

99 BEDFORD

4,000 TO 18,000 RSF OF

Boutique Brick & Beam Office Space

FOR LEASE

CAPITAL HALL
PARTNERS

CHEVRON
PARTNERS

JLL



99 BEDFORD STREET

Boston's Historic *Bedford Building* Renewed

Located steps from South Station, 99 Bedford Street is being reimagined into a boutique office destination tailored for today's discerning tenants. The building's transformation will feature a refreshed lobby with new lighting and furnishings, upgraded amenities including a tenant lounge, conference space and fitness center, and a new 9,600-square-foot spec suite on the fourth floor. With efficient floorplans ranging from 4,000 to 18,000 RSF, abundant natural light, and timeless architectural details, 99 Bedford offers a rare opportunity to lease boutique brick-and-beam office space in the heart of Downtown Boston.

SEAMLESSLY CONNECTED TO

Downtown Boston

With close proximity to the MBTA's Red, Orange, and Green lines, commuting across Greater Boston is effortless. Surrounded by cafés, acclaimed restaurants, and premium fitness studios, employees can recharge, connect, or entertain clients with ease.

250 FT	**Walk to Parking Garages & Bluebike Stations** Steps from One Lincoln and 125 Summer parking garages, with 13 Bluebike Stations nearby
.01 MI	**Walk to South Station** Access to Amtrak, Commuter Rail, Red and Silver Lines
.01 MI	**Walk to Downtown Crossing** Access to Red, Orange, and Silver Lines
.02 MI	**Walk to Rose Fitzgerald Kennedy Greenway** 1.5 miles of green space from Downtown to the North End
.03 MI	**Walk to Post Office Square** Access to Norman B. Leventhal Park and parking garage
.03 MI	**Walk to Park Street & Boston Common** Access to Red and Green Lines
.06 MI	**Walk to Government Center** Access to Green and Blue Lines
.09 MI	**Walk to North Station** Access to Amtrak, Commuter Rail, Orange and Green Lines
02 MIN	**Drive to I-93 and I-90** Via Essex Street and Surface Road
09 MIN	**Drive to Logan Airport**













IN THE NEIGHBORHOOD

THE LINEUP · sweetgreen · High Street Place Boston · DUNKIN' · Amber Road Bar & Grille · Everybody Fights · CAVA · Starbucks Coffee · Chipotle Mexican Grill · Tatte · Al's Cafes · clover food lab · VERMILION · B/SPOKE

99 BEDFORD

Property Features

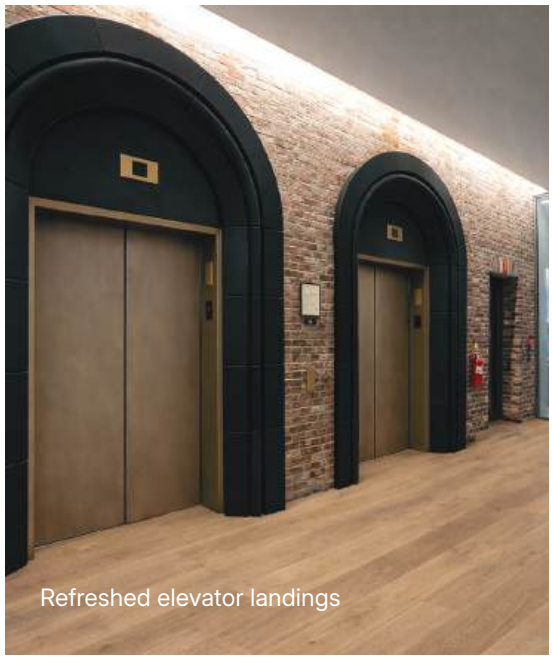
Flexible Floorplans from 4,000 - 18,000 RSF
Adaptable layouts accommodate private offices, conference rooms, huddle spaces, reception areas, open workstations, and collaboration zones.

Character - Rich Brick & Beam Architecture
Featuring exposed ceilings with heights up to 17 ft, filled with natural light.

Enhanced Amenities Arriving in 2026
New tenant lounge, conference space, and atrium upgrades.

Refreshed Lobby & Elevator Landings
Featuring contemporary furnishings and lighting.

Please note: All renderings and photographs are artistic representations provided for illustrative purposes only. They do not constitute a representation, warranty, or guarantee of the final design, materials, furnishings, dimensions, or configuration. Features and finishes are subject to change.


