

two **N** sixty  
NEWBURY

RARE OPPORTUNITY FOR UP TO 7,894 RSF OF

*highly visible retail space for lease*

256-260 NEWBURY STREET, BOSTON, MA 02116

 Boston Realty Advisors

260NEWBURY.COM

  
CHEVRON  
PARTNERS



Up to 7,894 SF of premier retail space in Boston's Back Bay



Shops at the Prudential Center

## *The building*

Located between Gloucester and Fairfield Street in a rare triple-wide brownstone, 260 Newbury presents two levels of exceptional retail on the first floor and lower level, fully reconstructed for today's most discerning tenants.

Featuring 66 linear feet of highly visible frontage and a newly excavated patio, the property faces Newbury Street, Boston's premier shopping and dining destination. Just steps from the Prudential Center and easily accessible by public transit, 260 Newbury provides an ideal location for a wide variety of retail uses.

## *Back Bay location*

Back Bay is widely recognized as Boston's premier upscale neighborhood, home to some of the city's most desirable residential, retail, and business addresses. Its streets—lined with historic brownstones, high-rises, and luxury boutiques—create a vibrant and sophisticated atmosphere that has secured Back Bay's reputation as one of Boston's most coveted neighborhoods.



Newbury Street

*Area attractions*

- 0 ft Newbury Street**  
Estimated 5,000,000 annual visitors
- 0.3 mi Prudential Center**  
Estimated 22,000,000 annual visitors
- 0.4 mi Copley Square**  
Estimated 5,000,000 annual visitors
- 0.7 mi Charles River Esplanade**  
Estimated 3,000,000 annual visitors
- 1.0 mi Boston Common**  
Estimated 7,000,000 annual visitors



