

IRON WORKS

SOUTH BOSTON

Here comes the Iron Works.

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

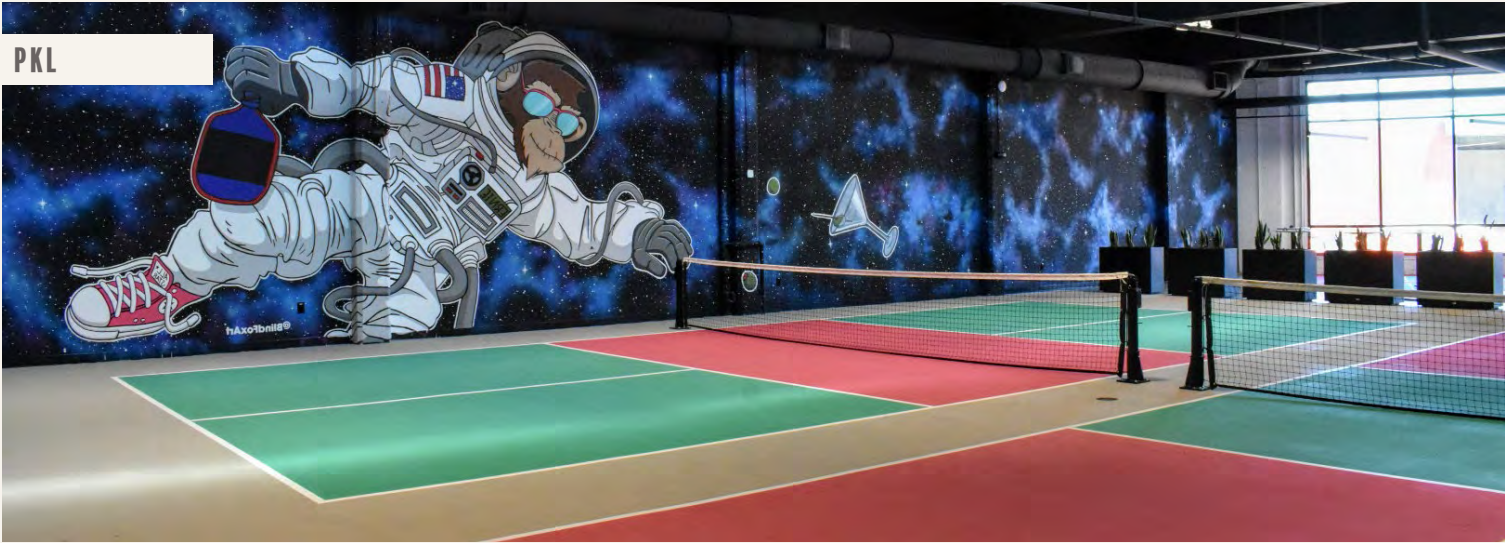
= RESTAURANT/CAFE

= 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

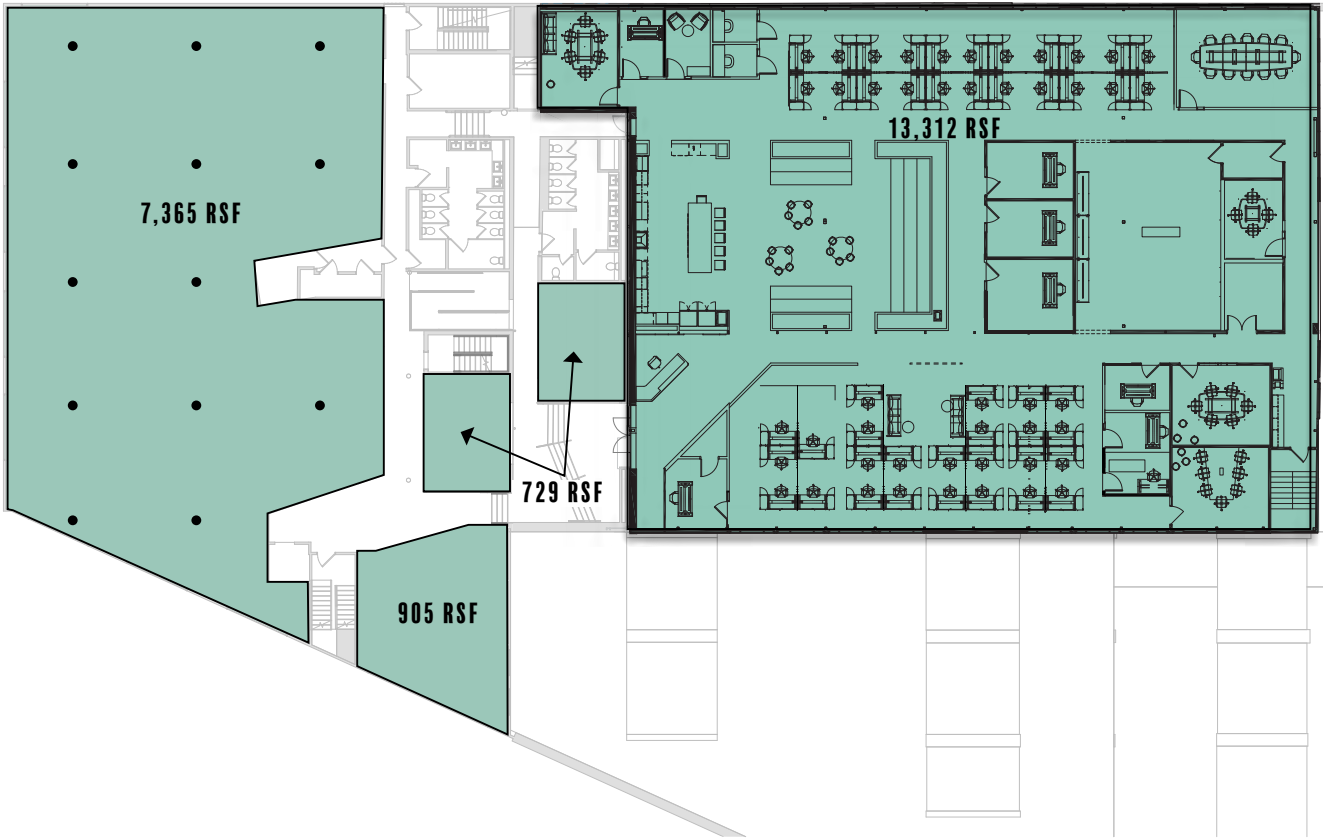
- | | |
|--------------------------|-------------------------------|
| 25 Castle Island Brewing | 47 Layla's |
| 26 Mei Mei | 48 Lincoln Tavern |
| 27 Shy Bird | 49 Loco Taqueria & Oyster Bar |
| 28 Alma Gaucha | 50 Lolita Fort Point |
| 29 American Provisions | 51 Moonshine 152 |
| 30 Amrheins | 52 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

