



I I 6 HUNTINGTON

BACK BAY

116HUNTINGTON.COM

116



Columbia
Property Trust



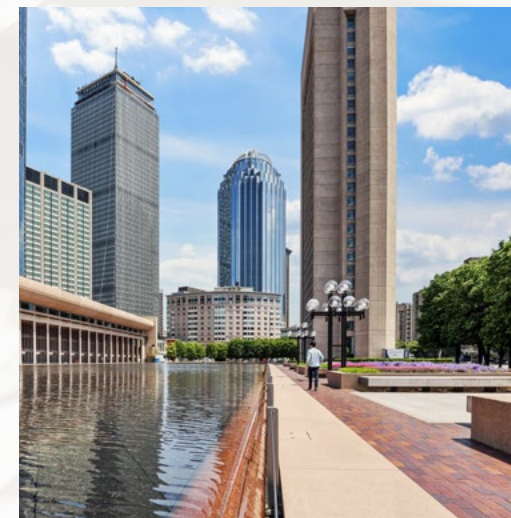
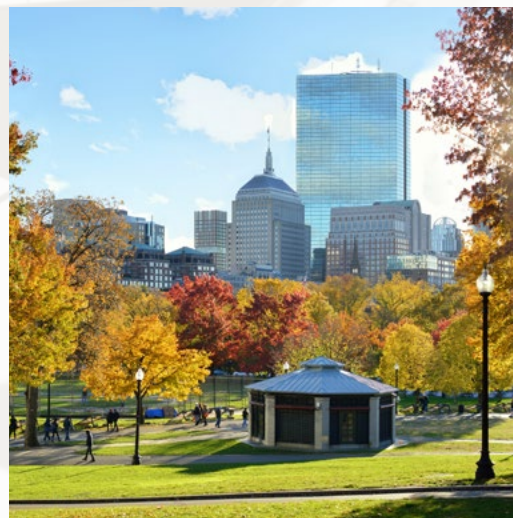
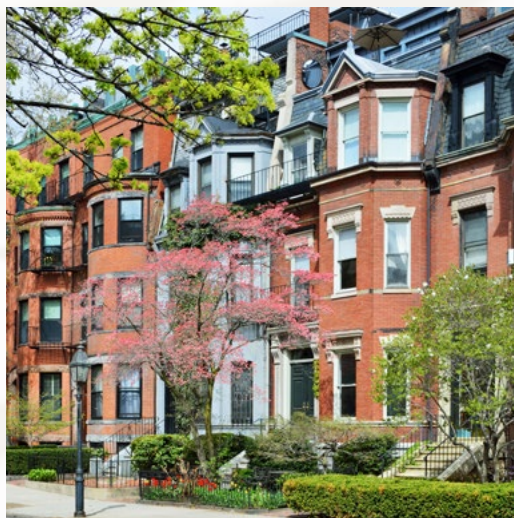
Columbia
Property Trust



A CLASSIC BOUTIQUE BACK BAY OFFICE



A timeless classic in the heart of Boston's Back Bay on Huntington Avenue. With Copley Place and the Prudential Center next door, 116 Huntington is in the heart of an active neighborhood with premier restaurants, shopping, and hotels.



A TIMELESS CLASSIC FOR TODAY'S FUTURE



15-story, 270,000 SF
Class-A Office Building



Efficient
Floorplates



Central Back Bay
Location



New Tenant
Amenity Floor



Ground-Floor
F&B Amenity



WELL
Health-Safety Rated



24 Hour
Security



On-Site
Parking



Accessible
Transit



WiredScore
Gold



A DYNAMIC LOCATION IN THE BACK BAY

116 Huntington is steps from countless shops, hotels, major corporations and landmark Boston attractions such as the Prudential Center, Boston Common and Freedom Trail. Across the street, pedestrian sky bridges conveniently connect Copley Place shopping and dining with The Westin Copley Place, Marriot Boston Copley Place and Sheraton Hotel. Also nearby is the luxurious and historic Fairmont Copley Plaza. The Back Bay subway and train stations are just a short walk away and the area has excellent access to commuter rail, bus, Orange and Green MBTA lines, Massachusetts Turnpike and Route 93.

ONSITE AMENITIES

Enjoy 116 Huntington's modern amenities and conveniences all without leaving the building. Host your next meeting in the Conference Center and enjoy a catered lunch in the Tenant Lounge. Practice your short or long game on the Full Swing Golf Simulator and hit your fitness goals in the new fully equipped gym with private showers and locker room. Grab a coffee or bite to eat at Jaho located through the lobby.