NEIGHBORING TENANTS



SUITSUPPLY

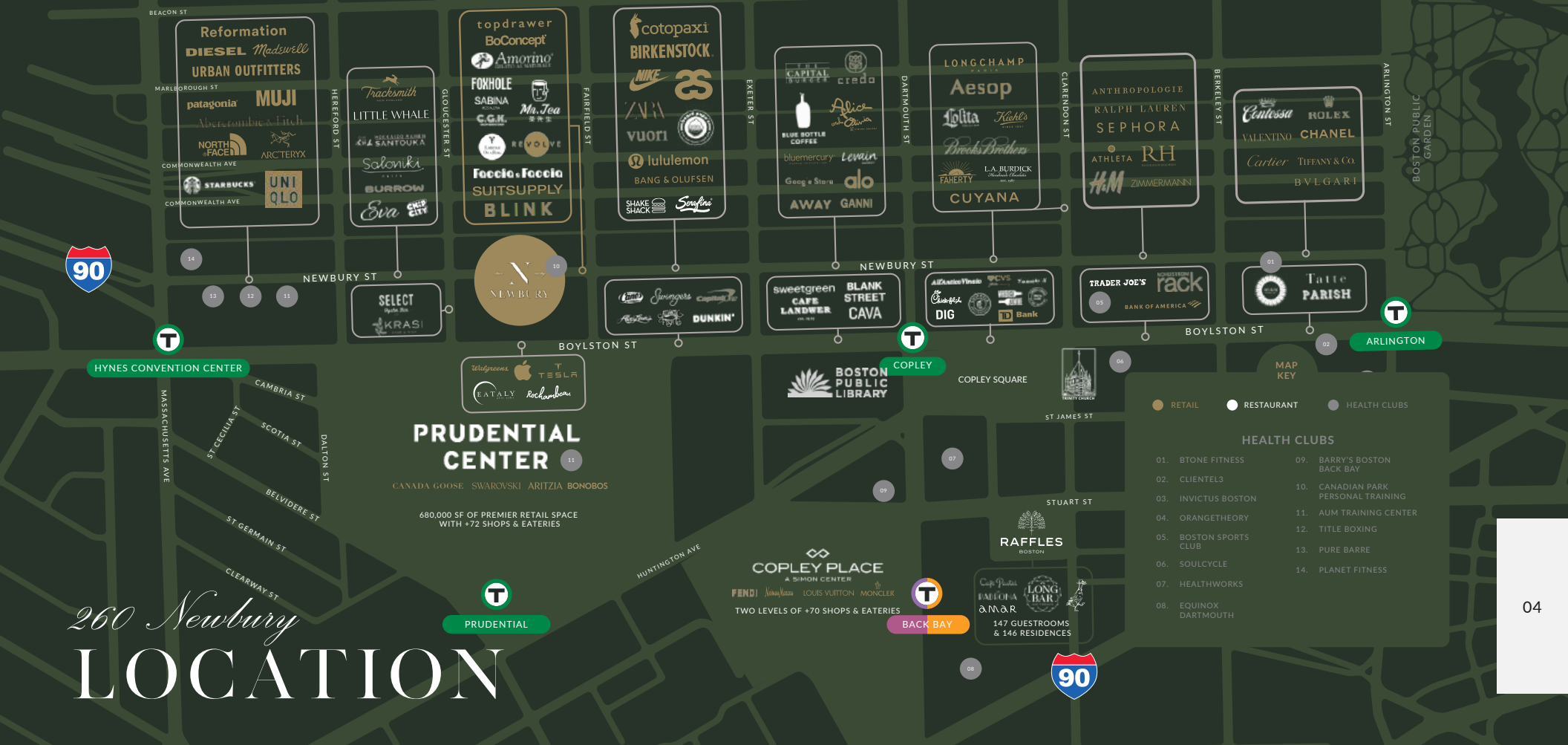
BoConcept



COPLEY PLACE  
A SIMON CENTER



BANG & OLUFSEN



# 260 Newbury LOCATION

## New Retail

- 2 Newbury: IWC Schaffhausen Boutique
- 46 Newbury: J.Crew
- 73 Newbury: Peserico Boston
- 79 Newbury: Poetry
- 83 Newbury: Zimmermann
- 109 Newbury: Brooks Brothers
- 123 Newbury: Diptyque
- 131 Newbury: American Vintage
- 135 Newbury: La Ligne
- 153 Newbury: Google Store
- 154 Newbury: Varley
- 179 Newbury: Away Travel
- 182 Newbury: GANNI

## New Restaurants

- 125 Newbury: Joe the Juice (Coming Soon)
- 163 Newbury: Sushi by Bosso Ramen Tavern
- 223 Newbury: HEYTEA
- 232 Newbury: Beard Papa's Bakery
- 303 Newbury: Le Rosier European Bakery
- 316 Newbury: Chip City
- 400 Newbury: CHICHA San Chen
- 500 Boylston: Trader Joe's
- 565 Boylston: All'Antico Vinaio
- 701 Boylston: Sweeney's on Boylston
- 777 Boylston: Swingers Back Bay/First Watch
- 955 Boylston: D16 Lounge & Bar
- 40 Trinity Place: La Padrona

