

# 1285 BEACON STREET

BROOKLINE, MASSACHUSETTS



## 4,203 SF AVAILABLE

1285 Beacon Street is a 21,360 SF building in Brookline, MA ideally located in a dense, affluent and well educated residential population on a high visibility corner in Coolidge Corner. With a 23,705 SF, two level parking garage with 49 spaces and direct access to the MBTA Coolidge Corner Green line, the site delivers superior foot and vehicular access to Boston's CBD. This distinctive area of Brookline offers a variety of shops, restaurants, and services including Trader Joes, Stop & Shop, Bank of America, Citibank, FuGaKyu, Finale, Panera, Starbucks, CVS, Walgreens, GAP and more.



Excellent Transit  
Transit Score: 79



Very Bikeable  
Bike Score: 86



Walker's Paradise  
Walkscore: 96



Amenity-rich  
location

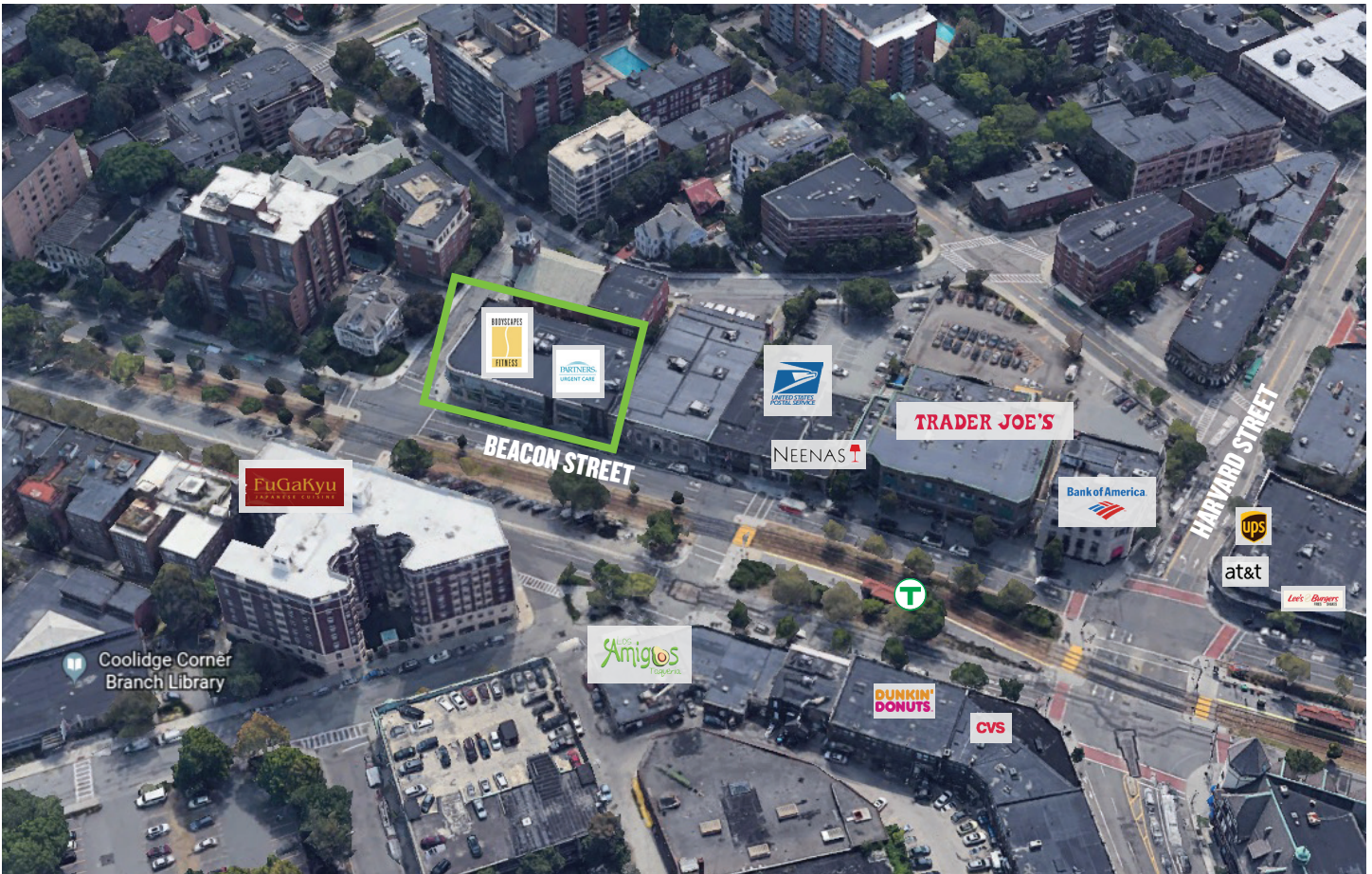


Superior area  
demographics



Ample  
parking





## BUILDING / AREA INFORMATION

- 25,586 SF building and 2-level, 23,705 SF parking garage with 46 spaces
- Located on highly visible Coolidge Corner
- One block from MBTA Coolidge Corner Green Line
- Expansive glass and contemporary design features
- Strong, thriving community with great demographics
- Walking distance to densely populated neighborhoods
- Surrounded by many top retailers and restaurants
- Ample, free, dedicated, below-grade parking
- Tremendous signage and branding opportunity
- Wired Score: Gold
- Walkscore: 96
- Transit Score: 79
- Bike Score: 86
- Energy Star Rated