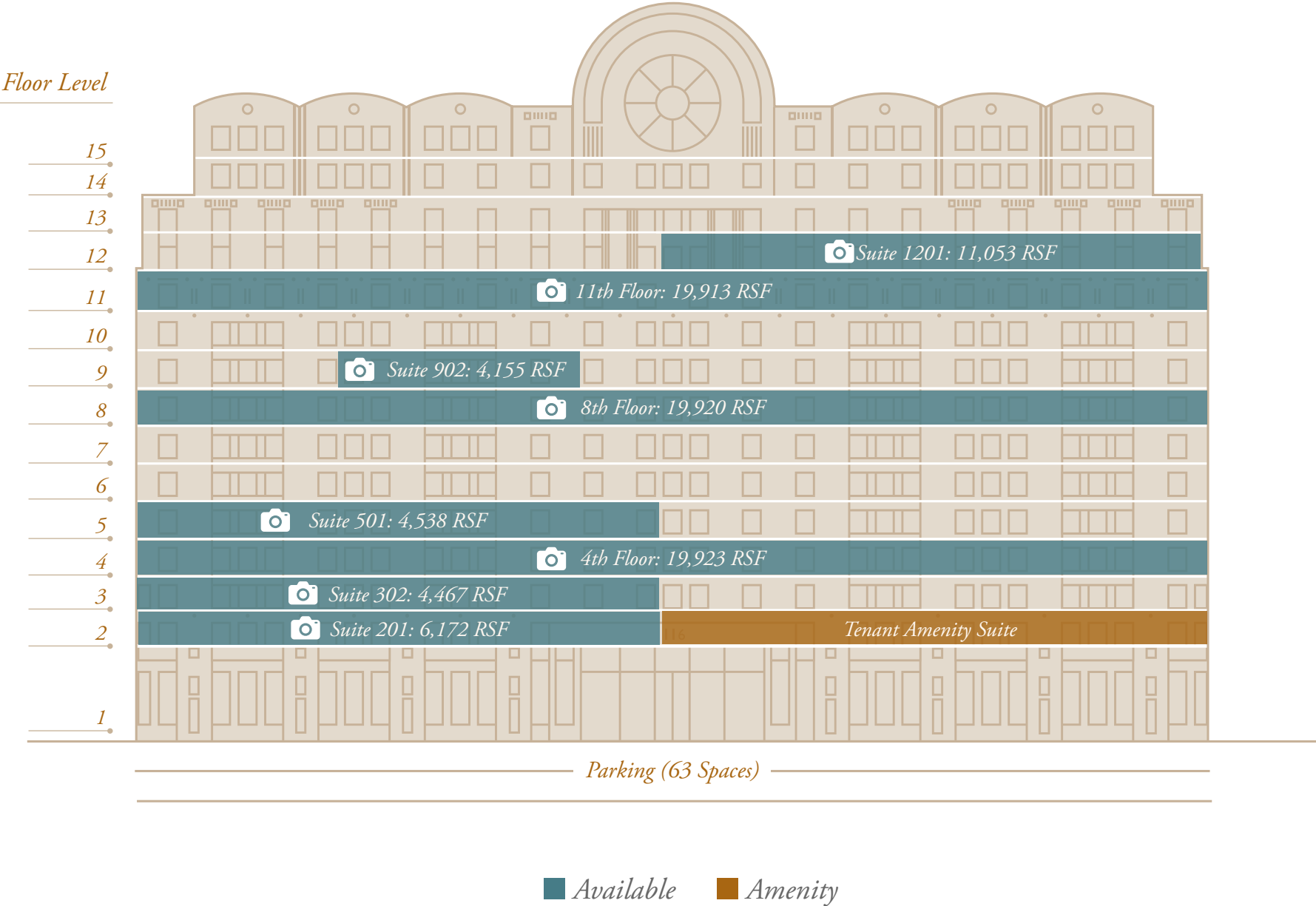
This map illustrates the Prudential Center and its immediate surroundings in Boston. The Prudential Center is centrally located, marked with a red pin. The map shows a dense network of streets, including Commonwealth Ave, Huntington Ave, and Columbus Ave. Key transit routes are highlighted in green and orange, with stations like Hynes, Prudential, and Back Bay clearly marked. A variety of commercial establishments are shown, ranging from retail stores like Apple and Trader Joe's to dining options such as Eataly, Earls, and The Cheesecake Factory. The map also identifies nearby hotels like the Lenox Hotel and The Westin, as well as cultural institutions like the Boston Symphony Orchestra. The overall layout provides a comprehensive overview of the area's infrastructure and amenities.