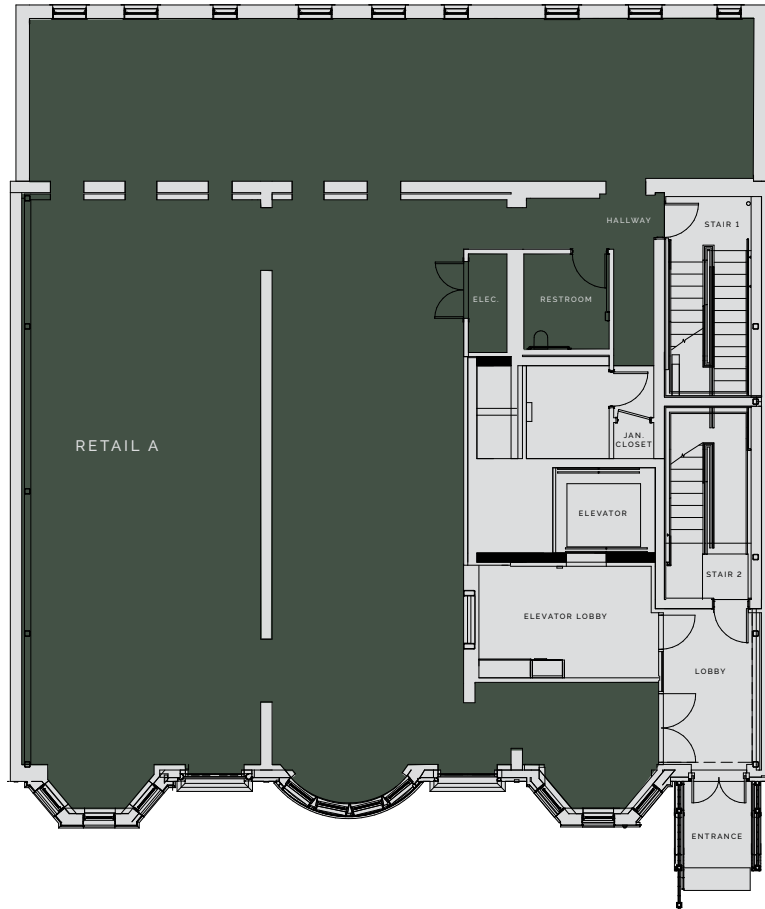
## Area Attractions

- 0 ft Copley Square  
Estimated 5 million annual visitors
- 385 ft Boston Public Library  
Estimated 2.1 million annual visitors
- 0.1 mi Newbury Street  
Estimated 5 million annual visitors with 3 million square feet of shopping and dining destinations
- 0.2 mi Prudential Center  
Estimated 21.9 million annual visitors with 680,000 square feet of high-end retail space
- 0.2 mi View Boston  
360° observation deck at the top of the Prudential Center
- 0.3 mi Boston Public Garden  
Estimated 3 million annual visitors
- 0.4 mi Charles River Esplanade  
Estimated 3 million annual visitors

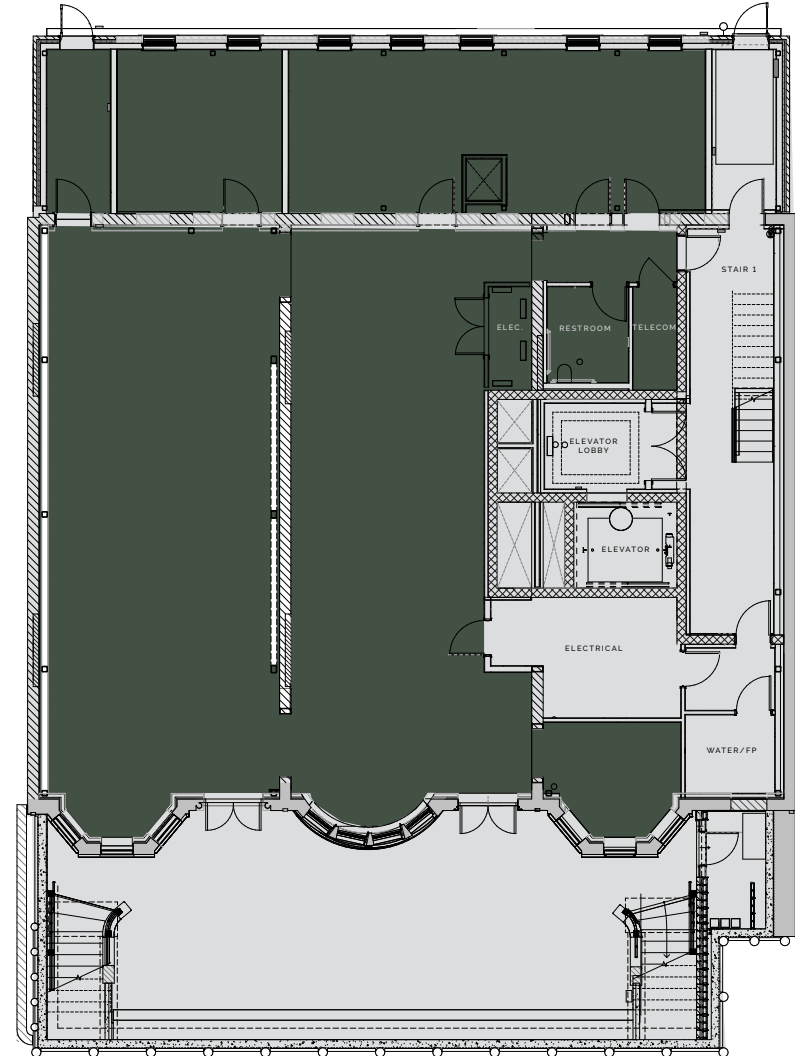
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# Retail floorplates

