116 HUNTINGTON

BACK BAY



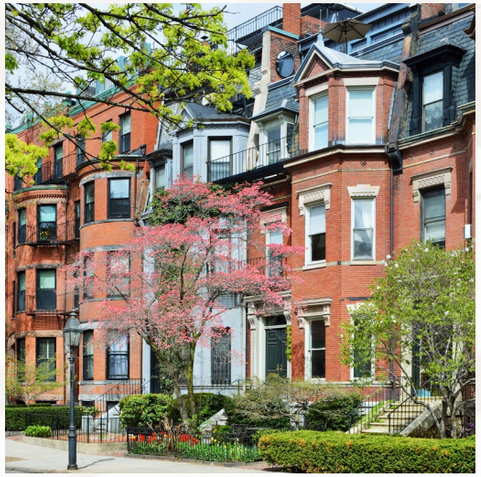
NEWMARK

Columbia Property Trust


II6

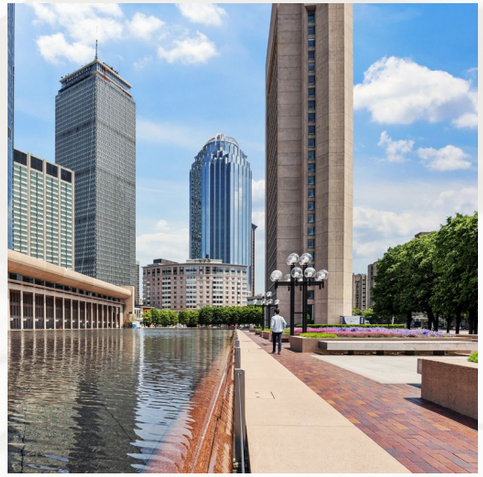
A CLASSIC BOUTIQUE BACK BAY OFFICE

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 puts 300+ shops and restaurants within a 5 minute walk, along with premier hotels.









A TIMELESS CLASSIC FOR TODAY'S FUTURE

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

LEED
Gold

Central Back Bay
Location

New Tenant
Amenity Floor

Ground-Floor
F&B Amenity

Jaho Coffee
On-Site

Sweeping Views of Back
Bay & Charles River

Golf
Simulator

Tenant-Exclusive
Clubhouse

Fitness Center with
Showers & Lockers

WELL
Health-Safety Rated

24 Hour
Security

63 On-Site
Parking Spots

Accessible
Transit

WiredScore
Gold

ON-SITE AMENITIES

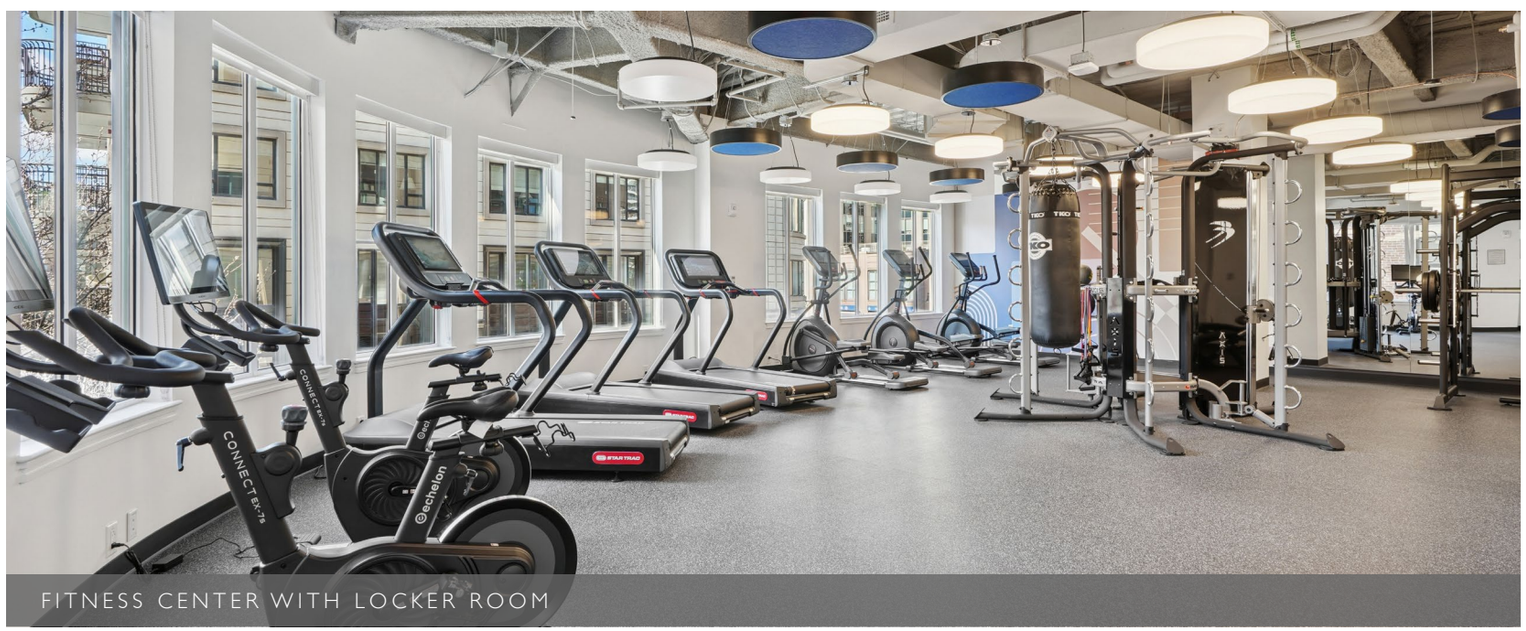
Enjoy 116 Huntington's new amenities and modern conveniences all without leaving the building. Host your next meeting in the Conference Center and enjoy a catered lunch in the Tenant Lounge. Practice your short or long game on the Full Swing Golf Simulator and hit your fitness goals in the new fully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