16 HEALTH & WELLNESS

TWO-STORY
ATRIUM WITH
LOBBY ACCESS TO
JAHO COFFEE AND
DIRECT ELEVATOR
ACCESS TO ON-SITE
PARKING GARAGE

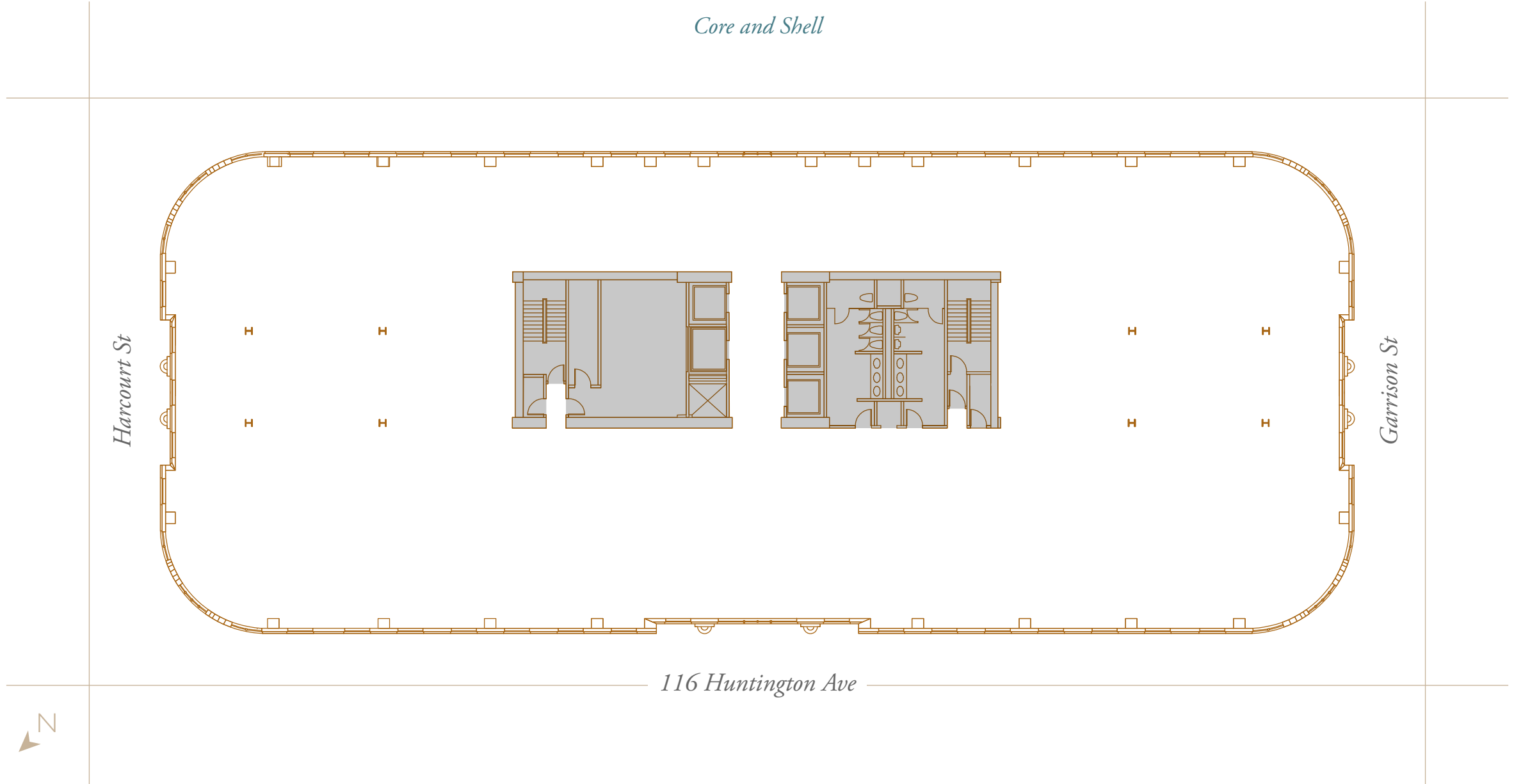


AVAILABILITY



TYPICAL FLOOR PLAN

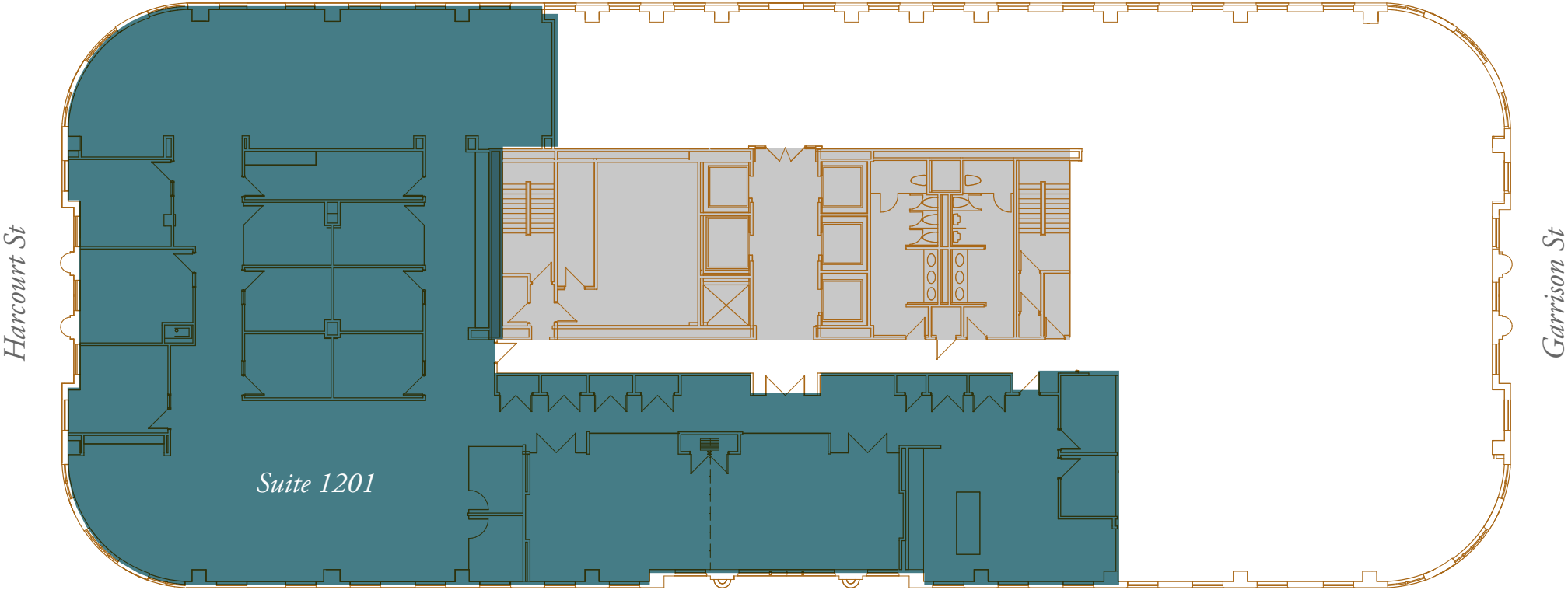
Core and Shell



12TH FLOOR