Refreshed elevator landings


Lobby seating area

Building Specs

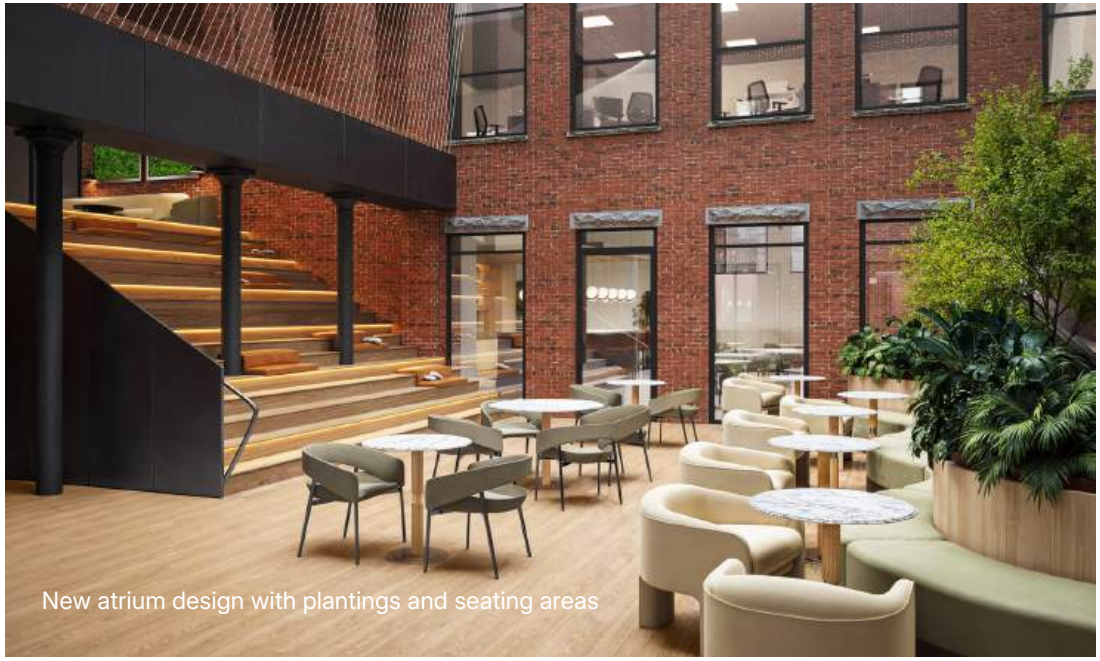
HVAC
The building features a base building HVAC system, with cooling provided by a central chiller and heating by a boiler system.

Access
Tenants and visitors access the building via a key card system. The property offers 24/7 tenant access and is fully ADA compliant.

Data/Telecom
Verizon or Crown Castle can provide dedicated, business grade internet access with guaranteed upload and download speeds.

Electric
Individual electric closets are located on each floor.

Elevators
Two elevator cabs service the building.


New atrium design with plantings and seating areas

Q4 2026 DELIVERY

4th Floor Spec Suite

9,609 RSF Floorplan

Brick and beam construction with exposed ceilings up to 12'7" and natural light overlooking Bedford Street.