GOLF SIMULATOR



CONFERENCE CENTER



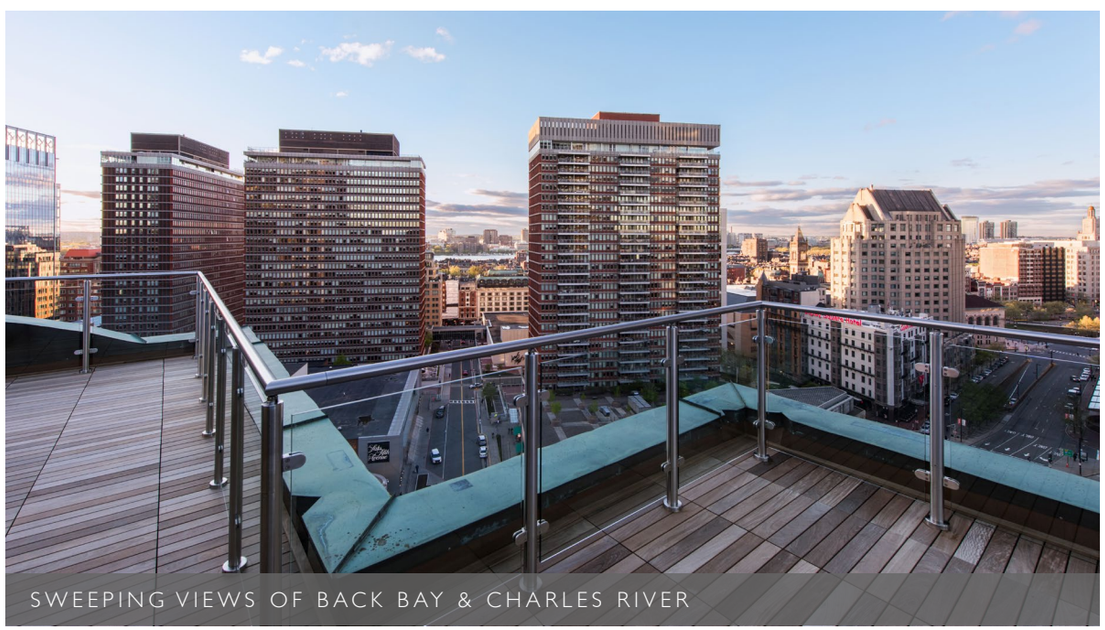
FITNESS CENTER WITH LOCKER ROOM



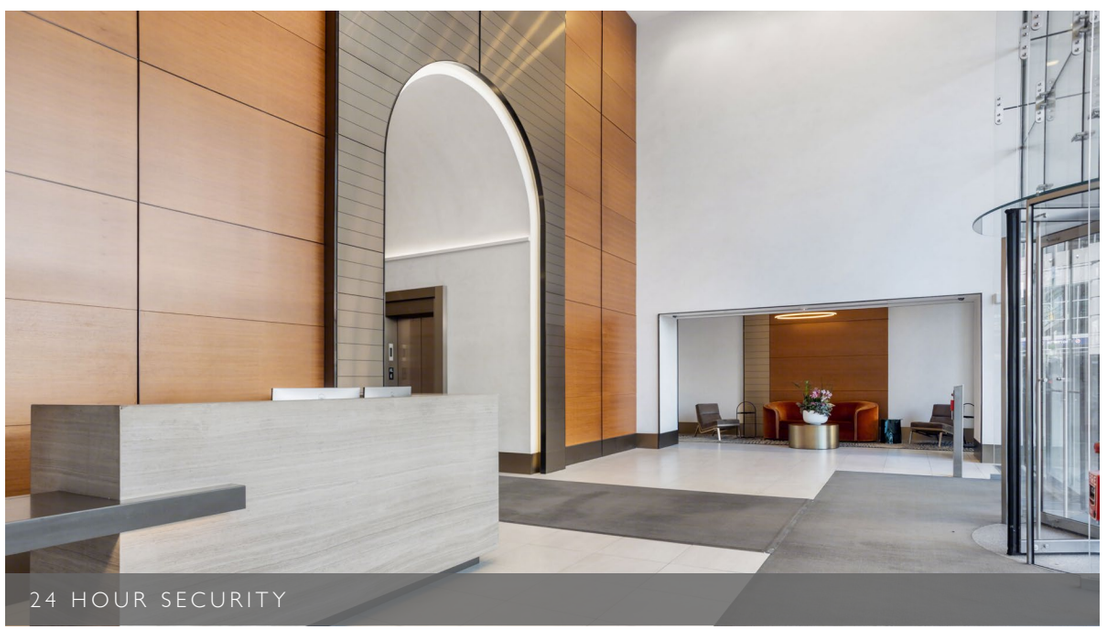
TENANT-EXCLUSIVE CLUBHOUSE LOUNGE



TAILORED LINES & MODERN AMENITIES



SWEEPING VIEWS OF BACK BAY & CHARLES RIVER



24 HOUR SECURITY

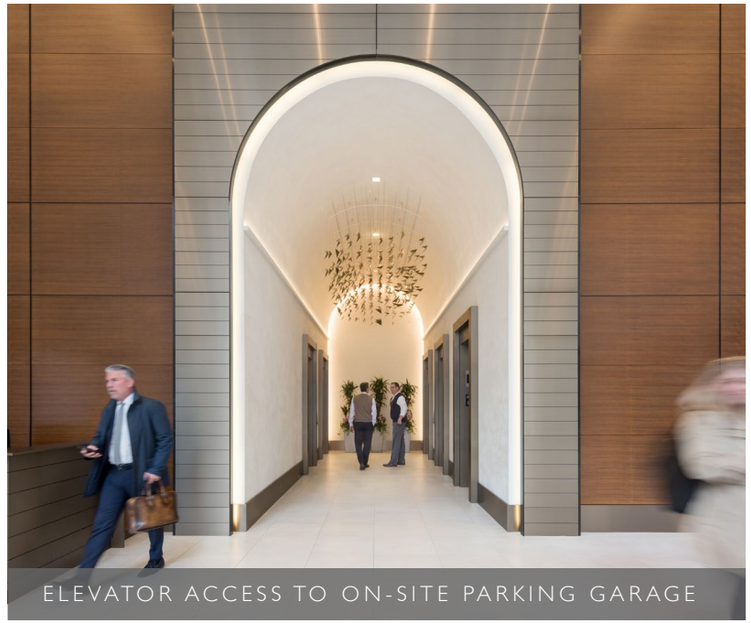
TWO-STORY ATRIUM
WITH LOBBY ACCESS

JAHO COFFEE
ON-SITE

DIRECT ELEVATOR ACCESS TO
ON-SITE PARKING GARAGE



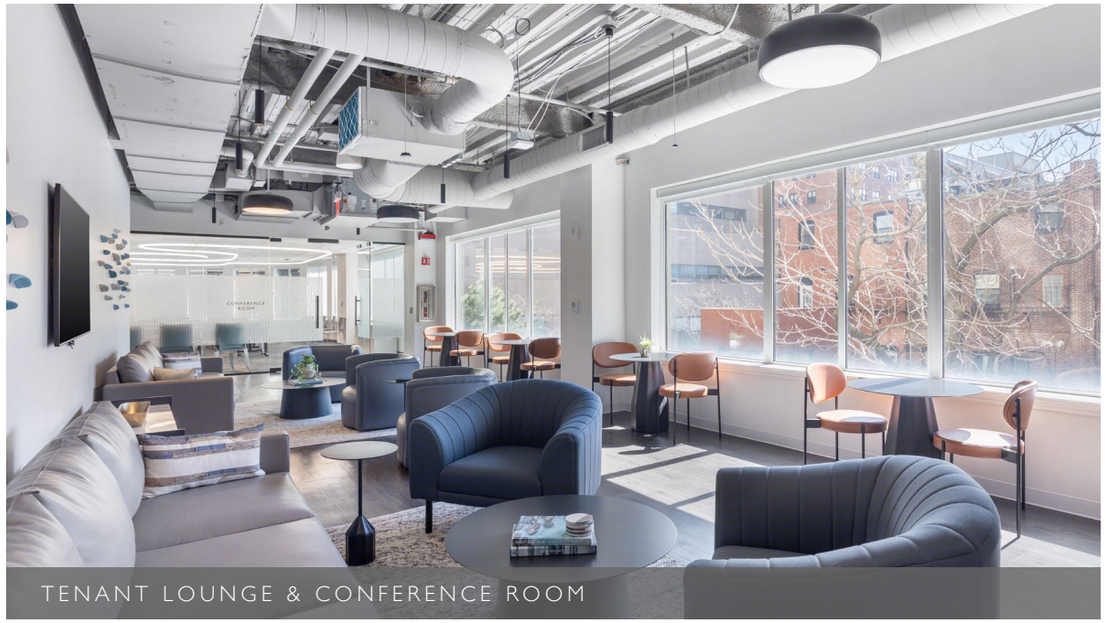
ATRIUM AND LOBBY