Suite 1201 - 11,053 RSF Available


VIEW SUITE 1201



116
Huntington Ave

SUITE 1201

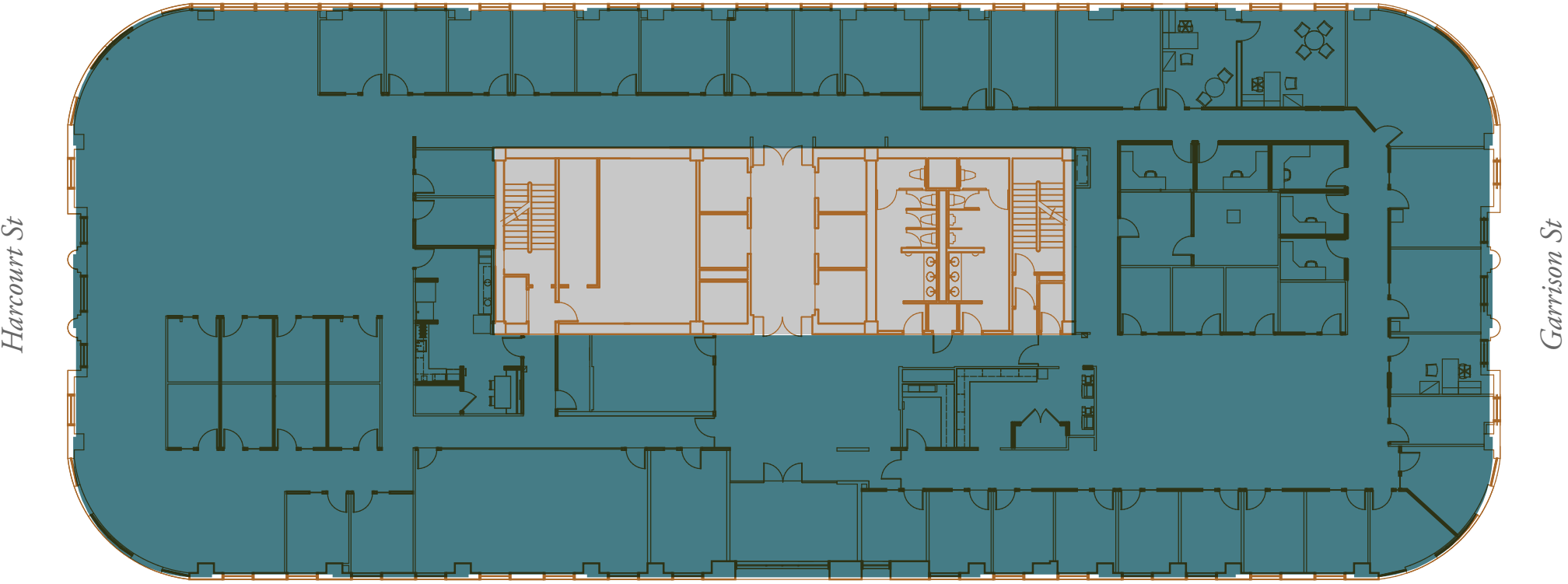
- Available 7/1/2025
- As-Built



11TH FLOOR

Entire Floor - 19,913 RSF Available


VIEW SUITE 1100



116
Huntington Ave

SUITE 1100

-Available 1/1/26
-As-Built

