

IRON WORKS

SOUTH BOSTON

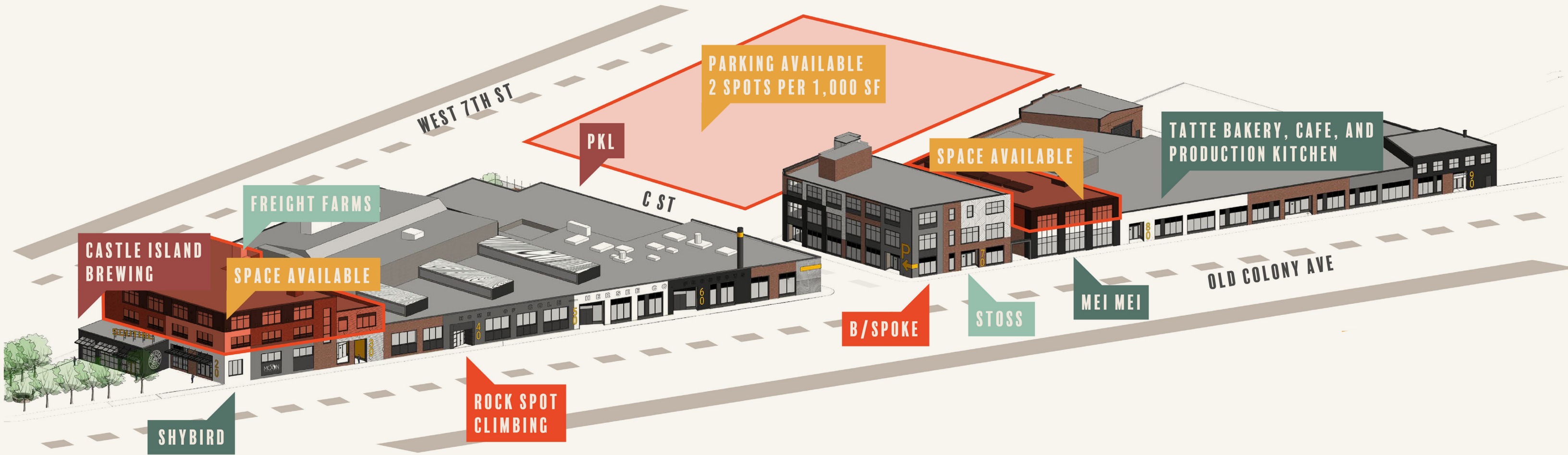
Here comes the Iron Works.

