

33 A ST, SUITE 201
SOUTH BOSTON, MA 02127

3,200 SF
HIGH-END
OFFICE/STUDIO
SPACE



10,000 ADT

1 BLOCK TO TRANSIT

8 MIN TO LOGAN

FEATURES

Brand-new 3,200 SF high-end office/ studio space spanning two floors with a striking open-to-below design. This modern, light-filled suite offers a flexible layout well-suited for venture capital, private equity, and other professional office users. Select parking options available. Ideally located steps from the Broadway T Station and West Broadway, providing exceptional access to public transit and the surrounding neighborhood.

SF Available	3,200 SF
Space Use	Office/Commercial
Zoning	MFR/LS
Walk Score®	Walker's Paradise (92)
Transit Score®	Excellent Transit (81)
Bike Score®	Very Bikeable (77)



LEVEL ONE - FLOOR PLAN

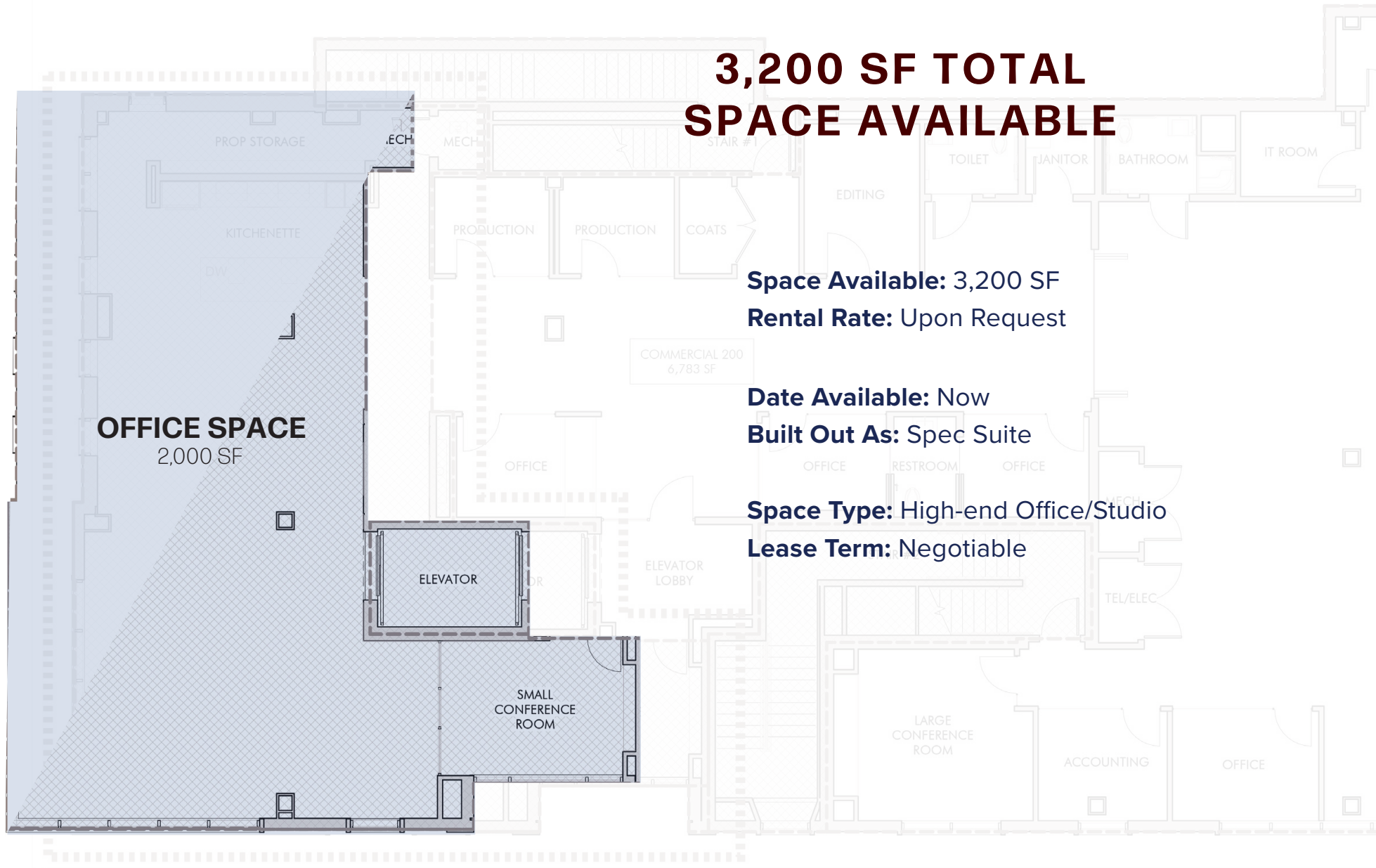
**3,200 SF TOTAL
SPACE AVAILABLE**

OFFICE SPACE
2,000 SF

Space Available: 3,200 SF
Rental Rate: Upon Request

Date Available: Now
Built Out As: Spec Suite

Space Type: High-end Office/Studio
Lease Term: Negotiable



LEVEL TWO - FLOOR PLAN

**3,200 SF TOTAL
SPACE AVAILABLE**

**OFFICE/LOFT
SPACE**
1,200 SF

(OPEN TO BELOW)

STAIR #1

M. RESTROOM

W. RESTROOM

JANITOR

CORRIDOR

ELEVATOR

MECH.