RETAIL A: COMBINED 7,894 RSF OVER TWO LEVELS



**FIRST LEVEL**  
3,858 RSF

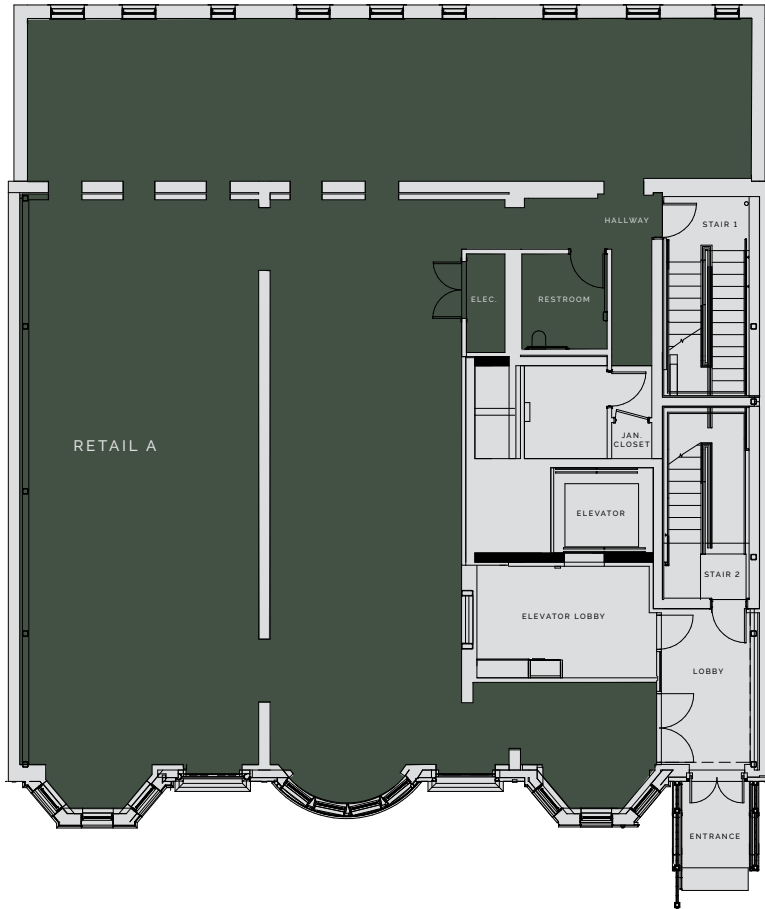


**LOWER LEVEL**  
4,036 RSF

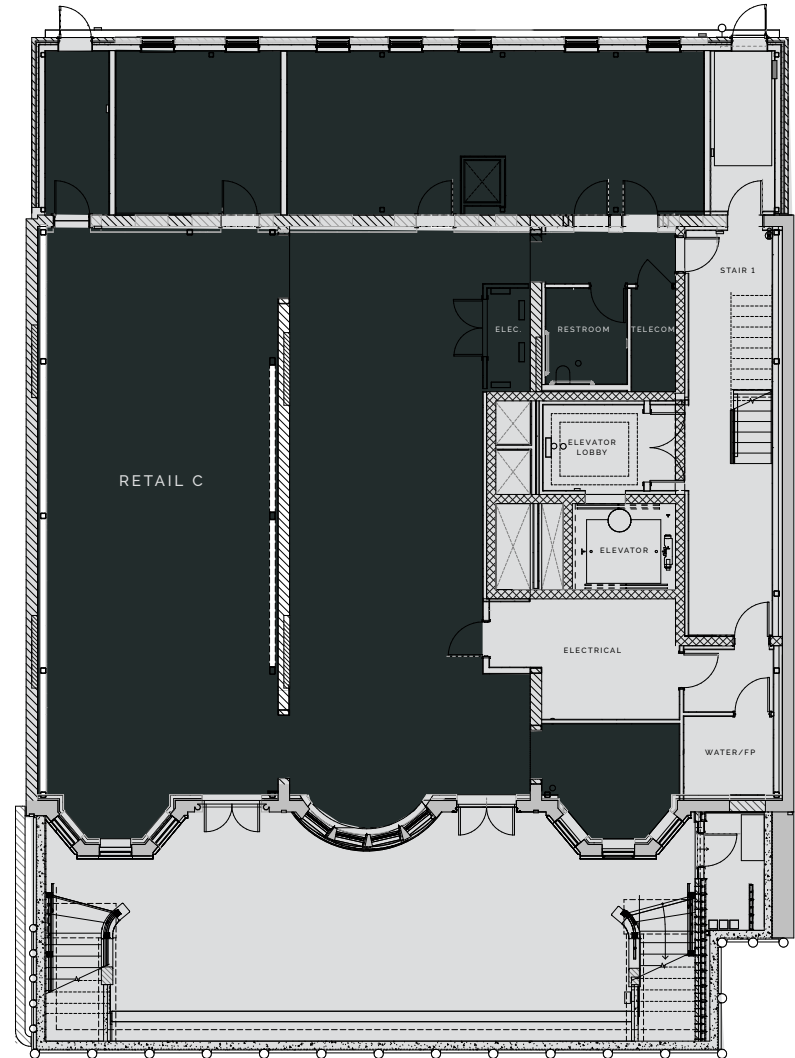
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# Retail floorplates