ELEVATOR ACCESS TO ON-SITE PARKING GARAGE

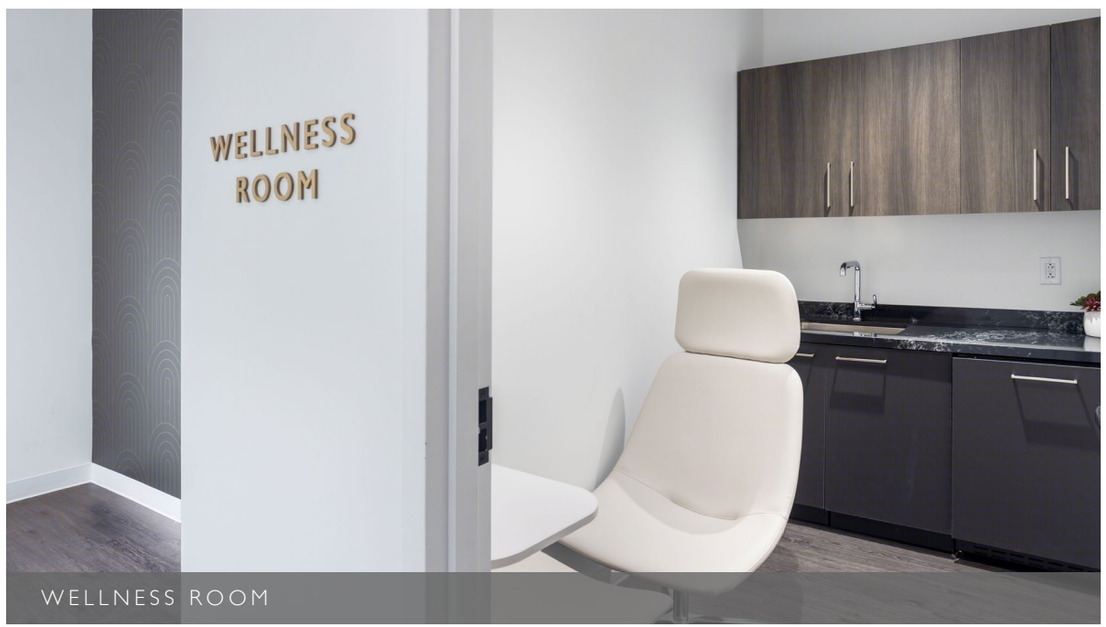

ON-SITE JAHO COFFEE



PHONE ROOM


TENANT LOUNGE & CONFERENCE ROOM


TENANT LOUNGE & KITCHEN



WELLNESS ROOM



A DYNAMIC LOCATION IN THE BACK BAY

116 Huntington places your team at the center of Back Bay. The property 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, Marriott Boston Copley Place and Sheraton Boston 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, Amtrak, Massachusetts Turnpike (I-90) and I-93.