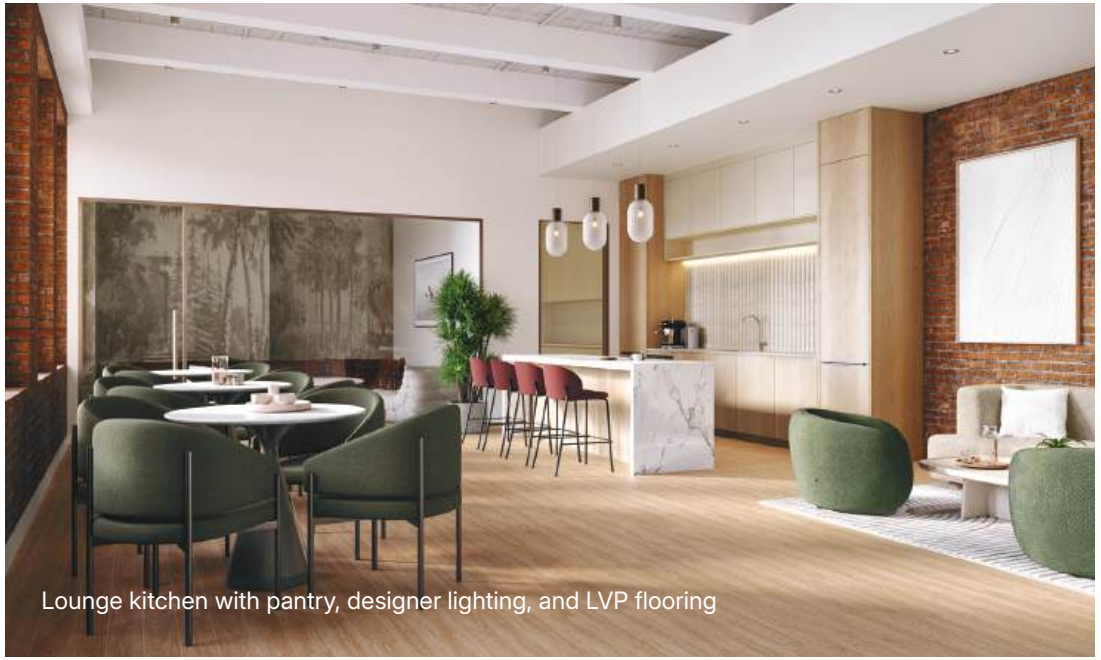
Collaborative Layout

For ample open workstations, 11 private offices, lounge kitchen and pantry, 4 meeting rooms, print area, and phone booths.

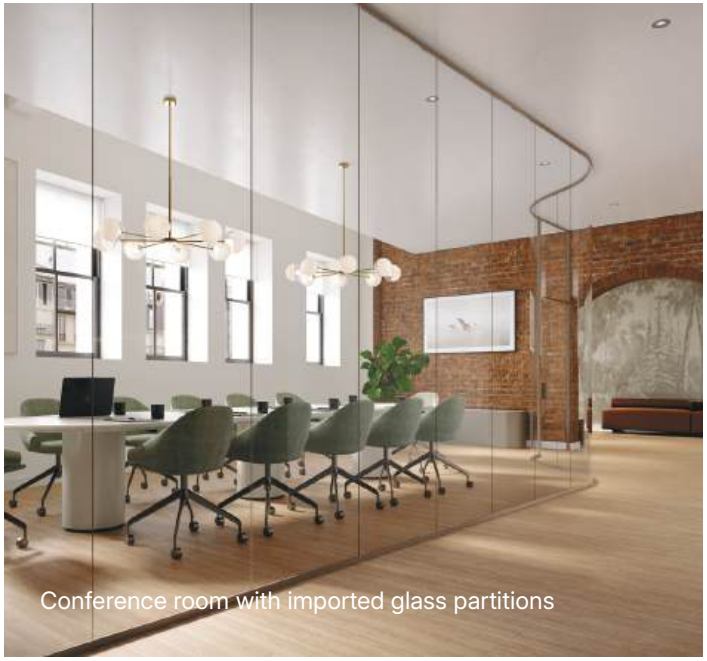
Designer Finishes

Imported kitchen cabinetry and glass partitions curated by Adige Design.

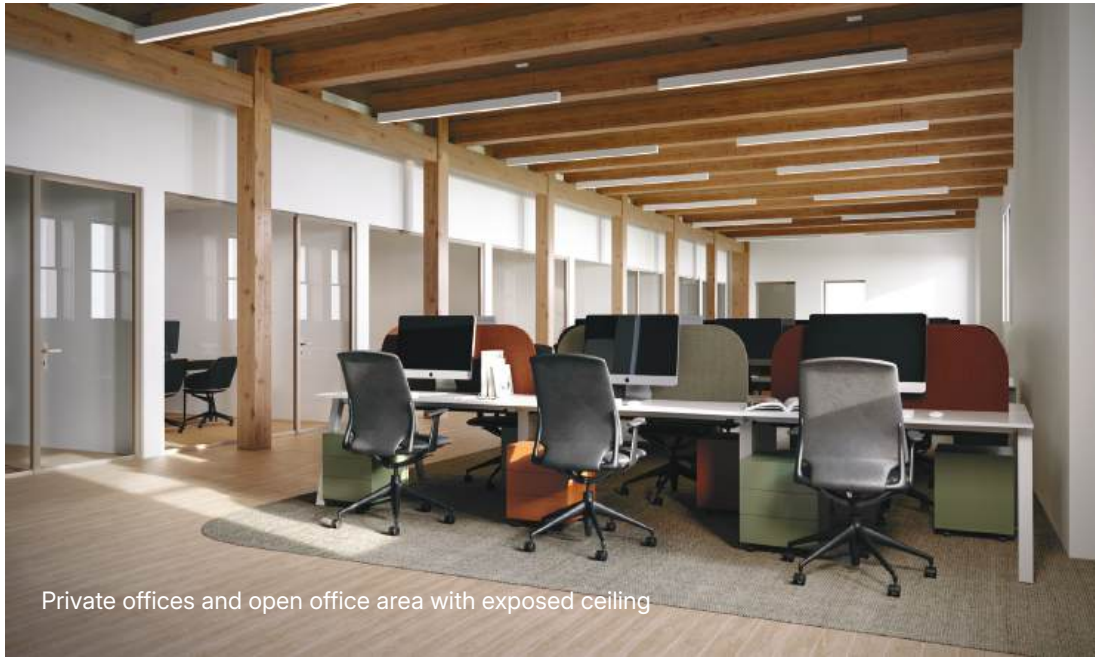
Please note: All renderings and photographs are artistic representations provided for illustrative purposes only. They do not constitute a representation, warranty, or guarantee of the final design, materials, furnishings, dimensions, or configuration. Features and finishes are subject to change.