RETAIL B: FIRST LEVEL 3,858 RSF / RETAIL C: LOWER LEVEL 4,036 RSF



RETAIL B  
FIRST LEVEL  
3,858 RSF

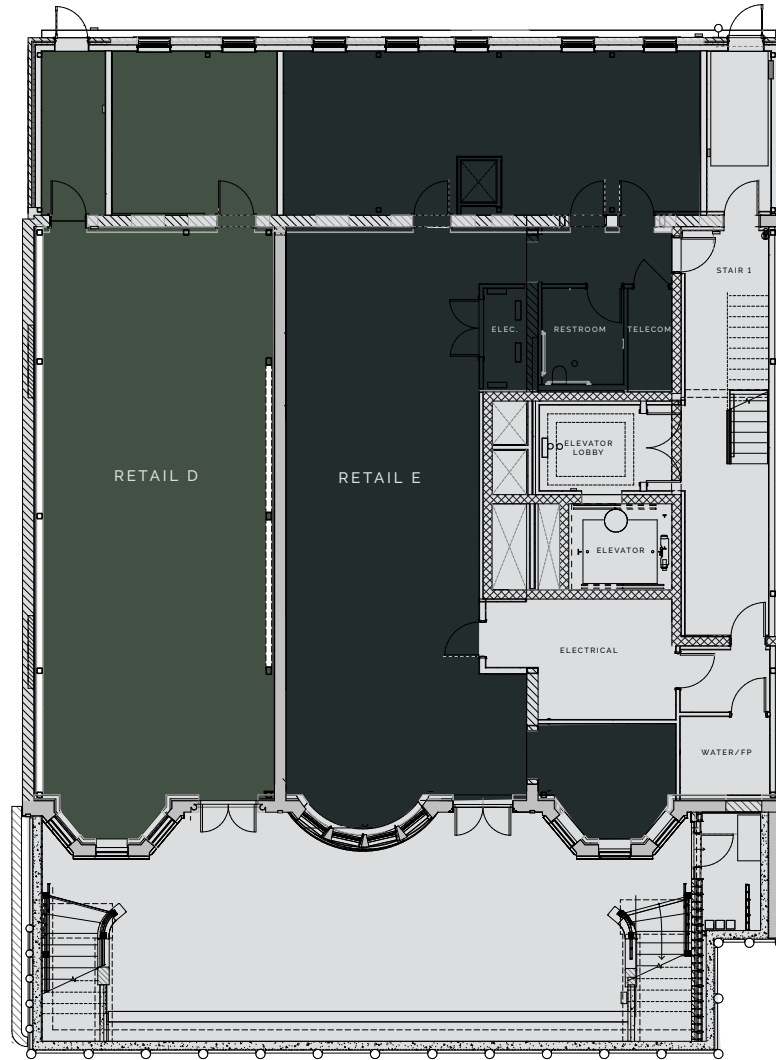


RETAIL C  
LOWER LEVEL  
4,036 RSF

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# Retail floorplates

RETAIL D: LOWER LEVEL 1,820 RSF / RETAIL E: LOWER LEVEL 2,216 RSF