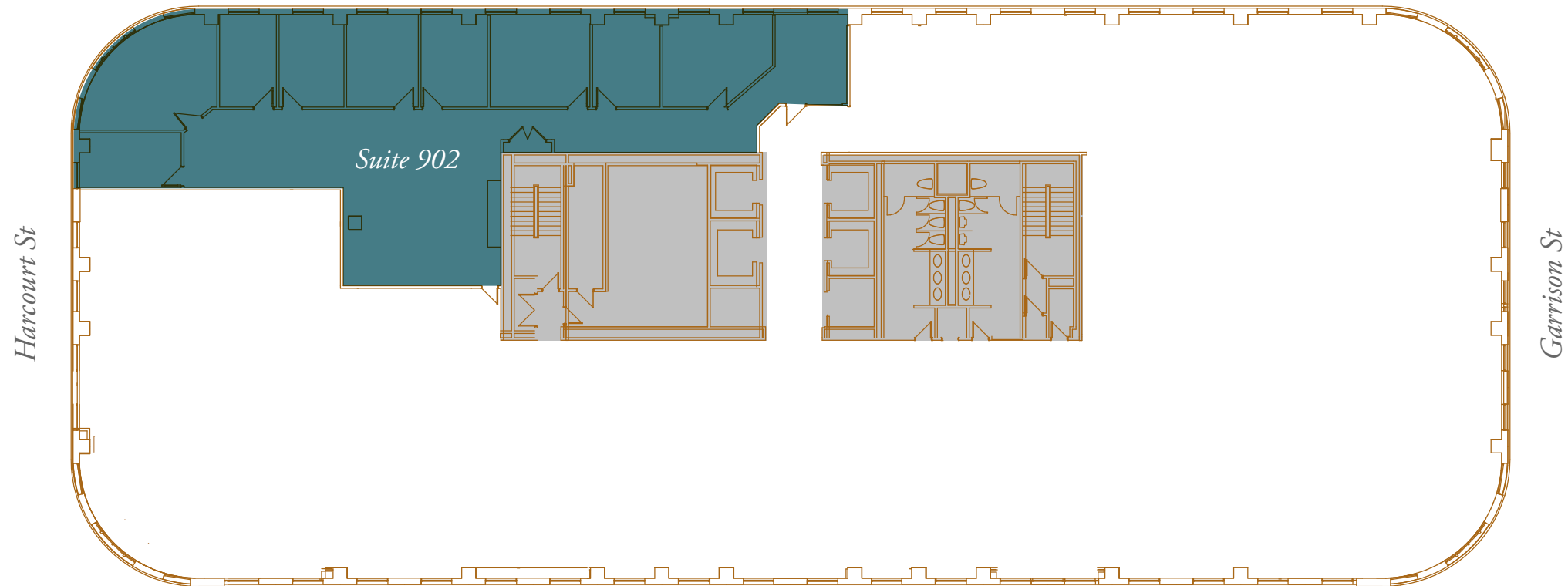


9TH FLOOR

■ Suite 902 - 4,155 RSF Available



[VIEW SUITE 902](#)



116 Huntington Ave

SUITE 902

- Available Immediately
- As-Built

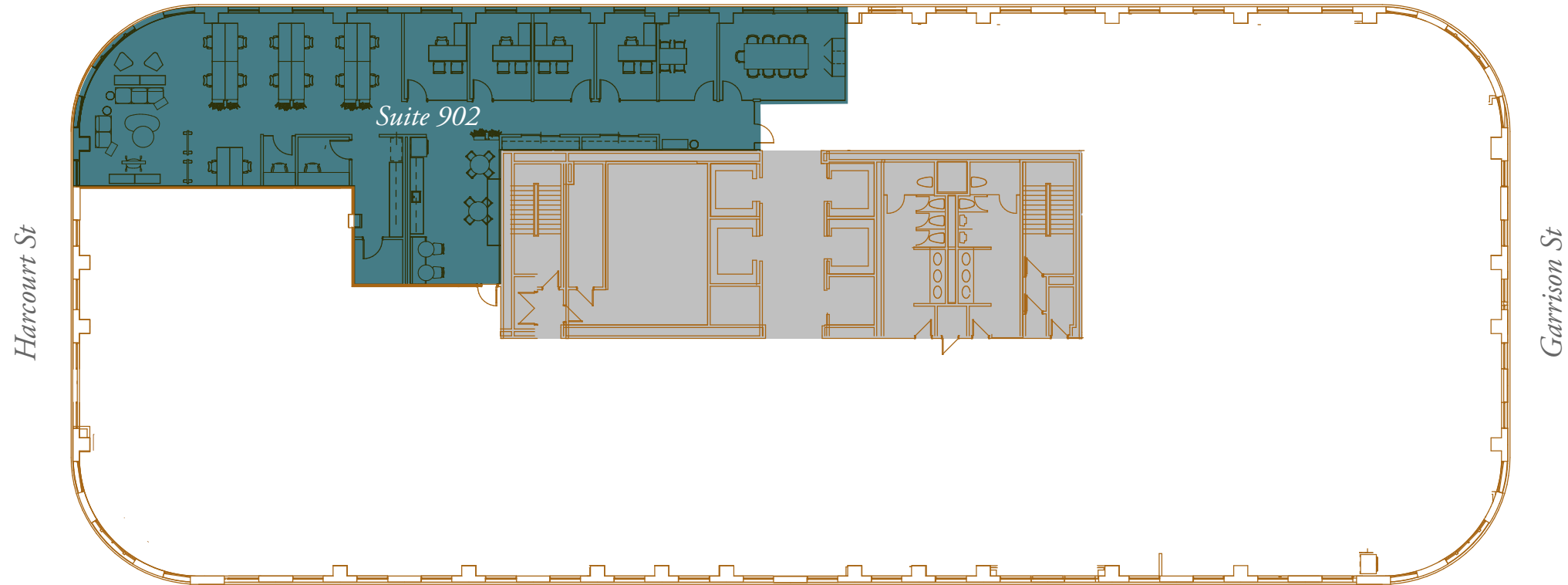


9TH FLOOR

■ Suite 902 - 4,155 RSF Available



[VIEW SUITE 902](#)