NEIGHBORHOOD MAP



2 Minute Drive
TO I-90
ENTRANCE/EXIT

2 Minute Walk
TO PRUDENTIAL
TRANSIT STATION

5 Minute Walk
TO BACK BAY
TRANSIT STATION

RETAIL MAP

PRUDENTIAL CENTER

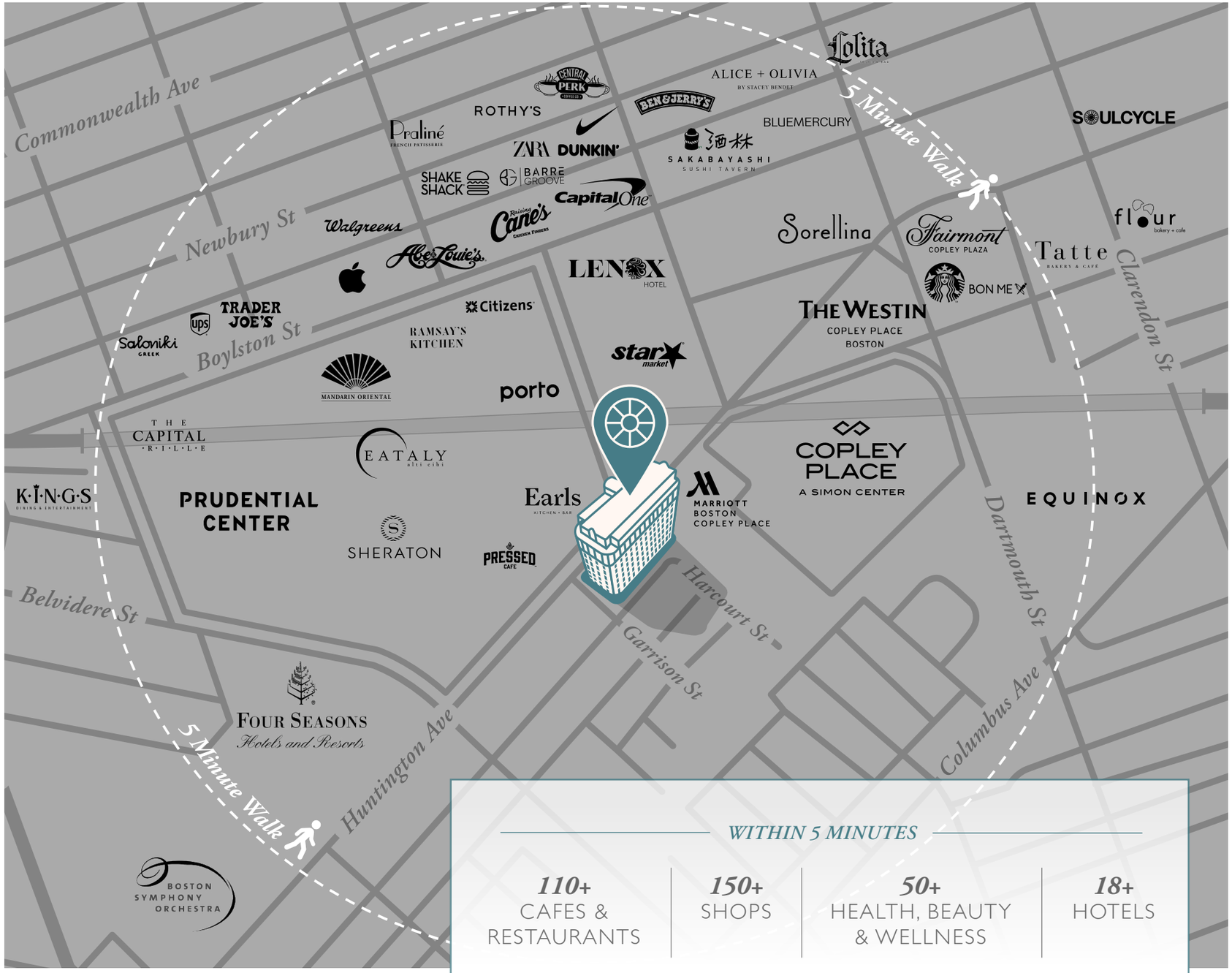
70+ SHOPS & RESTAURANTS

DICK'S SPORTING GOODS · CVS · MiniLuxe · WARBY PARKER · MAC · CAVA · TESLA · clover · wagamama · SEPHORA · COLD STONE