**5,720 SF – 14,719 SF CREATIVE MIXED USE OFFICE
SPACE AVAILABLE FOR LEASE**

FREE PARKING! 2 SPOTS PER 1,000 SF



IRON WORKS RETAIL

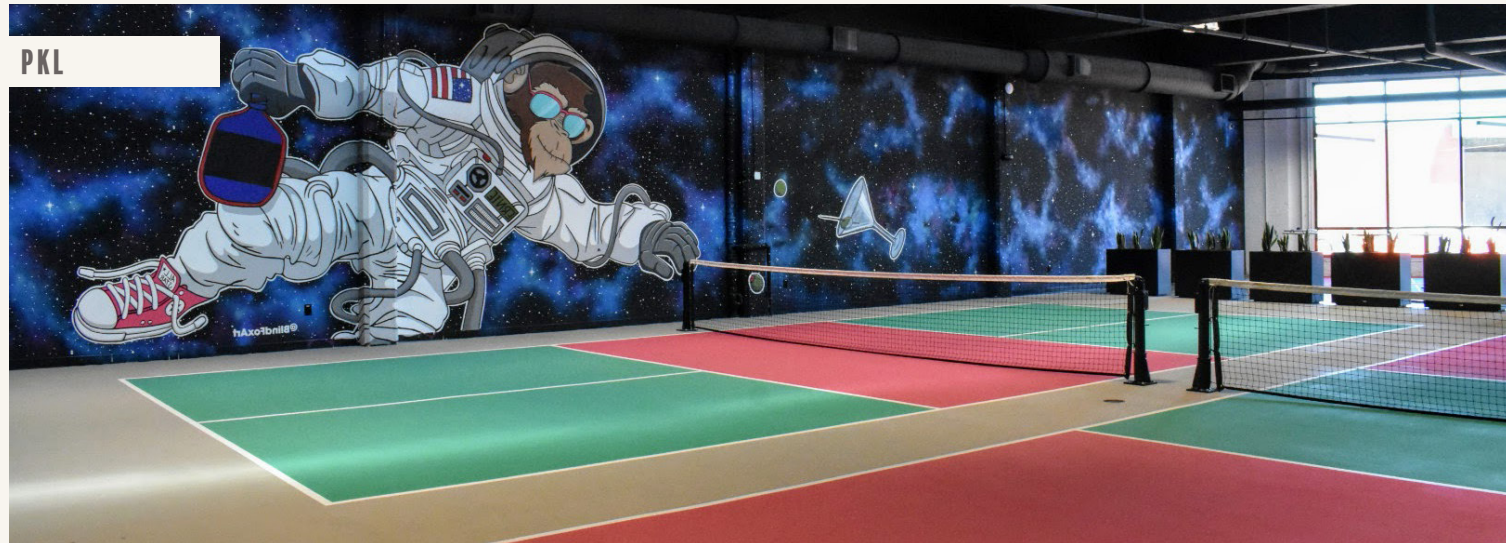


135,000 SF
of new retail and office space

■ = AVAILABLE SPACE

■ = RESTAURANT/CAFE	■ = OFFICE
■ = FITNESS	■ = ENTERTAINMENT

IRON WORKS RETAIL



BUILDING HIGHLIGHTS AND AMENITIES



CAFE

- | | |
|-----------------------|-----------------------|
| 1 Tatte Bakery & Cafe | 5 Dunkin Donuts |
| 2 Café Nero | 6 Flour Bakery + Cafe |
| 3 Deja Brew | 7 Lulu Green |
| 4 Doughboy Donuts | 8 Starbucks |

CONVENIENCE

- 9 Foodies
- 10 South Bay Shopping Center
- 11 Whole Foods

FITNESS

- | | |
|-------------------------------|---|
| 12 B/SPOKE | 19 Ethos Fitness Performance |
| 13 PKL | 20 EverybodyFights |
| 14 Rock Spot Climbing | 21 Peter Welch's Gym |
| 15 Btone Fitness | 22 Regan's Motivated Fitness |
| 16 CorePower Yoga | 23 Solidcore |
| 17 Crossfit Southie | 24 The Handle Bar Indoor Cycling Studio |
| 18 East Side Yoga and Fitness | |