Lounge kitchen with pantry, designer lighting, and LVP flooring



Conference room with imported glass partitions



Private offices and open office area with exposed ceiling



Reception with exposed ceiling



Private offices with exposed brick



Shared 4th floor tenant wellness room



Please Note: All renderings and photographs are artistic representations provided for illustrative purposes only. They do not constitute a representation, warranty, or guarantee of the final design, materials, furnishings, dimensions, or configuration. Features and finishes are subject to change.

COMING Q4 2026

Spaces to Work, Connect, and Recharge

The lower level of 99 Bedford will be transformed into a vibrant amenity suite designed around the tenant experience. The space will feature refreshed furnishings and plantings within the atrium, a newly designed tenant bar and lounge with ample seating and entertainment space, a multi-use conference room, huddle areas, fitness center, and bike storage.

LOWER LEVEL

Amenity Suite

Revived Atrium
With new furnishings and greenery.

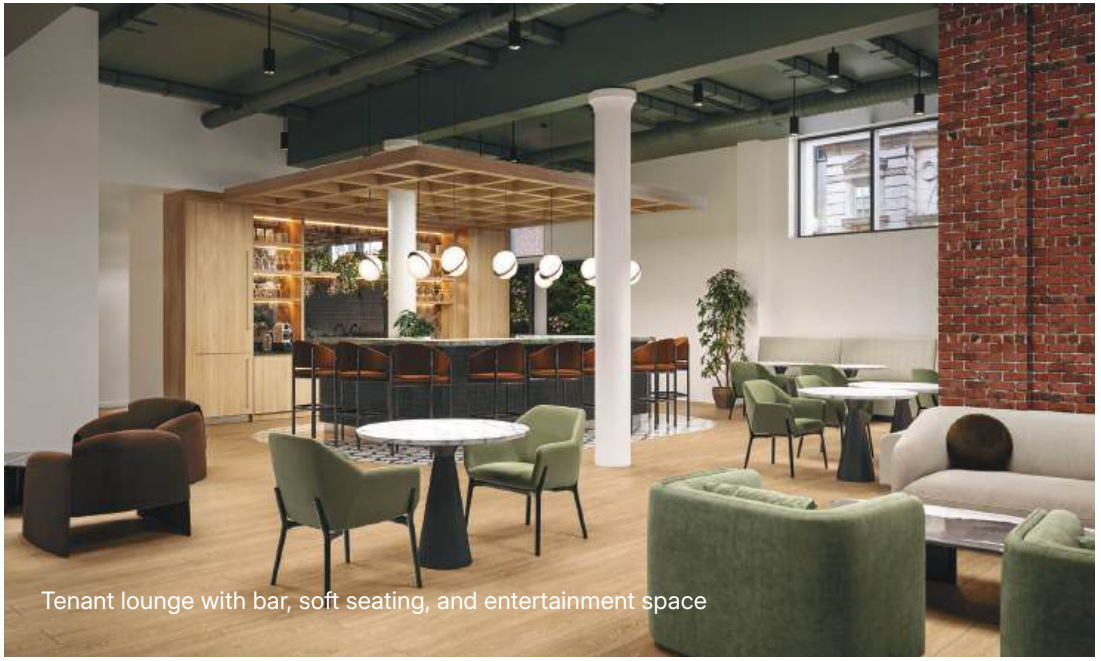
Tenant Lounge
Featuring custom kitchen cabinetry, new bar design, and soft seating.

