

99 HIGH

GATEWAY TO
BOSTON'S
SEAPORT AND
FINANCIAL
DISTRICT

99highboston.com

CBRE

nuveen
REAL ESTATE



CAFE/RESTAURANT SPACE AVAILABLE FOR LEASE



THE PULSE OF THE CITY

99 High sits at the epicenter of **Boston's urban core**—the gateway to both the Seaport and Financial District—offering its tenants access to an unparalleled stream of consumers. Located at the base of a 731,200 SF office tower with direct lobby access, there is an opportunity to amenitize not just the building, but the surrounding densely populated neighborhood.

STEPS FROM ANYWHERE

Four-minute walk to South Station (Red Line/Commuter Rail/Buses)

Six-minute walk to Downtown Crossing (Orange/Red Line)

Six-minute walk to Rows Wharf Commuter Ferry Terminal

Seven-minute walk to State Street Station (Orange/Blue Line)

Immediate highway access to **Interstates 90 and 93**

Three BlueBike Stations within a **five-minute walk**

99

2020 DEMOGRAPHICS

1-MILE RADIUS

RESIDENTIAL POPULATION - **64,574**

AVERAGE HOUSEHOLD INCOME - **\$162,488**

EMPLOYEES - **296,773**

TOTAL ANNUAL HOUSEHOLD EXPENDITURE - **\$4.7B**

10-MINUTE WALK TIME

RESIDENTIAL POPULATION - **12,529**

AVERAGE HOUSEHOLD INCOME - **\$170,240**

EMPLOYEES - **167,086**

TOTAL ANNUAL HOUSEHOLD EXPENDITURE - **\$923.8M**

THRIVING RETAIL CO-TENANCY



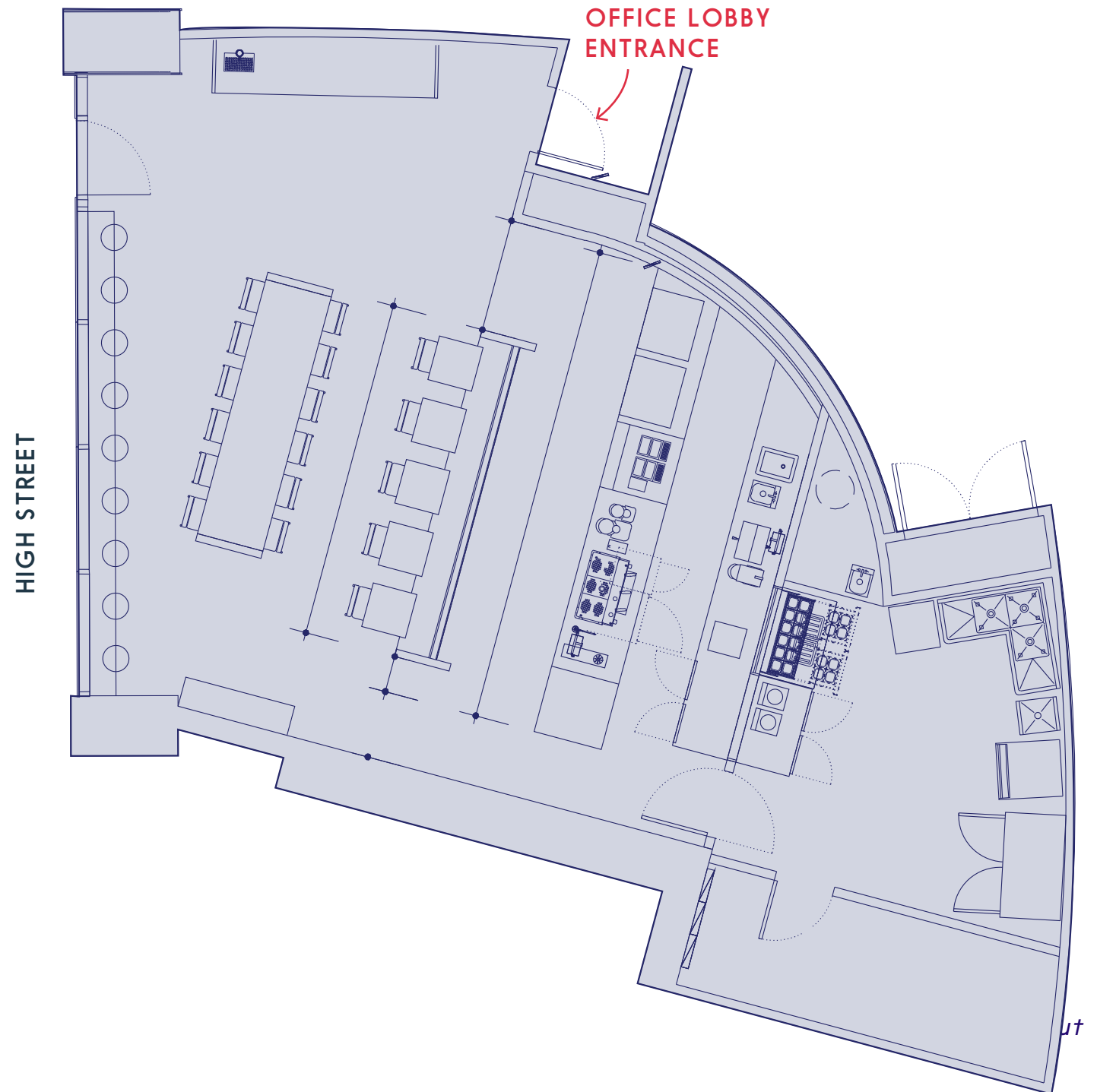
RETAIL/RESTAURANTS

- | | | | |
|----|---|----|---|
| 1 | Slate Bar & Grill | 25 | Blue Dragon |
| 2 | Fóumami | 26 | Oak & Rowan |
