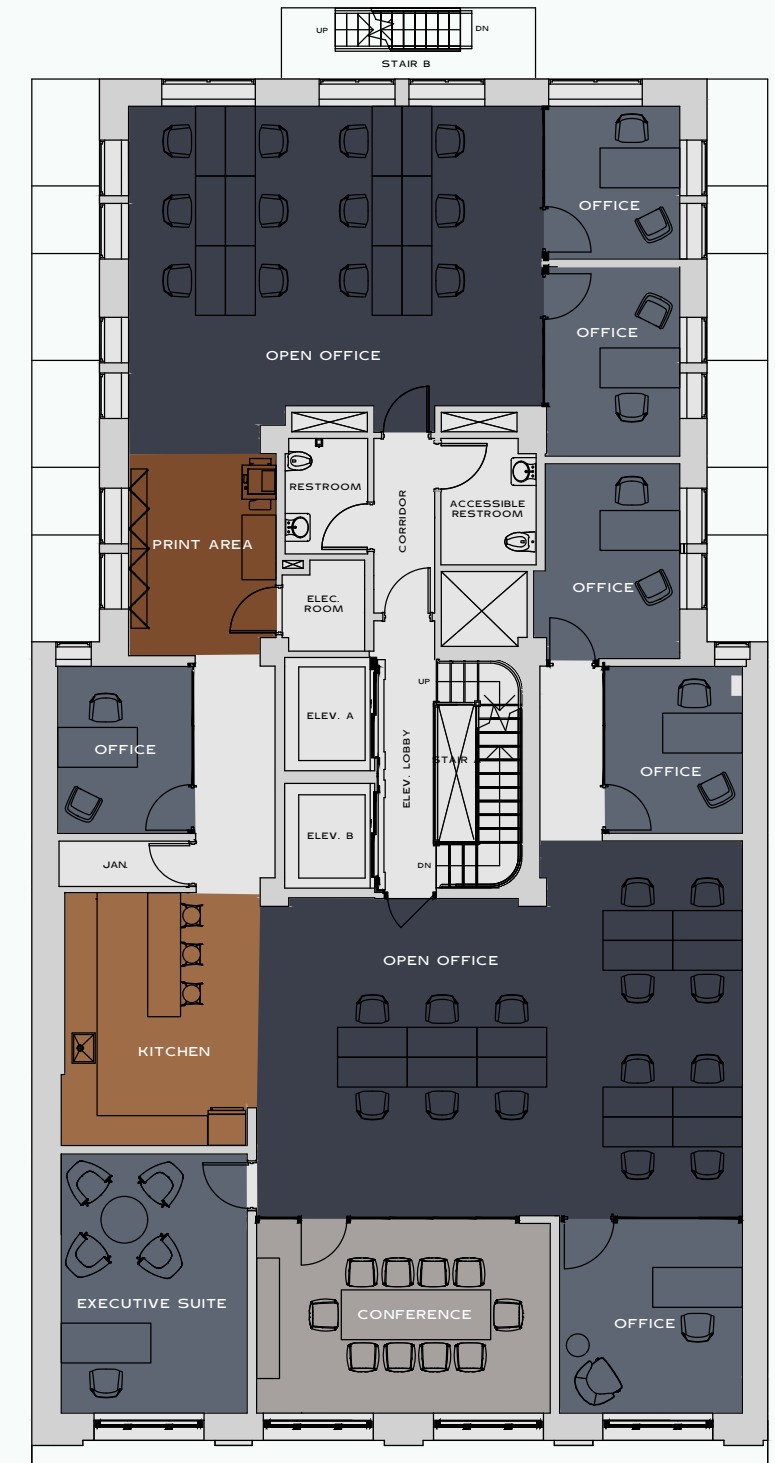
# Versatile Open Seating with Private & Executive Offices

**+/- 4,500 RSF**

With an occupancy of +/- 33.

