





A rare opportunity for a single tenant flagship.

APPROXIMATE SIZE:

- First Floor: 3,250 SF* subdivisible
- Second Floor: 3,260
- Basement 3,600 SF

LOCATION:

- Between Hereford Street & Mass Ave.

SITE STATUS:

- Available

DELIVERY:

- Immediately

FRONTAGE:

- 35 ft of frontage

YOUR NEIGHBORS:

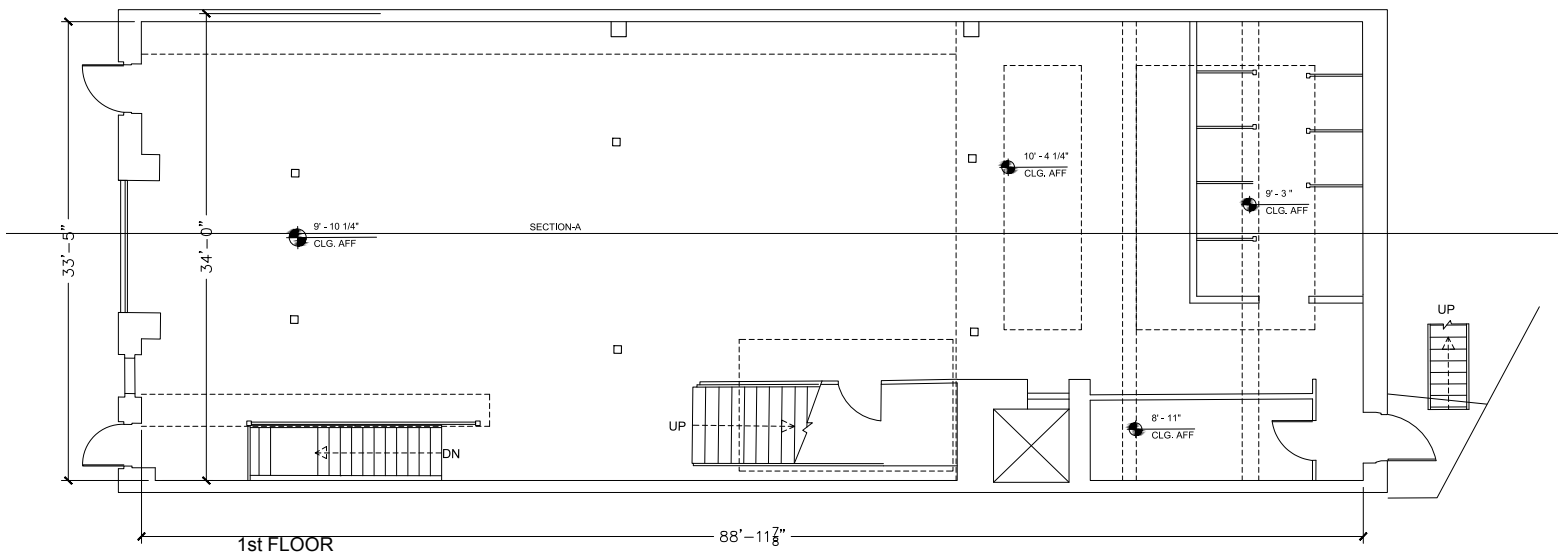
- Patagonia
- Arc'teryx
- The North Face
- Muji
- Urban Outfitters
- Madewell
- Room & Board
- Uniqlo
- Sunglass Hut
- Abercrombie & Fitch

ADDITIONAL DETAILS:

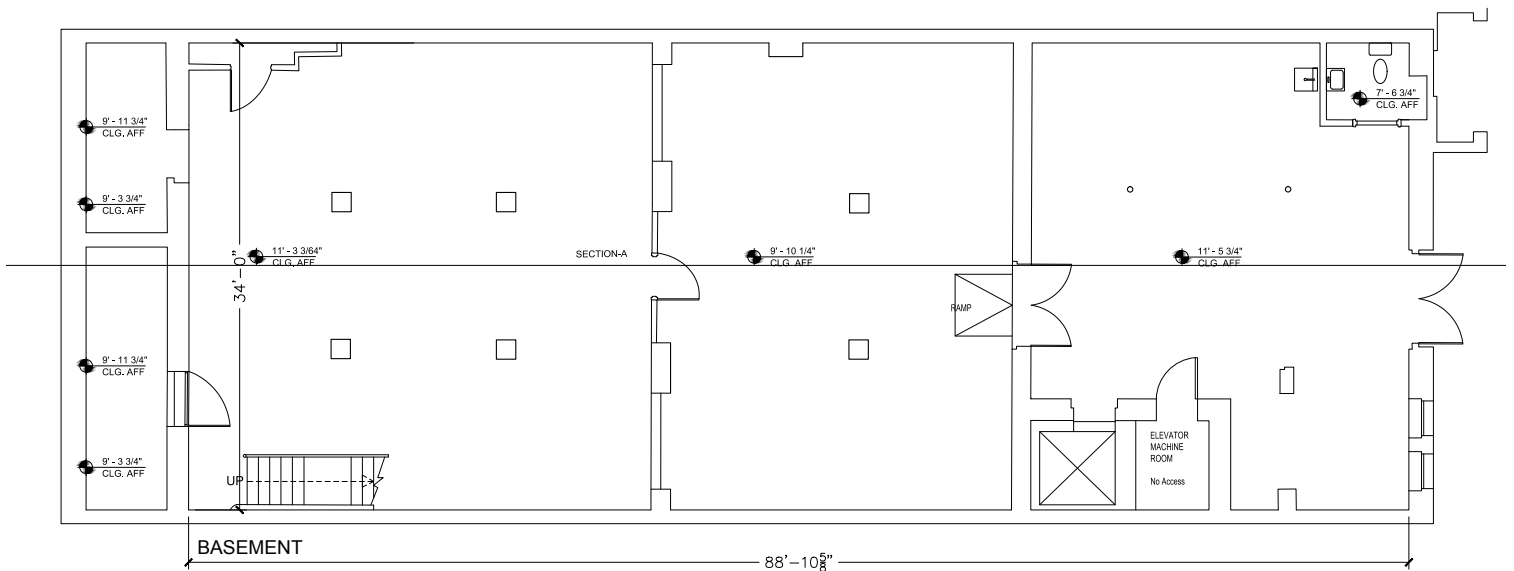
- Ceiling Hight: Approx 10 feet
- Vaulted ceiling with skylights on the second floor