CREAMERY · sg · Madewell · BLUE BOTTLE COFFEE · california pizza kitchen · The Cheesecake Factory · lululemon · Saks Fifth Avenue · Canada Goose Arctic Program

COPLEY PLACE
A SIMON CENTER

50+ SHOPS & RESTAURANTS

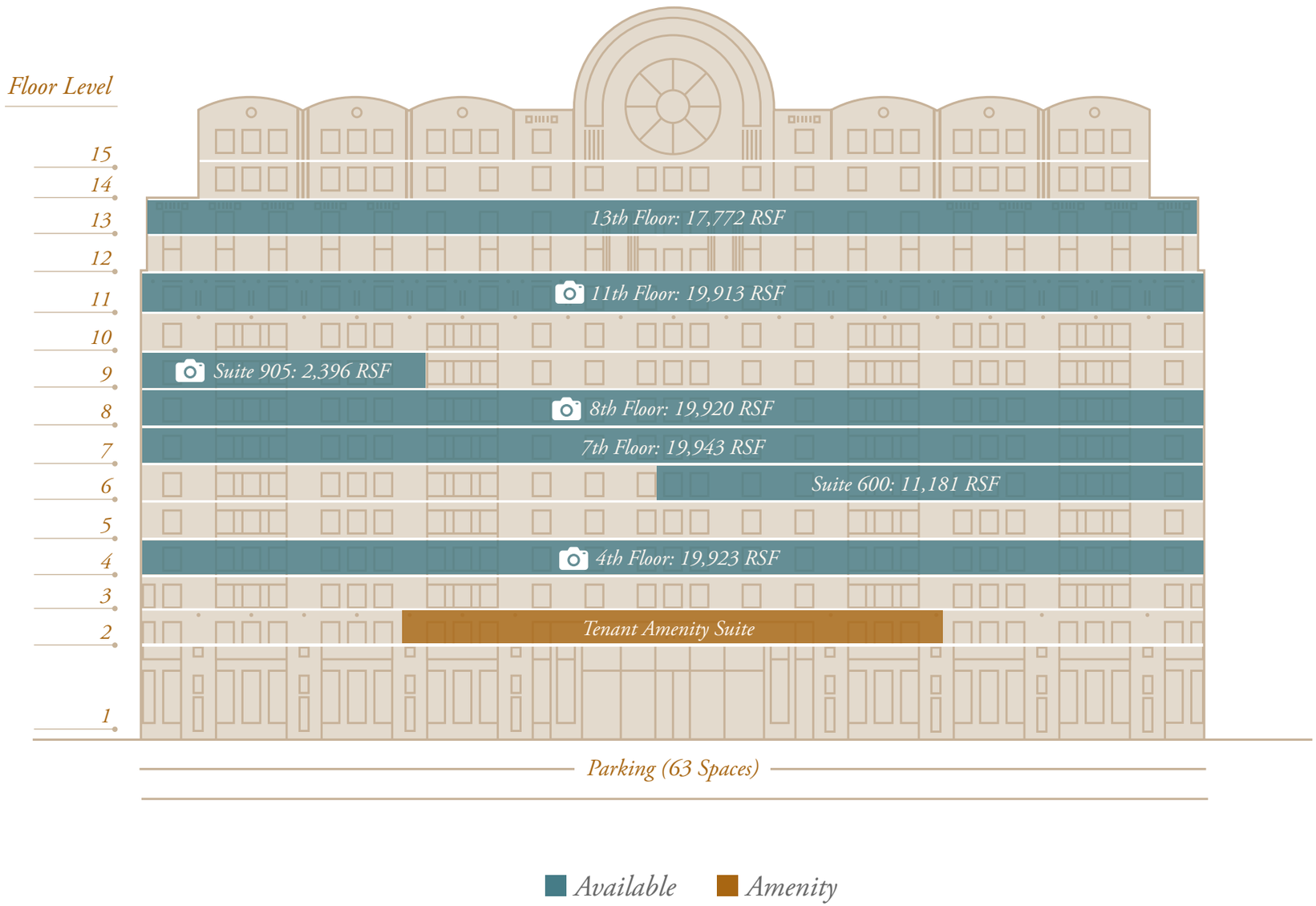
BURBERRY · Regal Sea Foods · CÉLINE · GUCCI · GOLDEN GOOSE · FENDI · TIFFANY & CO. · CAFFÈ NERO · Dior