RETAIL D  
LOWER LEVEL  
1,820 RSF

RETAIL E  
LOWER LEVEL  
2,216 RSF



*Sample retail*  
**FITOUTS**

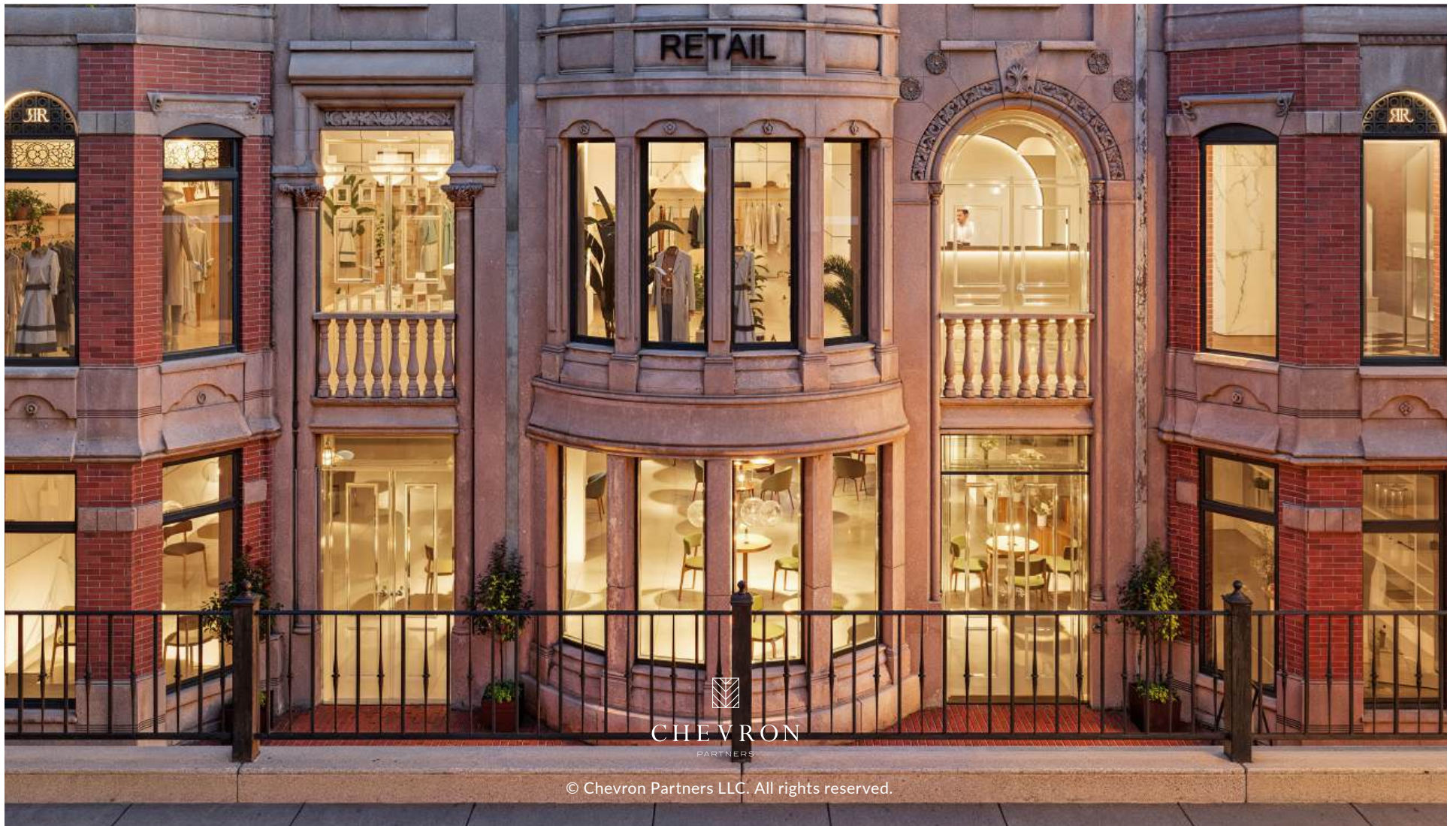
First Floor Retail Concept



Lower Level Retail Concept



Shared Lower Level Patio



FOR LEASING INFORMATION

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