3,250 SF First Floor

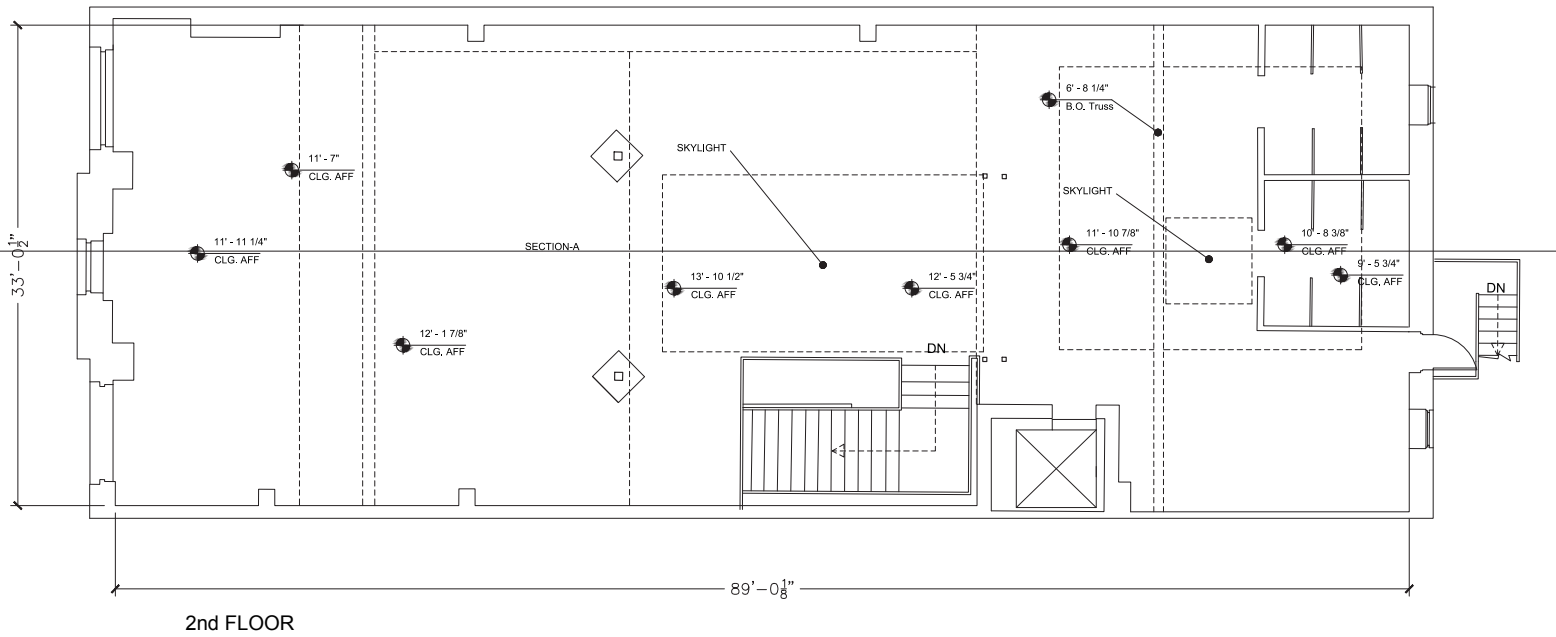


3,600 SF Basement





3,260 SF Second Floor



344 Newbury Street



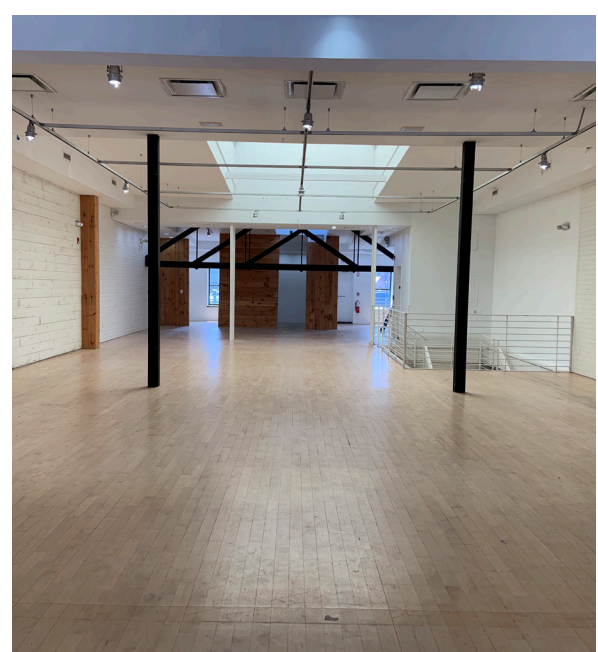
Gloucester Street

Eva 279A	Newbury Street	284 Brandy Melville	Free People 899 Trader Joe's
Tracksmith 285		286 Burrow (Up) Pavement Coffee House (Down) Pressed Juicery (Down) Back Bay Vet	Lir 901
Q Optical (Down) 287		290 Emack & Bolio's Ice Cream (Up)	Available 907
Point of U (Up) / Mother Juice (Down) 291		292 Landvest Real Estate (Up) / The UPS Store (Down)	
Lipstick 293		296 1,530 SF Available (Up) / Red White Japanes Vegan (Down)	A.T. O'Keefe 911
1,300sf Available (Up) / Viselli Santoro Salon (Down) 297		302 Boston Threading (Up) / Blackstone Williams Realty (Down)	
New Restaurant (Coming Soon) 299		304 ToPo Design (Up) / Lady M	
301		306 Lure Boutique (Up) / Rick Walker's (Down)	Berklee College Of Music 921
Ministry of Supply (Up) / Coco Leaf (Down) 305		314 Little Whale Oyster Bar (Up)	Boston Tennis & Raquet Club Café 939 939
		316 Saloniki (Up) Available (Down)	Available

Hereford Street

Abercrombie & Fitch Your Personal Best 321	Newbury Street	320 Boston Architectural College	
Sonsie 327		324 Which Wich (Up)	
Madewell 329		326 The North Face	
Salon Persona (Up) / Rooted In 331		328 Vans / Turning Leaf Dental (Down)	
Champion 333		330 Reiwatakiya (Up) / Bauer Wines (Down)	
SunglassHut 335		336 Johnny Cupcakes (Up) / Town's Nail & Skin (Down) Power Lift Studio (Down)	
Burton 337		338 Trident Booksellers / Title Boxing (Down)	
Diesel 339		342 Fjallraven	
SLT / Uniqlo / Danker & Donahue Valet 341		344 2,400-10,000SF Retail Opportunity ★	
12,000-24,000 sf Available 343		346 Patagonia	Dillon's Bar & Restaurant 955
BOY SQD / Motion Stretch Studio / 2,160sf Available 351		348 Newbury Comics	
Trends 351		350 Starbucks / Pure Barre (Up) / Back Bay Boxing (Down)	
Reformation 353		352 Arc'tery x	
Johnson Paint 355		360 TJ Maxx	
Muji 359			
Urban Outfitters Planet Fitness (Down) 361			

Massachusetts Avenue



Commonwealth Avenue

Boylston Street

Info@urbanmeritage.com

617.236.7999 x14 | avantagenewbury.com

125 Newbury Street, Suite 200, Boston MA 02116