RESTAURANT

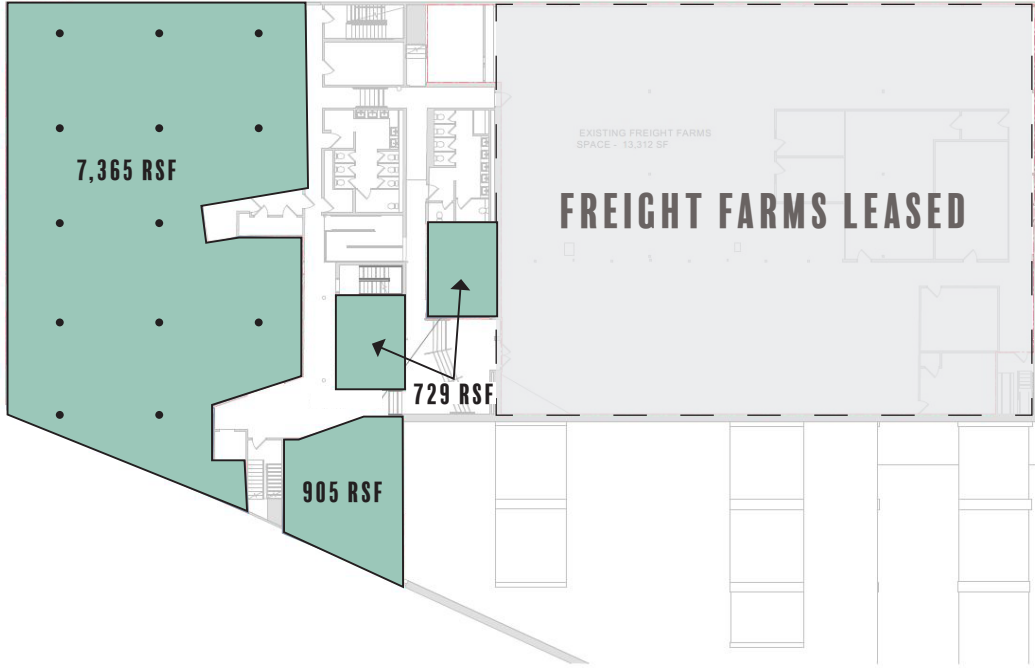
- | | |
|--------------------------|-------------------------------|
| 25 Castle Island Brewing | 47 Layla's |
| 26 Mei Mei | 48 Lincoln Tavern |
| 27 Shy Bird | 49 Loco Taqueria & Oyster Bar |
| 28 Alma Gaucha | 50 Lolita Fort Point |
| 29 American Provisions | 51 Moonshine 152 |
| 30 Amrheins | 52 Oishii |
| 31 Bar Mezzana | 53 Otto's |
| 32 Bartaco | 54 Paramount |
| 33 Bar Volpe | 55 Pink Taco |
| 34 Bon Me | 56 Publico |
| 35 Boqueria | 57 Row 34 |
| 36 Capo | 58 Roza Lyons |
| 37 City Tap | 59 Shore Leave |
| 38 CuppaCoffee | 60 Six West |
| 39 Dig | 61 South End Pita |
| 40 Fat Baby | 62 Spin |
| 41 Fox & the Knife | 63 Squeeze Café and Juice bar |
| 42 Fromage | 64 Sweetgreen |
| 43 Fuji at Ink Block | 65 The Broadway |
| 44 Hunters | 66 The Smoke Shop BBQ |
| 45 JJ Foley's | 67 Worden Hall |
| 46 JP Licks | 68 Yellow Door Taqueria |