**COLOR KEY**

- RECEPTION
- KITCHEN
- +/- 1 CONFERENCE ROOM
- +/- 7 PRIVATE OFFICES
- +/- 26 OPEN WORKSTATIONS
- PRINTER AREA





Elevator landing



Sample open office layout with work stations and private offices



Sample executive office layout

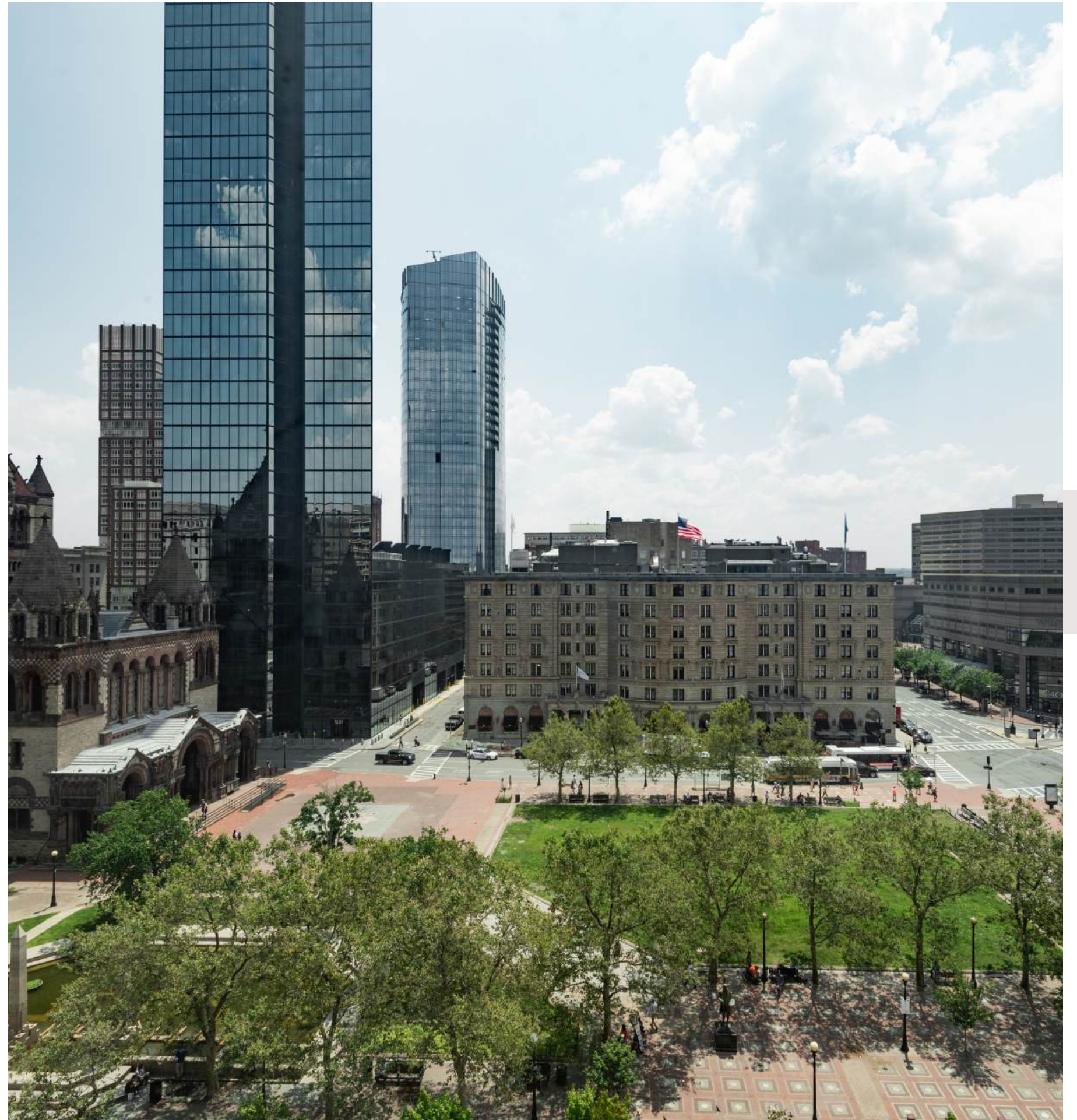


Please note: the fixtures, finishes, appliances, interior decorations, and specifications shown here are examples for illustrative purposes only.

## PENTHOUSE SUITE VIEWS

(L) 8th floor southwest view of Copley Square, Westin Copley Place, the Boston Public Library, Prudential Center, and Boylston Street.

(R) 8th floor south-facing view of Copley Square Park, which is set to reopen in mid-2025. Renovations include updates to the fountain, paved pathways and plaza space, new lawn and planting areas, and updated seating and lighting.





FOR LEASING INFORMATION

**BEN SUTTON**

(617) 863-8429

[ben.sutton@nmrk.com](mailto:ben.sutton@nmrk.com)

**JASON CAMERON**

(617) 863-8129

[jason.cameron@nmrk.com](mailto:jason.cameron@nmrk.com)