| 3 | Nebo | 27 | Lolita Cocina & Tequila Bar |
| 4 | Trade | 28 | Bon Me |
| 5 | Smith & Wollensky | 29 | Pastoral, Drink, Menton |
| 6 | High Street Place | 30 | Row 34 |
| 7 | Pret A Manger | 31 | City Tap House |
| 8 | Clover | 32 | Caffe Nero |
| 9 | Mariel | 33 | Flour Bakery |
| 10 | Boloco | 34 | Barking Crab, Lookout Rooftop & Bar |
| 11 | Hale & Hearty Soups, Pret A Manger | 35 | Bonobos, Equinox, Scorpion Bar |
| 12 | Sip Café | | King's Dining & Entertainment, Tuscan Kitchen |
| 13 | Brugger's Bagels, Starbucks | 36 | |
| 14 | Serafina,, Boston Sports Club | 37 | Committee |
| 15 | Blue Bottle Coffee | 38 | Better Bagels, Indochino, Shake Shack |
| 16 | Sebastian's Café | 39 | Equinox |
| 17 | Café de Boston, B/SPOKE | 40 | The Bar Method |
| 18 | Sweetgreen, Taste Wine Bar & Kitchen | 41 | Barry's Bootcamp |
| 19 | B.Good | 42 | Al's Café, UFC Gym Boston |
| 20 | Minigrow, Tatte Bakery & Cafe | 43 | Boston Sports Club |
| 21 | Kane's Donuts | 44 | Everybody Fights |
| 22 | Ogawa Coffe | 45 | Republic Fitness |
| 23 | Dewey Square Food Trucks & Farmers Market | 46 | Equinox, Juice Press |
| 24 | Bastille Kitchen | 47 | Trader Joes, Trillium Brewing Company |

1,464 SF Cafe Space

Features

- Floor-to-ceiling glass storefront
- Highly trafficked corridor among some of Boston's largest office buildings
- Located across the street from the new High Street Place food hall
- 15'+ ceilings
- Direct access to office lobby and parking garage



