

NNN RETAIL CONDO

# 557 TREMONT

SOUTH END, BOSTON, MA



# INVESTMENT OVERVIEW

Boston Realty Advisors is pleased to present the unique opportunity to acquire a Bank of America NNN leased retail condo located at 557 TREMONT STREET, in Boston's South End. Located in the South End's primary retail corridor, this Bank of America branch is the only full branch in the immediate area. The condominium consists of 3,944 square feet.

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United States, serving approximately 47 million consumer and small business relationships with approximately 4,700 retail financial centers, approximately 16,000 ATMs, and award-winning online banking with approximately 33 million active users and approximately 20 million mobile users.

557 TREMONT STREET is offered for sale on a un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow.

[557TREMONT.COM](http://557TREMONT.COM)

## INVESTMENT HIGHLIGHTS

### STABLE INCOME AND LOW RISK

Fully leased by a single tenant with existing in-place cash flow, 557 TREMONT STREET offers long-term, stable income with the possibility of capital appreciation. Strong demographics and the influx of great new retail concepts will continue to drive current and future demand for retail in the area.

### AMENITY-RICH

Located right on Tremont Street, the South End's primary commercial street, the offering is positioned in an amenity-rich area that continues to grow. Over 150 distinct restaurants, including some of Boston's finest restaurants, trendy shops, a thriving arts community and nearly 30 parks call the South End home.

### TRANSIT ORIENTED

Situated right on Tremont Street, the offering is only a 0.4 mile walk to the nearest MBTA station and 0.3 mile walk to Copley Place and Prudential Center. There is immediate access to the Mass Pike and the major thoroughfares of Boston, MA.

### STRONG MARKET DYNAMICS

One of Boston's most beautiful neighborhoods, and one of its most culturally diverse, the South End a very desirable place to live. The area continues to show strong demand for new housing stock, condominium prices have reached \$1,500 per square foot and rental rates can exceed \$6 per square foot.



# PROPERTY OVERVIEW

## ADDRESS

557 Tremont St,  
Boston, MA - Unit C

## LEASE TYPE

NNN

## TENANT

**BANK OF AMERICA** 

## RENTABLE SF

3,944

## TERM REMAINING

FOUR, 5 YEAR OPTIONS



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