Harcourt St

Garrison St

116 Huntington Ave

SUITE 902

- Available Immediately
- Hypothetical Spec Plan

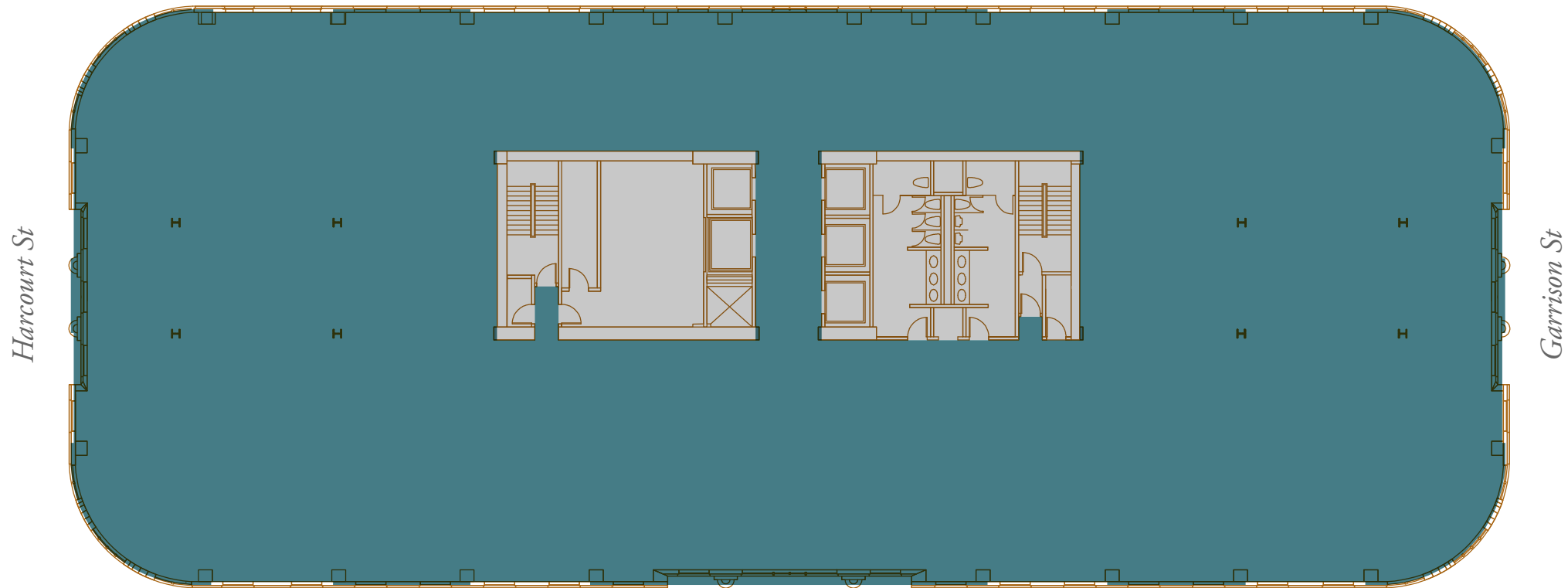


8TH FLOOR

Entire Floor - 19,920 RSF Available



[VIEW SUITE 801](#)



116 Huntington Ave

SUITE 801

- Available Immediately
- Shell Condition



5TH FLOOR

Suite 501 - 4,538 RSF Available



[VIEW SUITE 501](#)



