

L | R | C
Lafayette
Retail Center

The Power of Downtown



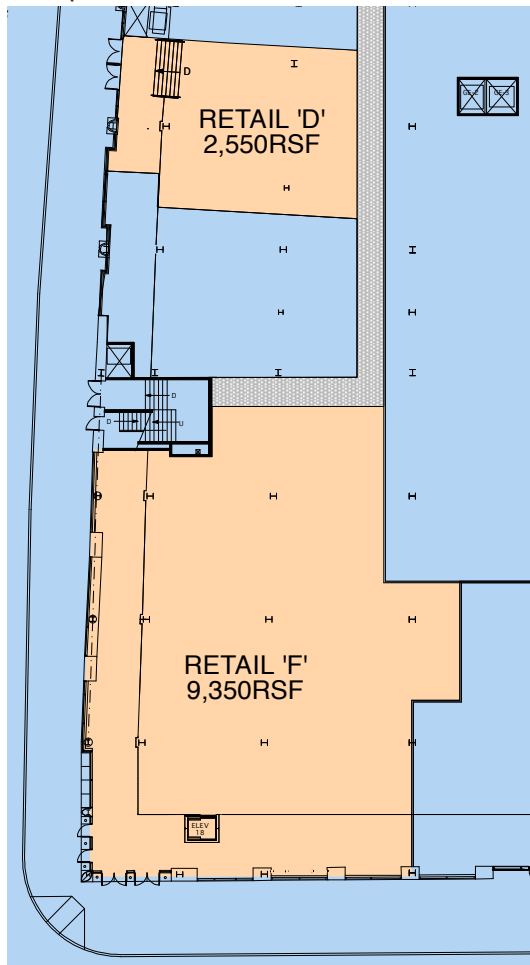
On behalf of the ABBEY Group, Boston Realty Advisors is pleased to offer two exciting retail opportunities in Lafayette Retail Center at the corner of Washington Street and Avenue de Lafayette in the heart of downtown Boston's busiest and high growth retail and business district. The first option is a 2,550 sf space on Washington Street and the second is a 9,350 space at the corner of Washington and Avenue de Lafayette that has the potential for a two or three tenant subdivision. These prime retail opportunities are directly across from Boston's grand Opera House, the new home of Boston Ballet.



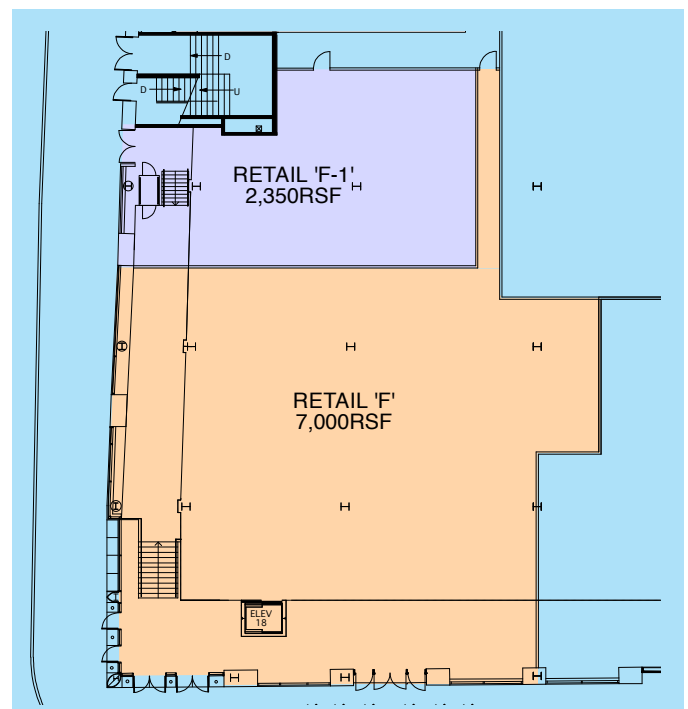
DOWNTOWN CROSSING

Boston's Downtown Crossing area is one of the most highly-trafficked districts in New England and features:

- Over two million SF of retail space comprised of retail shops, restaurants, and department stores
- Seven-day exposure to shoppers, residents, employees, tourists, and entertainment visitors
- Central location is within blocks of the Financial District, Government Center, Chinatown, New England Medical Center, Boston Common, Theatre District, and Quincy Market
- Business plans to become Boston's first Business Improvement District
- A new Retail Sign Code
- Over the next 5 years, investment of \$1.2 billion in the neighborhood will develop additional retail, residential units, hotel rooms, student beds and parking. Presently, the neighborhood boasts 525 retail businesses, 230,000 daily pedestrians, 165,000 office workers within a 10 minute walk and 100,000 daily MBTA passengers