OFFICE AVAILABILITIES

5,720 SF - 14,719 SF creative mixed use office space available for lease

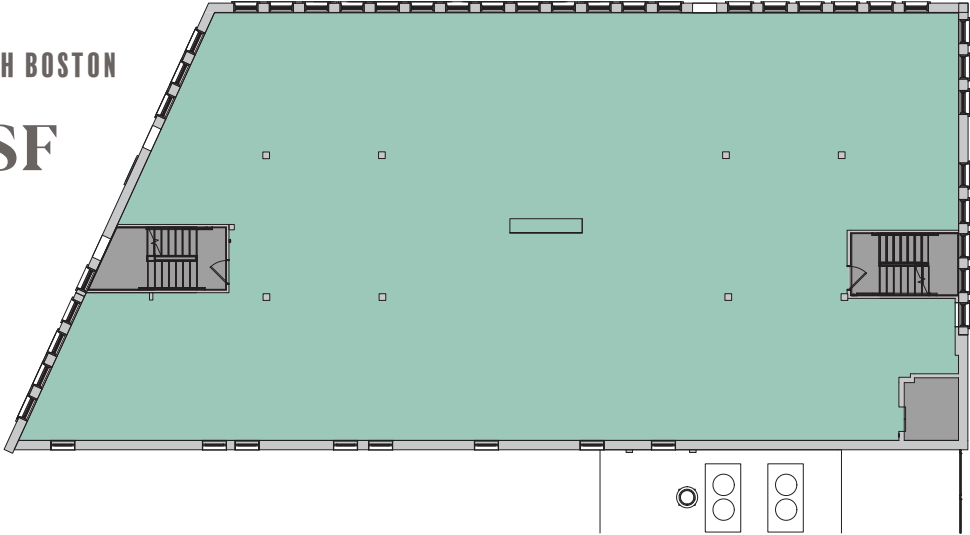
2ND FLOOR
20 OLD COLONY, SOUTH BOSTON

8,999 RSF



2ND FLOOR
58 OLD COLONY, SOUTH BOSTON

5,564 RSF



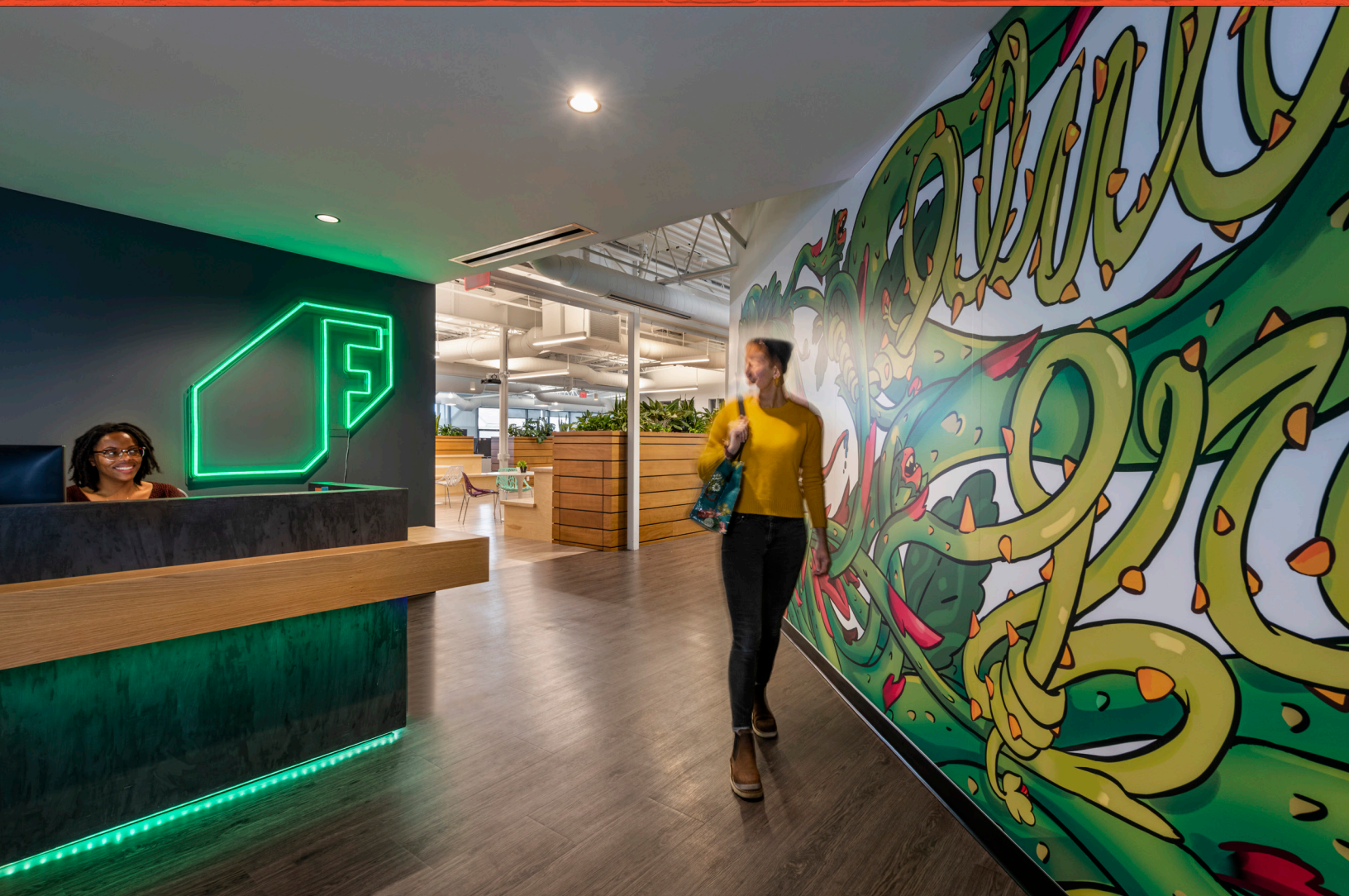
3RD FLOOR
20 OLD COLONY, SOUTH BOSTON

5,720 RSF



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SOUTH BOSTON



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