STAIR #2

MECH.

TEL/ELEC

PHOTOS

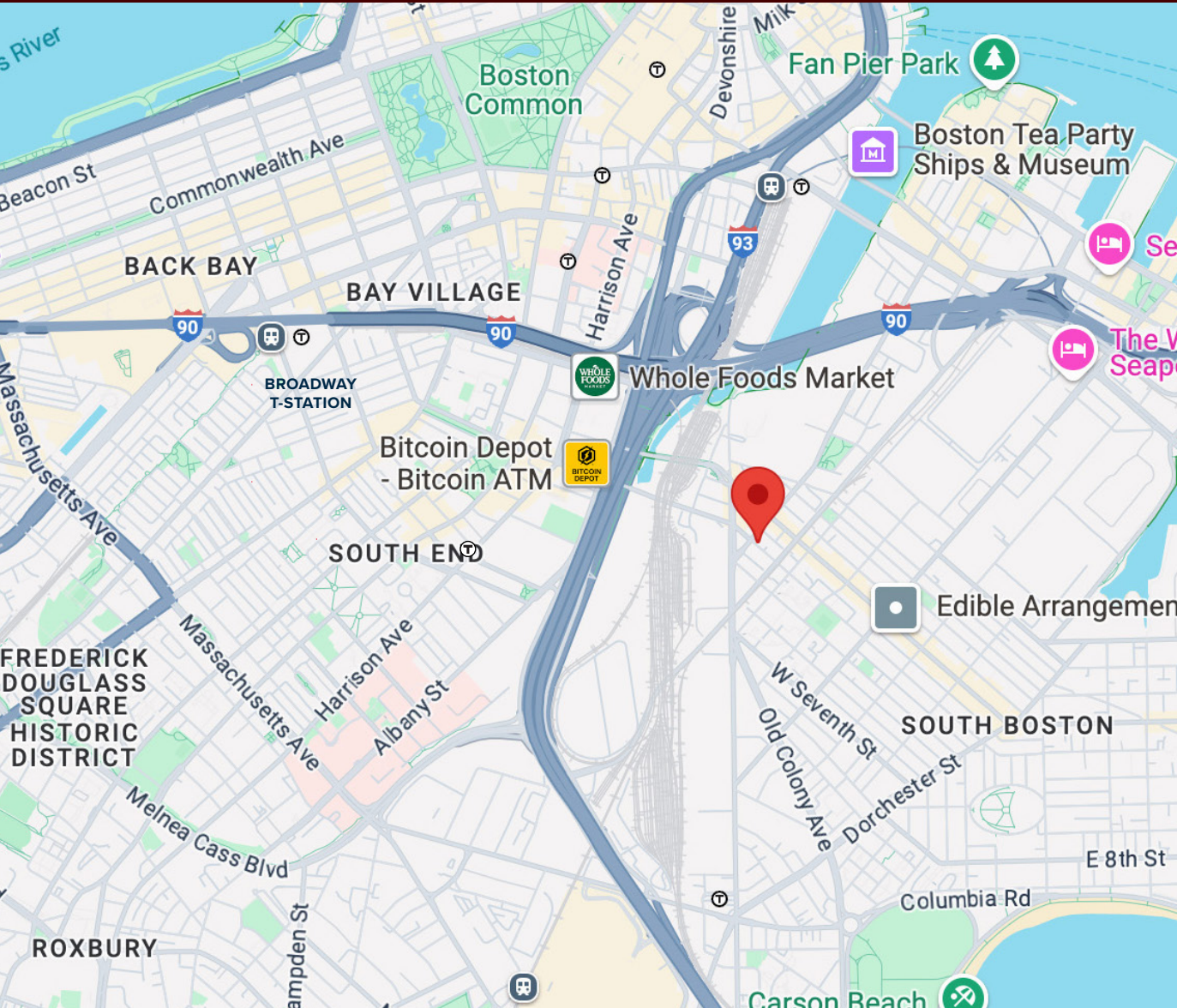
LEVEL ONE



LEVEL TWO



33 A ST, SOUTH BOSTON, MA 02127



KEY HIGHLIGHTS

Prime Location: This highly visible street-level corner space is located at a bustling, signalized intersection, steps from West Broadway and surrounded by neighborhoods such as South End, Chinatown, and the Seaport.

Modern and Spacious: The property offers 3,200 SF of brand-new open studio space spanning two floors with a striking open-to-below design. This modern, light-filled suite offers a flexible layout well-suited for venture capital, private equity, and other professional office users. Select parking options available.

Luxury Residences: New construction with upscale residences above and in the area.

Convenient Transit: Just one block from Broadway T-station on the Red Line.

Accessibility: Only a 3 minute drive to South Station. And an 8 minute drive to Logan Airport.

Thriving Demographics: The area is populated with 56% millennials and Gen Z, which is perfect for attracting young professionals.

	2 miles	5 miles	10 miles
2025 POPULATION	220,170	849,354	1,757,396
AVG. HOUSEHOLD INCOME	\$132,546	\$120,406	\$128,272

CONTACT US

**33 A STREET
BOSTON, MA**

info@33astreet.com