5,435 SF Restaurant Space

Features

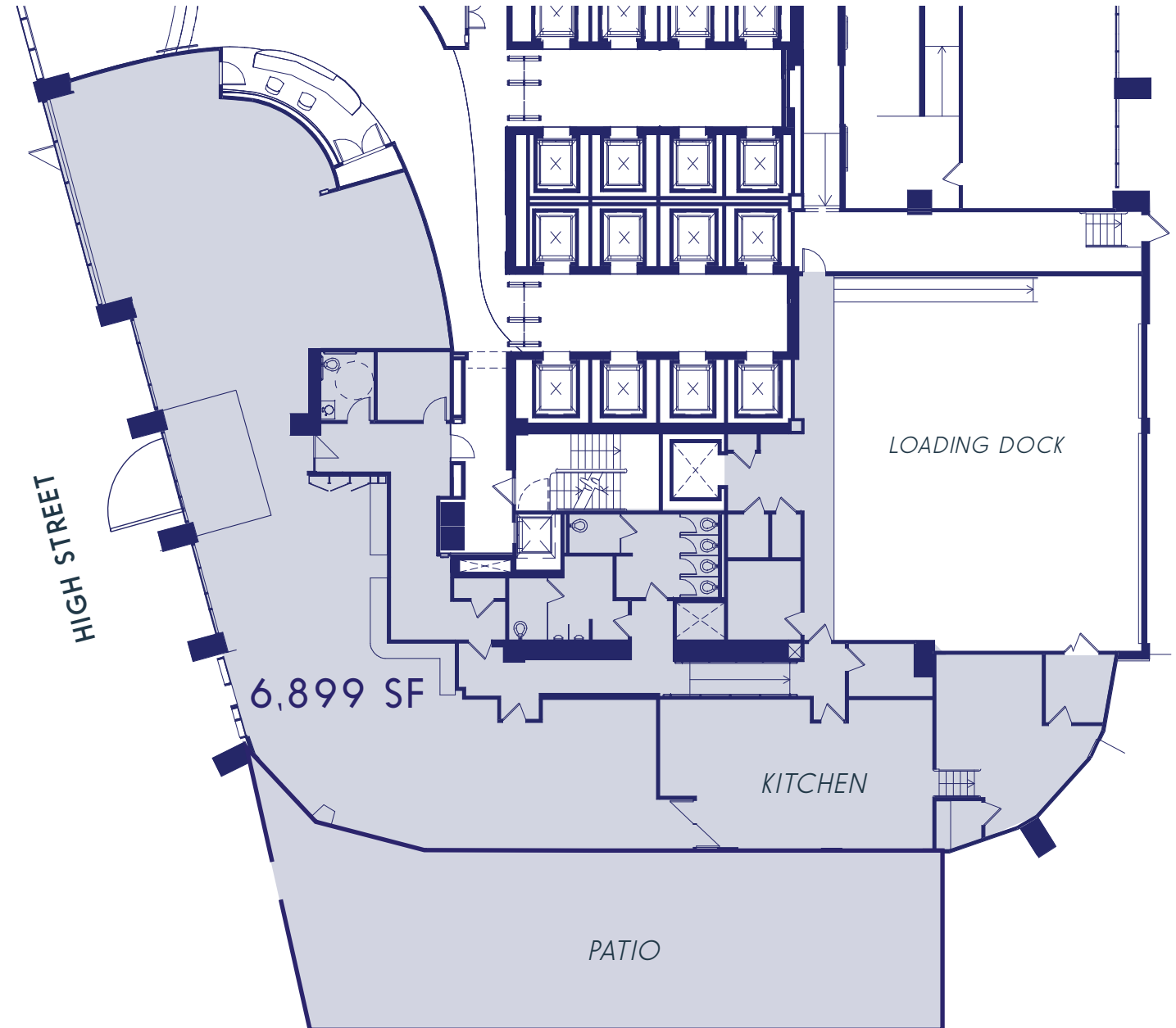
- Second-generation restaurant at the base of a 730K SF office tower at the gateway of the Financial District
- Rare outdoor patio opportunity in the Financial District
- 15'+ ceilings
- Restaurant and patio main entrance on High Street with an internal lobby entrance
- Direct access to loading dock on Purchase Street



6,899 SF Combined Space

Features

- 1,464 SF + 5,435 SF spaces combined
- Over 100' of frontage on High Street





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