Creative, mixed use office space available for lease

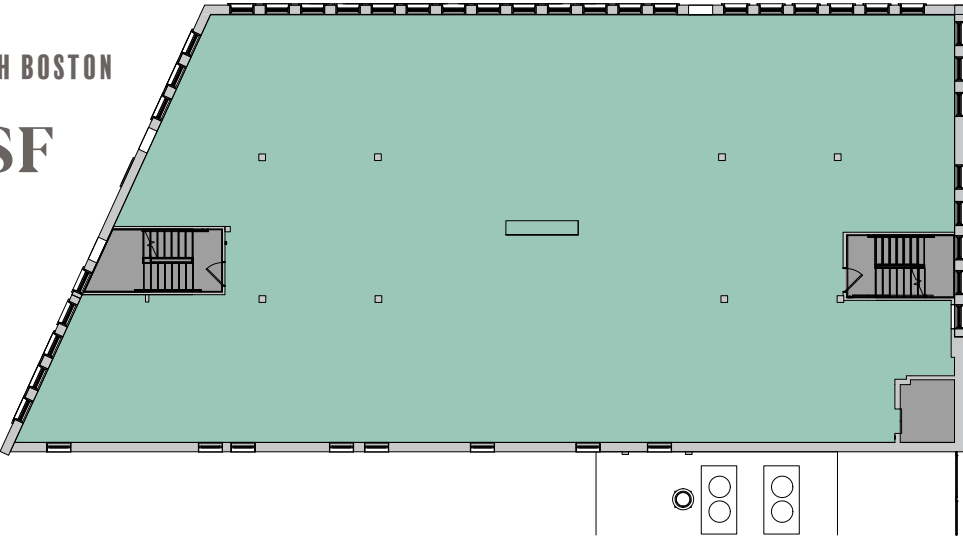
2ND FLOOR
20 OLD COLONY, SOUTH BOSTON

Up to 22,311 RSF



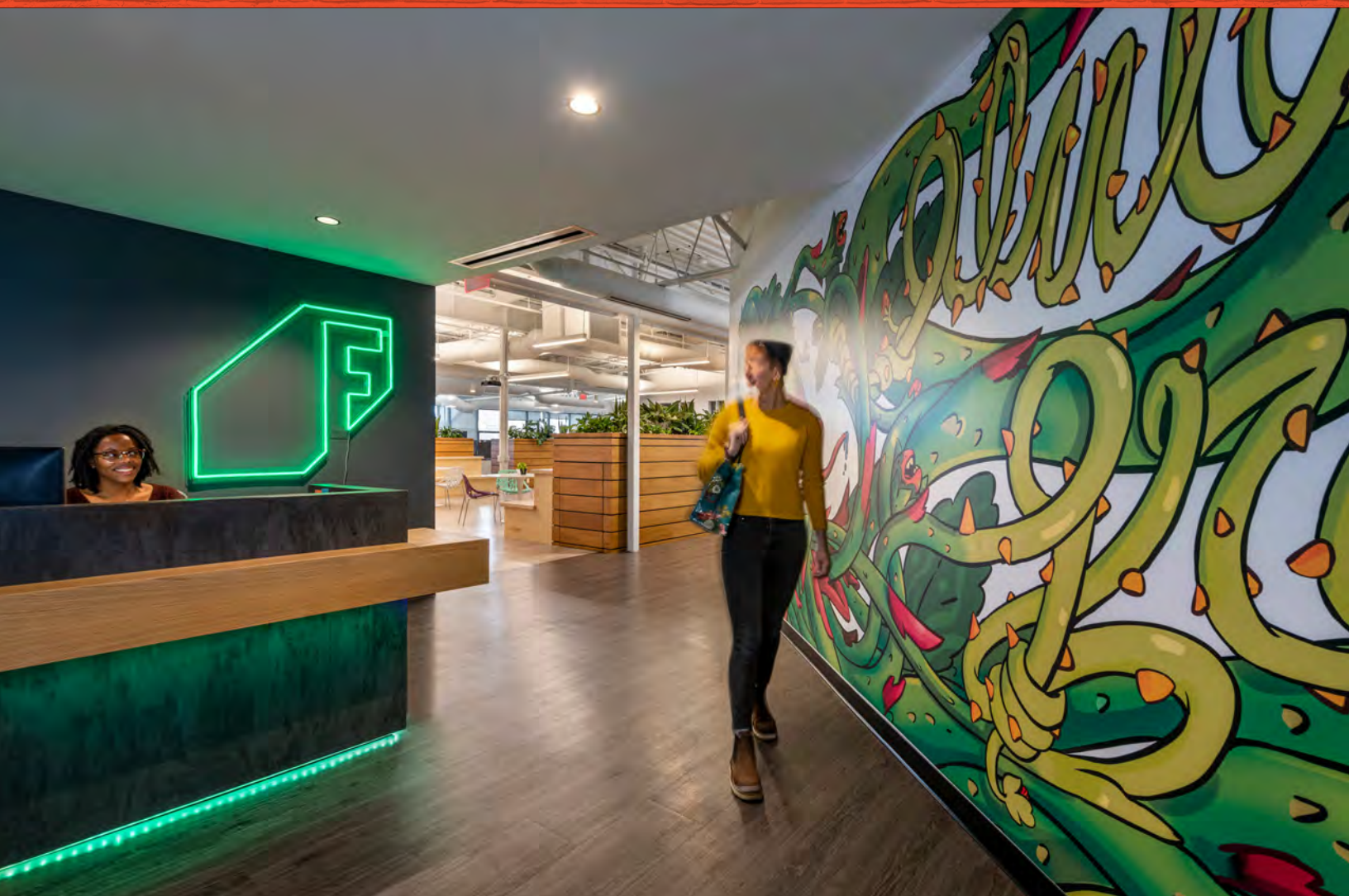
2ND FLOOR
58 OLD COLONY, SOUTH BOSTON

5,564 RSF



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SOUTH BOSTON



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