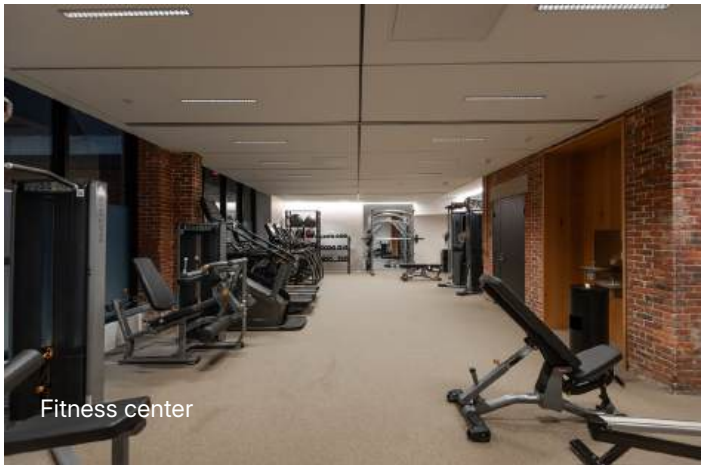
Flexible Conference Room
With a capacity for up to 29 people with banquette seating and flexible boardroom or auditorium-style configurations.

Fitness Center
Featuring machines and equipment for weightlifting and cardio workouts, as well as locker rooms.

Bike Room
Accommodates up to 30 bikes with direct access from Lincoln Street.

Please note: All renderings and photographs are artistic representations provided for illustrative purposes only. They do not constitute a representation, warranty, or guarantee of the final design, materials, furnishings, dimensions, or configuration. Features and finishes are subject to change.


Tenant lounge with bar, soft seating, and entertainment space


Fitness center


Tenant lounge with bar



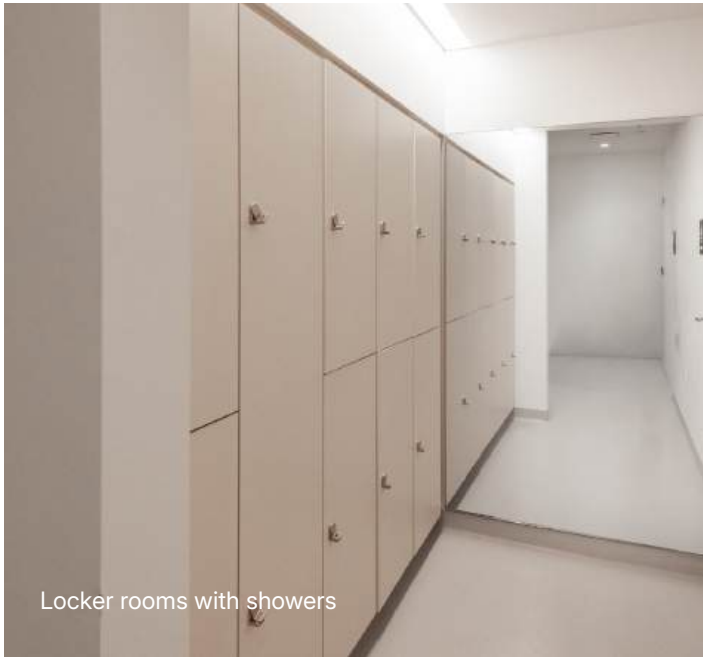
Boardroom-style conference room configuration