Harcourt St

Garrison St

116 Huntington Ave

SUITE 501

- Available Immediately
- Shell Condition

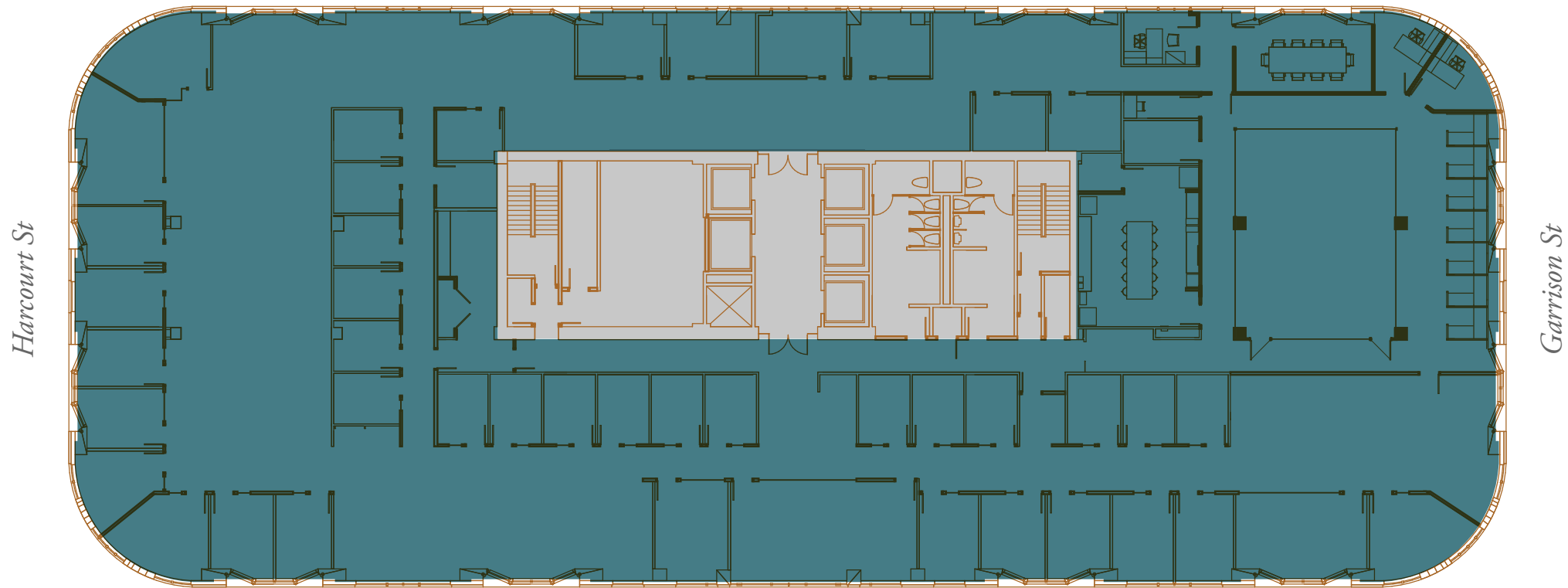


4TH FLOOR

Entire Floor - 19,923 RSF Available



VIEW SUITE 400



116

Huntington Ave

SUITE 400

-Available 1/1/26

-As-Built

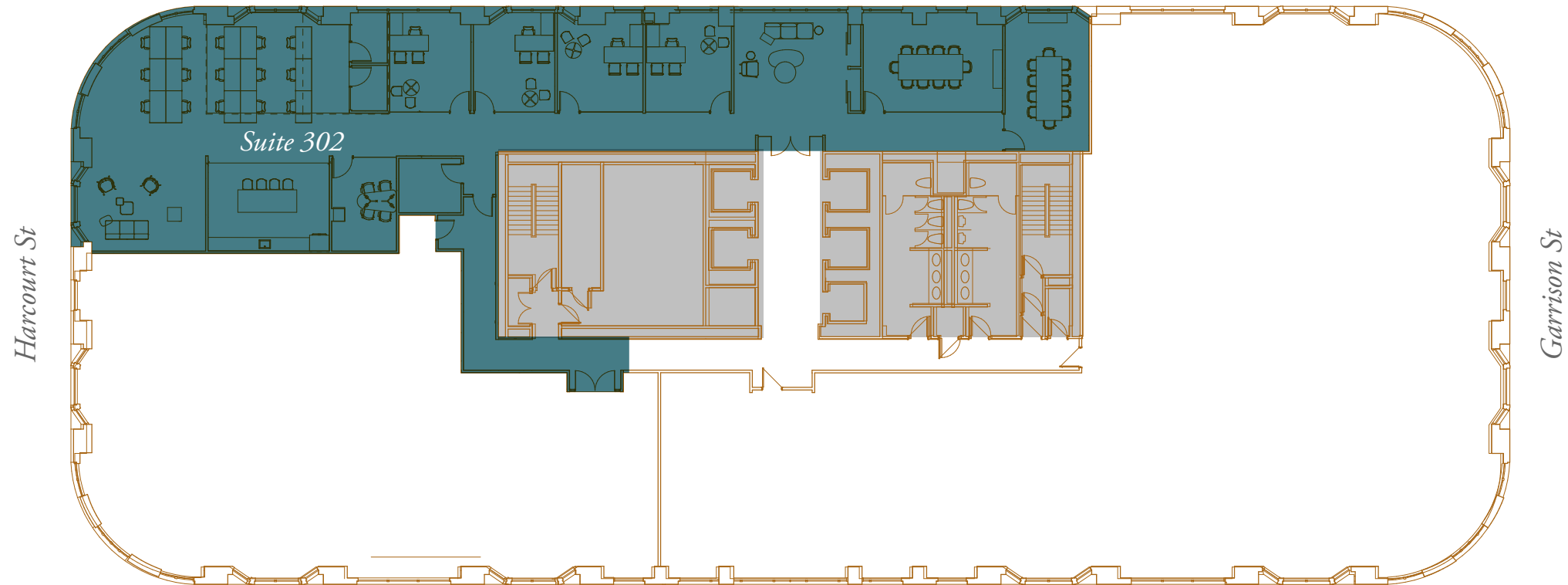


3RD FLOOR

Suite 302 - 4,467 RSF Available



[VIEW SUITE 302](#)