Two Retail Opportunities



Retail F Option A - Two Tenants

LAFAYETTE CORPORATE and RETAIL CENTER

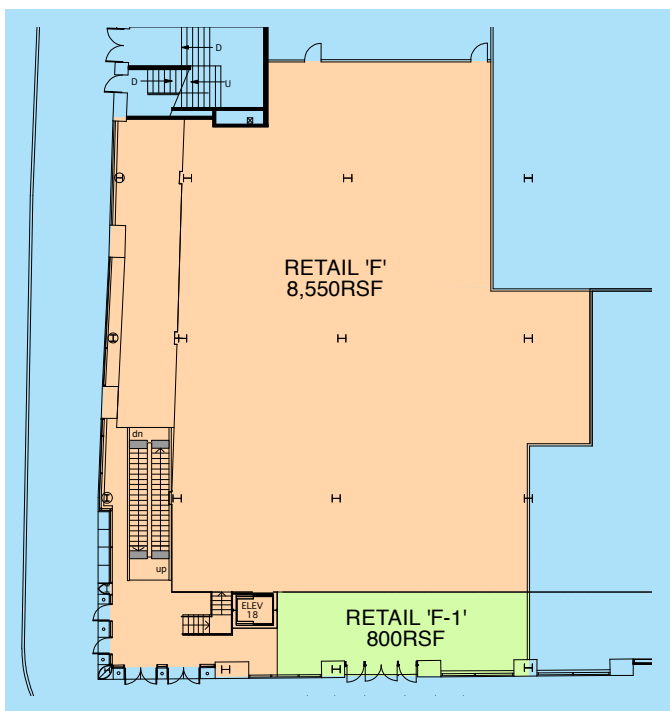
Lafayette Corporate Center is a high-profile 610,000 square foot, mixed-use complex

- 575,000 SF of Class A office and 35,000 SF retail with 1,056-car public parking facility connected to the 498-room Hyatt Regency Hotel and Macy's Department store
- Opposite the 2,600-seat Opera House, home to Boston Ballet
- Opposite the 457 newly constructed Emerson and Suffolk student housing units
- Opposite the proposed 373,000 SF Hayward Place mixed use development
- 3 blocks from 45 PROVINCE, 138 new luxury condominium residences
- 3 blocks from Archstone Boston, a 420-unit luxury apartment complex
- 1 block from The Ritz Carlton, a luxury hotel and condo complex with 192 hotel rooms and 369 condominiums
- Easy public transportation access via multiple subway lines, trains, and buses

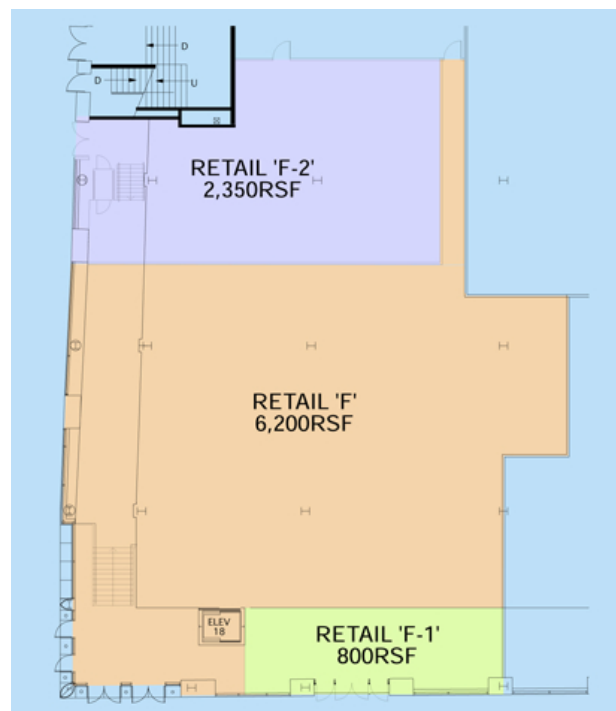


Image for illustrative purposes only.

Lafayette Retail Center features low NNN charges at less than \$6 per SF



Retail F Option B - Two Tenants



Retail F Option C - Three Tenants

Lafayette Retail Center, 500 Washington Street, Boston



FOR MORE INFORMATION PLEASE CONTACT:

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About the Owner/Manager:

The Abbey Group is an exceptionally well regarded and well-capitalized Boston based real estate development and management company with a history of quality projects and an extraordinary commitment to tenants.