Fitness center



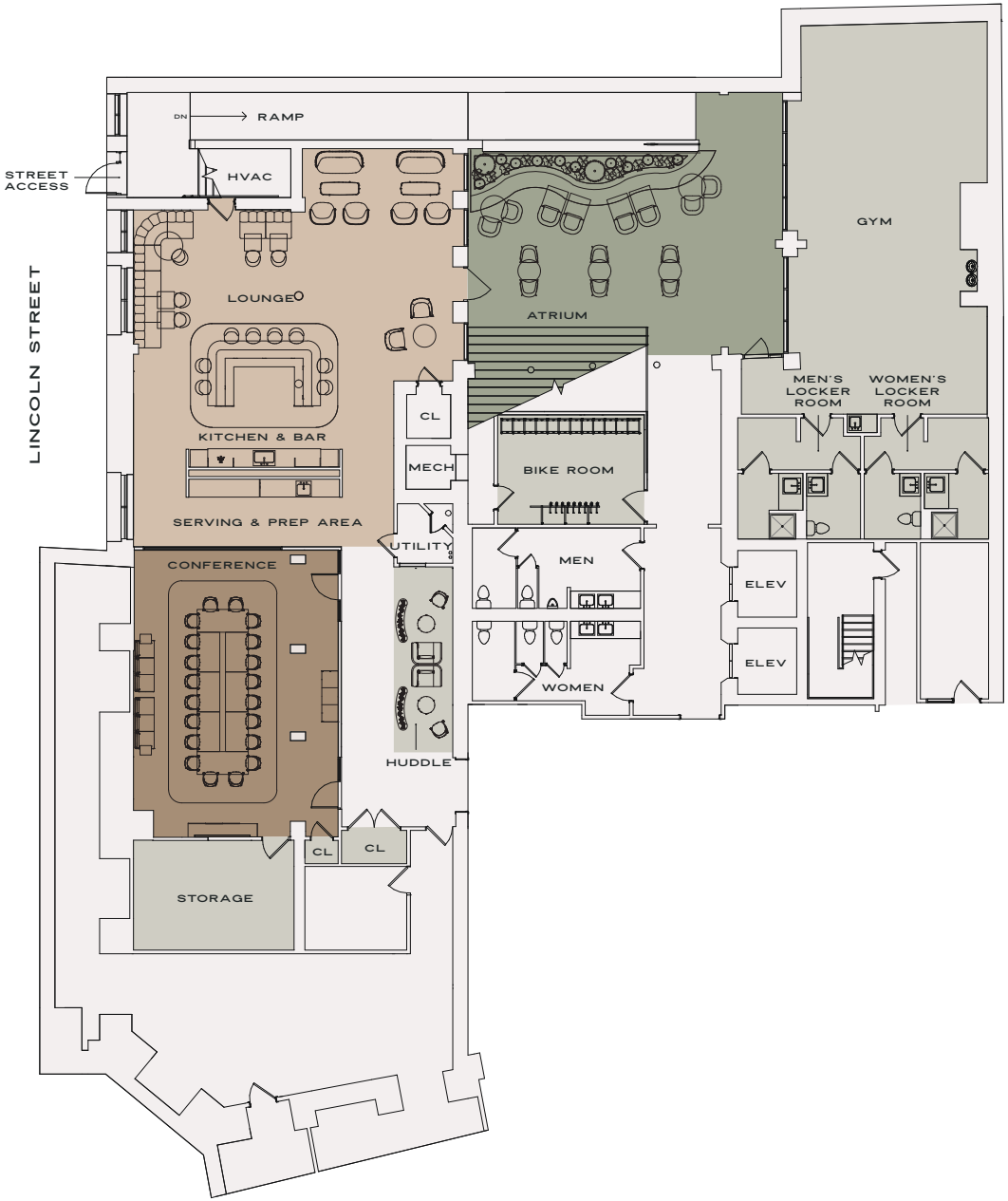
Auditorium-style conference room configuration



Locker rooms with showers

LOWER LEVEL

Amenity Suite



Scale 1/8" = 1'-0"