WITHIN 5 MINUTES

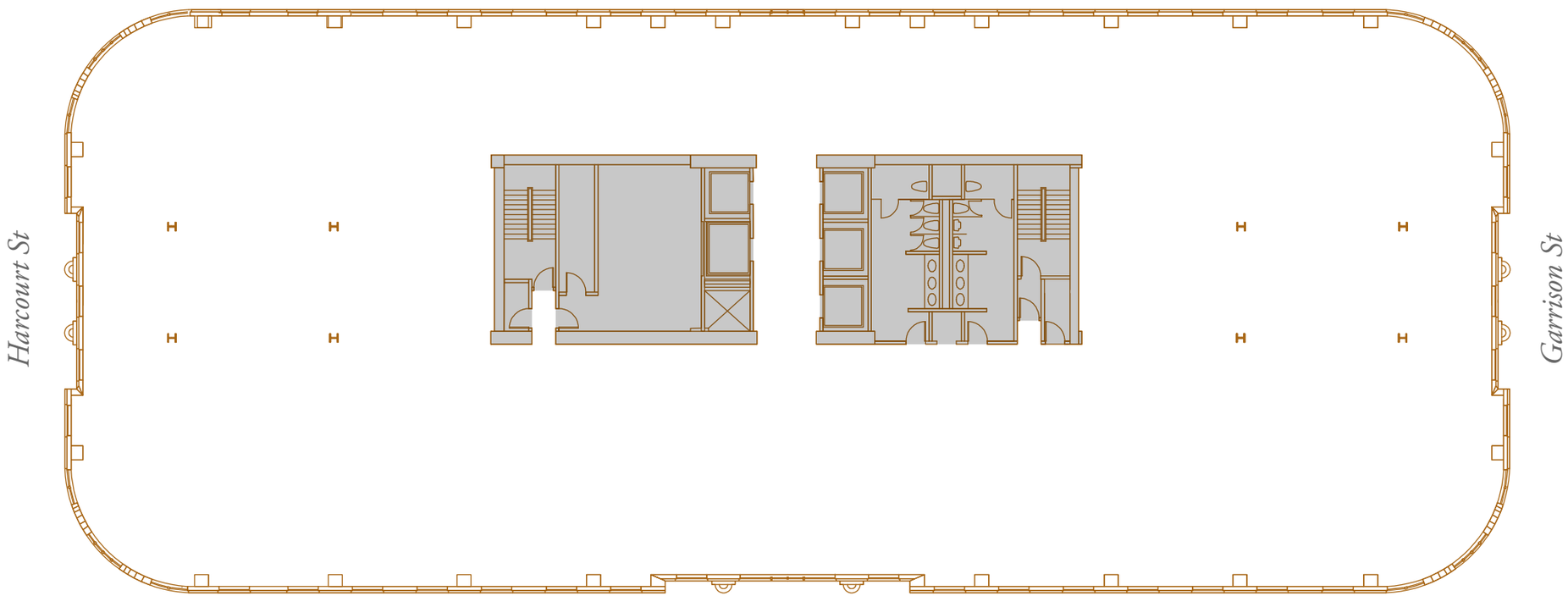
110+ CAFES & RESTAURANTS	150+ SHOPS	50+ HEALTH, BEAUTY & WELLNESS	18+ HOTELS

AVAILABILITY



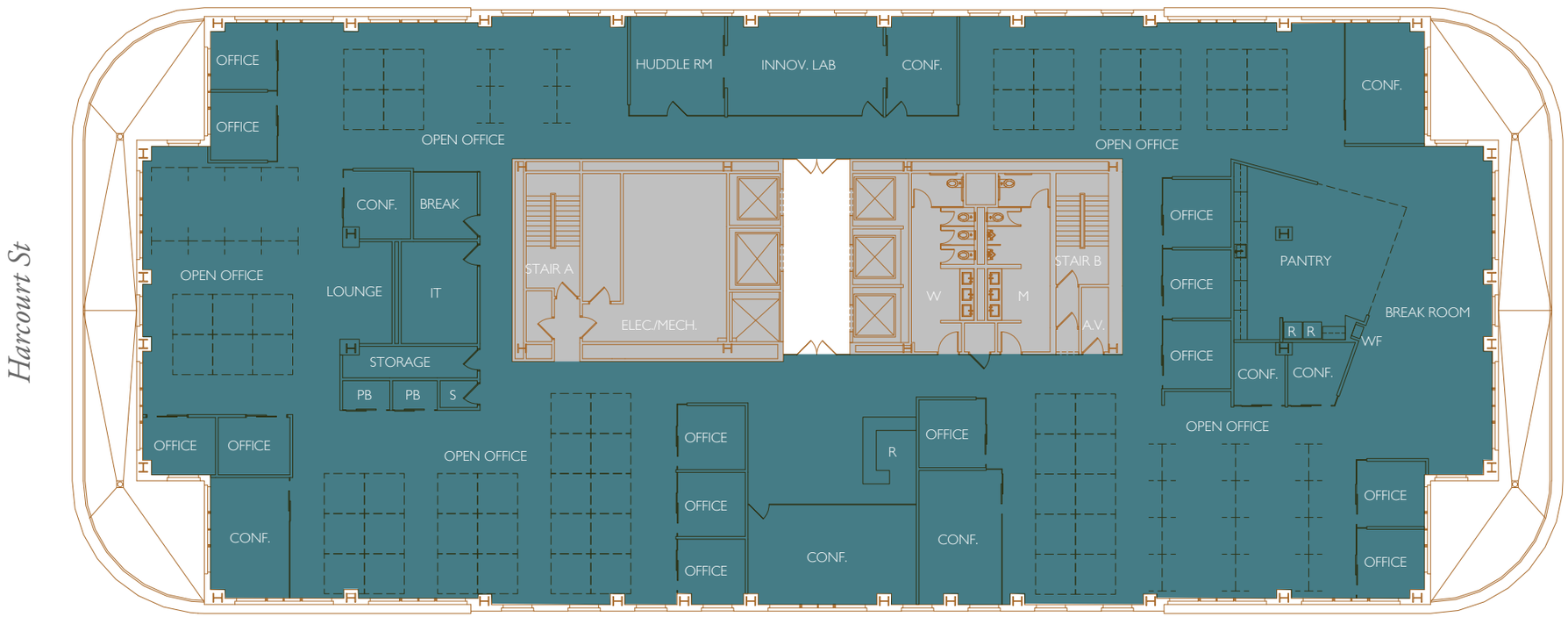
TYPICAL FLOOR PLAN