Harcourt St

Garrison St

116 Huntington Ave

SUITE 302

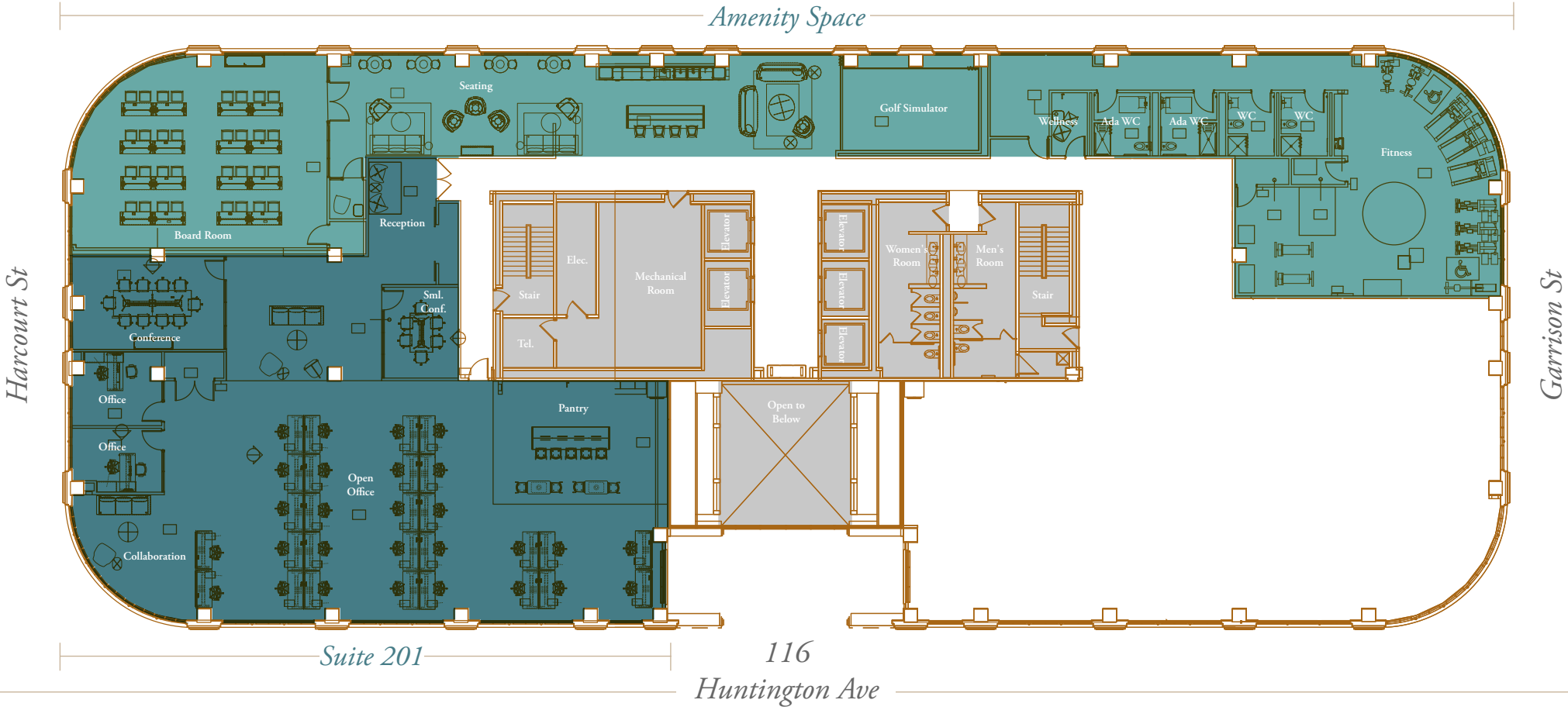
- Available Immediately
- Pre-Built Spec Suite



2ND FLOOR

Suite 201- 6,172 RSF Available


VIEW SUITE 201



SUITE 201

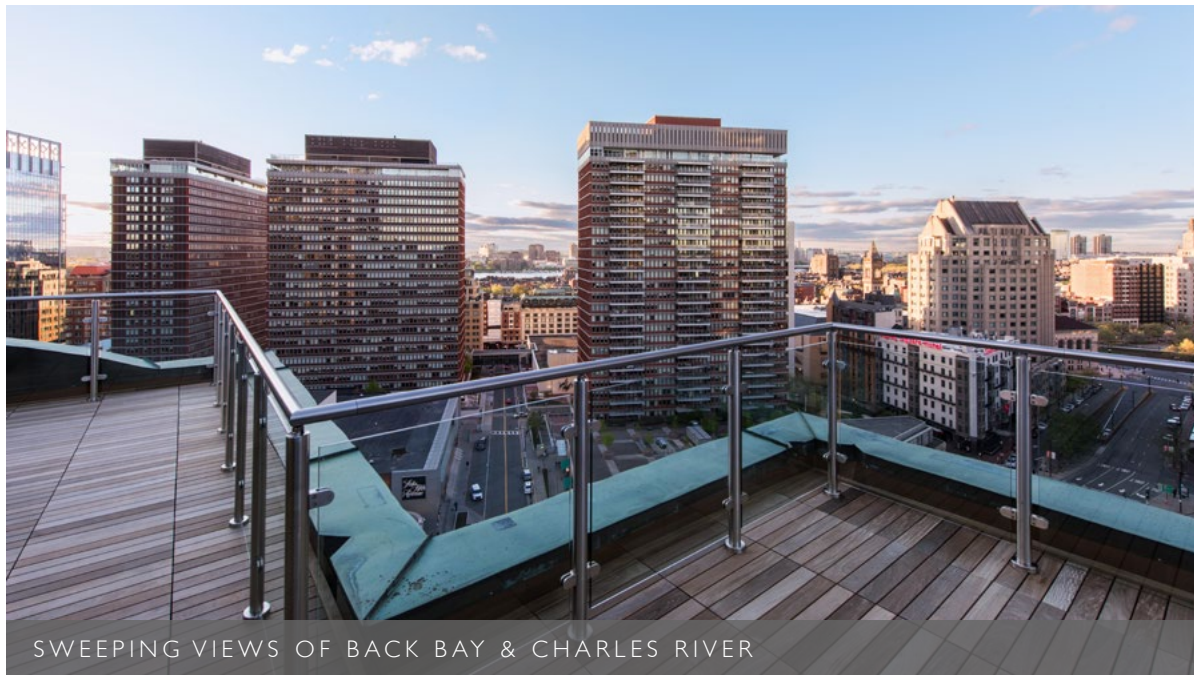
- Available 1/1/2026
- Pre-Built



TENANT-EXCLUSIVE CLUBHOUSE LOUNGE



TAILORED LINES & MODERN AMENITIES



SWEEPING VIEWS OF BACK BAY & CHARLES RIVER



ONSITE JAHU COFFEE



116

JAHO



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