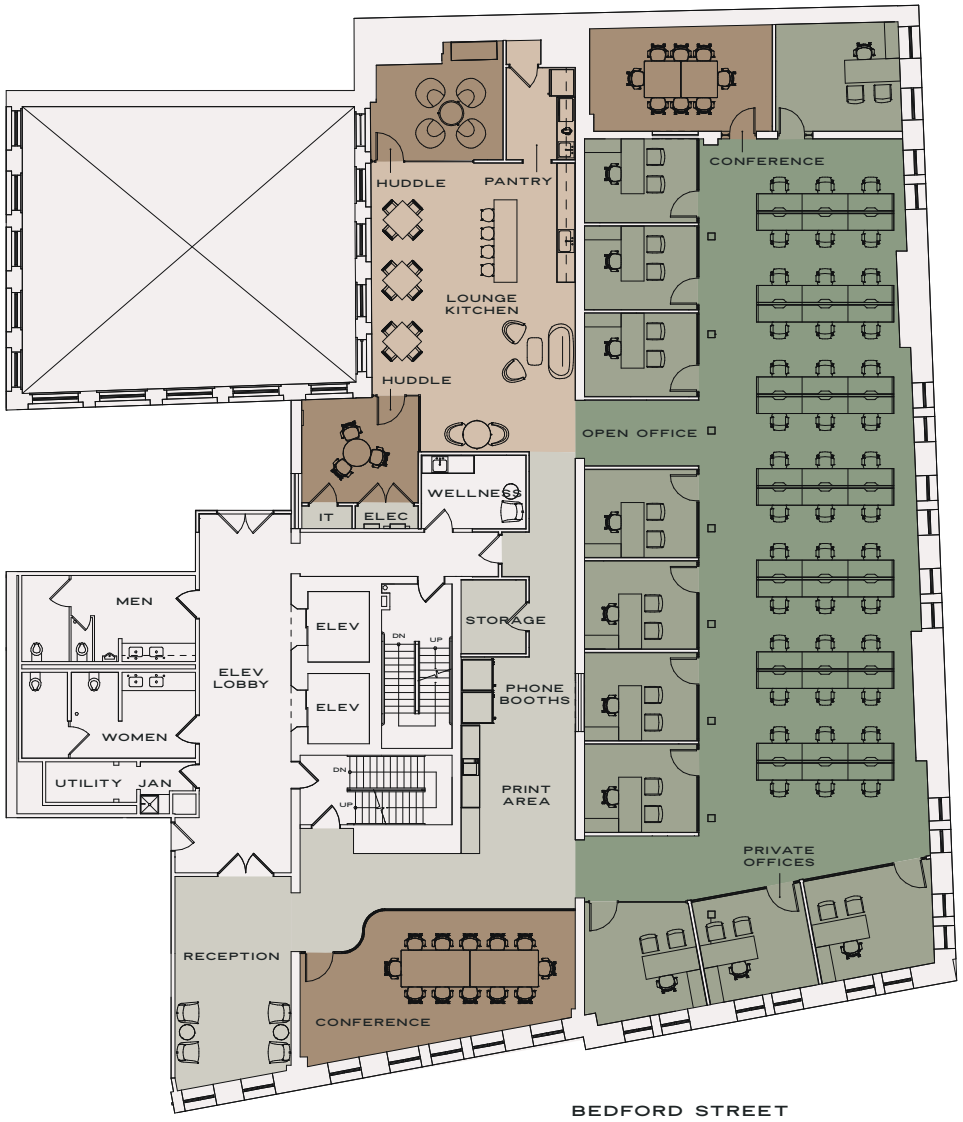
9,609 RSF

4th Floor Spec Suite

AVAILABLE Q4 2026

UNFURNISHED

Ample space for ± 42 open workstations, 11 private offices, and 4 meeting rooms. Featuring exposed ceilings up to 12'7", all new flooring, glass partitions, a custom lounge kitchen, phone booths, and print area. Common area includes shared bathrooms and wellness room.



Scale 1/8" = 1'-0"

9,558 RSF

1st Floor West Suite

AVAILABLE NOW
UNFURNISHED

Featuring ceiling heights up to 17'2", 12 private offices, pantry, reception, storage, and tenant-exclusive restrooms. Direct street access is available from Bedford Street, with a lift to the mezzanine and ramp access from the building lobby.



Scale 1/8" = 1'-0"

17,982 RSF

2nd Floor

AVAILABLE NOW
FURNISHED

Featuring exposed beams with ceiling heights up to 15'1", open office space for ± 75 workstations, 3 private offices, 3 conference rooms, kitchen, reception, wellness room, print room, phone booth, storage, and tenant-exclusive restrooms.



Scale 1/8" = 1'-0"

8,408 RSF

3rd Floor East Suite

AVAILABLE NOW
UNFURNISHED

Featuring 12'1" ceilings, open office space for ± 50 workstations, 5 private offices, 2 conference rooms, kitchen, reception, lounge, print area, and storage.



Scale 1/8" = 1'-0"

9,576 RSF

3rd Floor West Suite

AVAILABLE NOW

SHELL CONDITION

Shell condition with 13'9" exposed ceilings and existing office infrastructure in place, accommodating ± 50 workstations, 5 private offices, a conference room, kitchenette, reception area, print room, and storage.