Core and Shell



13TH FLOOR

Entire Floor - 17,772 RSF Available



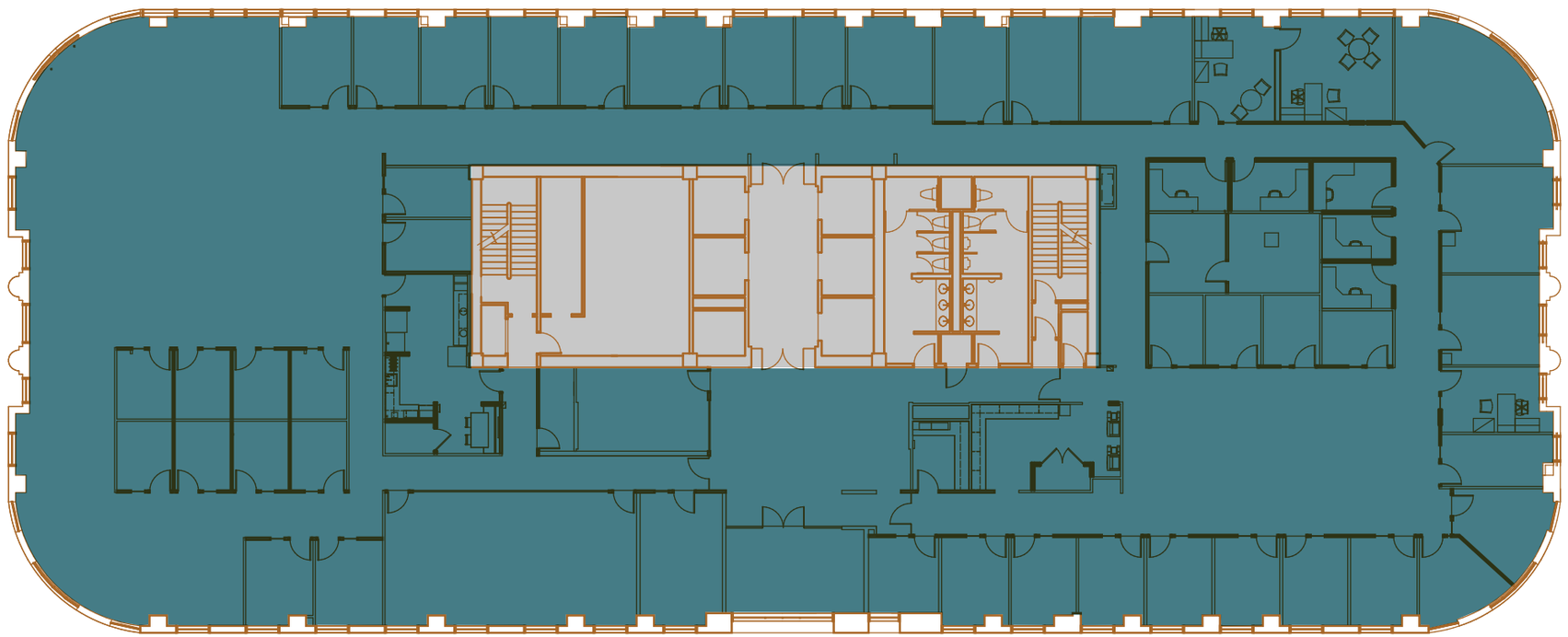
SUITE 1300

- Available Immediately
- As-Built

11TH FLOOR

Entire Floor - 19,913 RSF Available