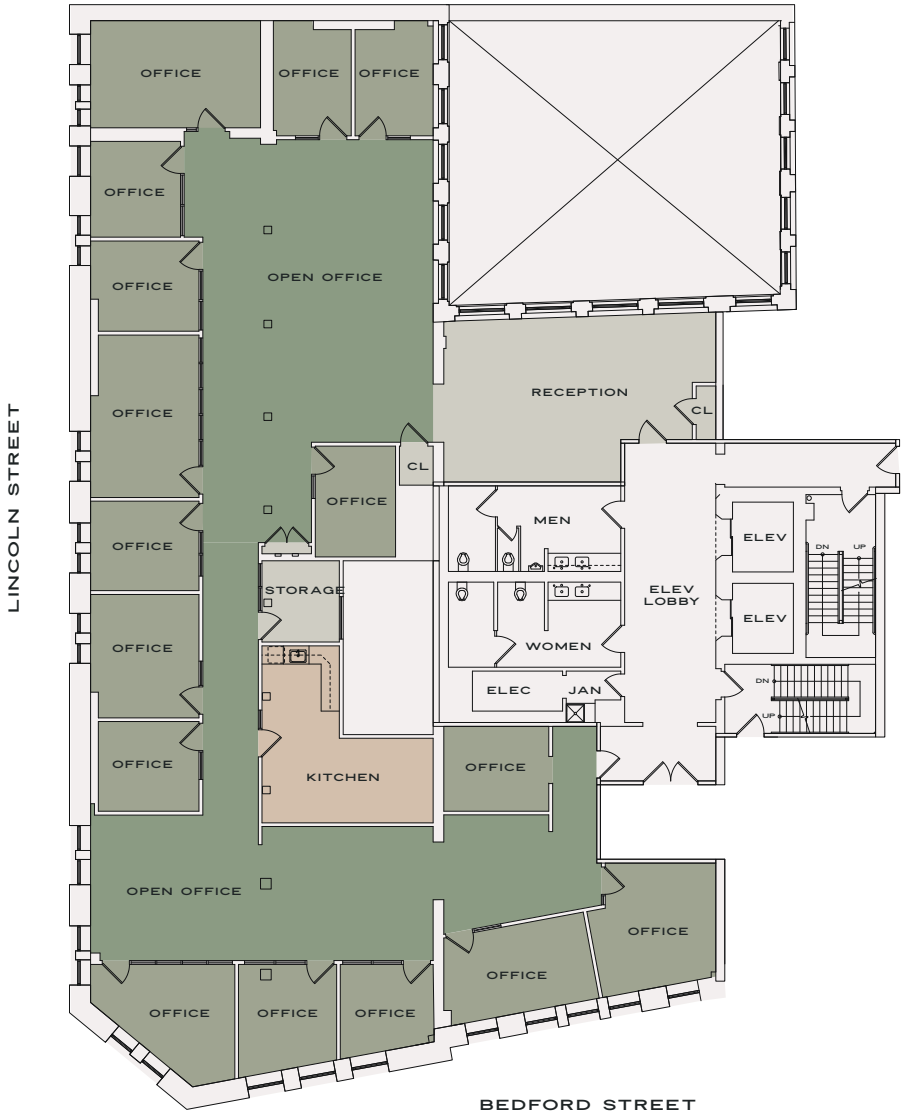
Scale 1/8" = 1'-0"

8,384 RSF

4th Floor East Suite

AVAILABLE NOW
UNFURNISHED

Featuring 10'7" ceilings and open office space for ± 20 workstations,
16 private offices, kitchen, reception, and storage.



Scale 1/8" = 1'-0"

4,188 RSF

5th Floor Clock Tower Suite

AVAILABLE NOW
UNFURNISHED

Featuring 11'1" ceilings with skylights, open office space for ± 28 workstations, 1 private office, a conference room, kitchen, reception, print room, and coat closet.



Scale 1/8" = 1'-0"

13,804 RSF

5th Floor Suite

AVAILABLE NOW
UNFURNISHED

Featuring exposed ceilings up to 14'9" with skylights and open office space for ± 65 workstations, 6 private offices, 2 conference rooms, 4 huddle rooms, kitchen, lounge, print area, and storage.



Scale 1/8" = 1'-0"



LEASING

JLL

BRYAN SPARKES	617-531-4234	BRYAN.SPARKES@JLL.COM
RYAN ENRIGHT	617-531-4114	RYAN.ENRIGHT@JLL.COM
NICOLETTE POPE	630-209-6152	NICOLETTE.POPE@JLL.COM

© 99 Bedford Manager LLC. All rights reserved.