VIEW SUITE 1100



116 Huntington Ave

N

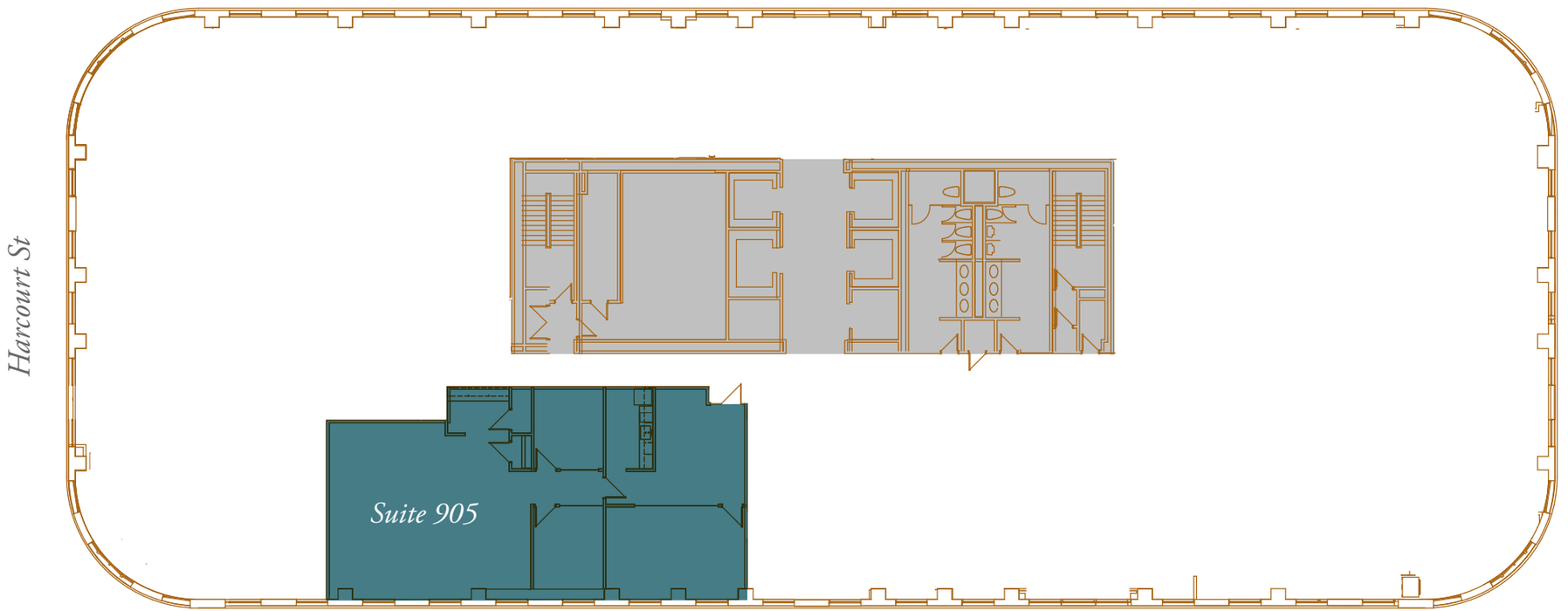
SUITE 1100

- Available Immediately
- As-Built

9TH FLOOR

Suite 905 - 2,396 RSF Available

VIEW SUITE 905



116 Huntington Ave

N

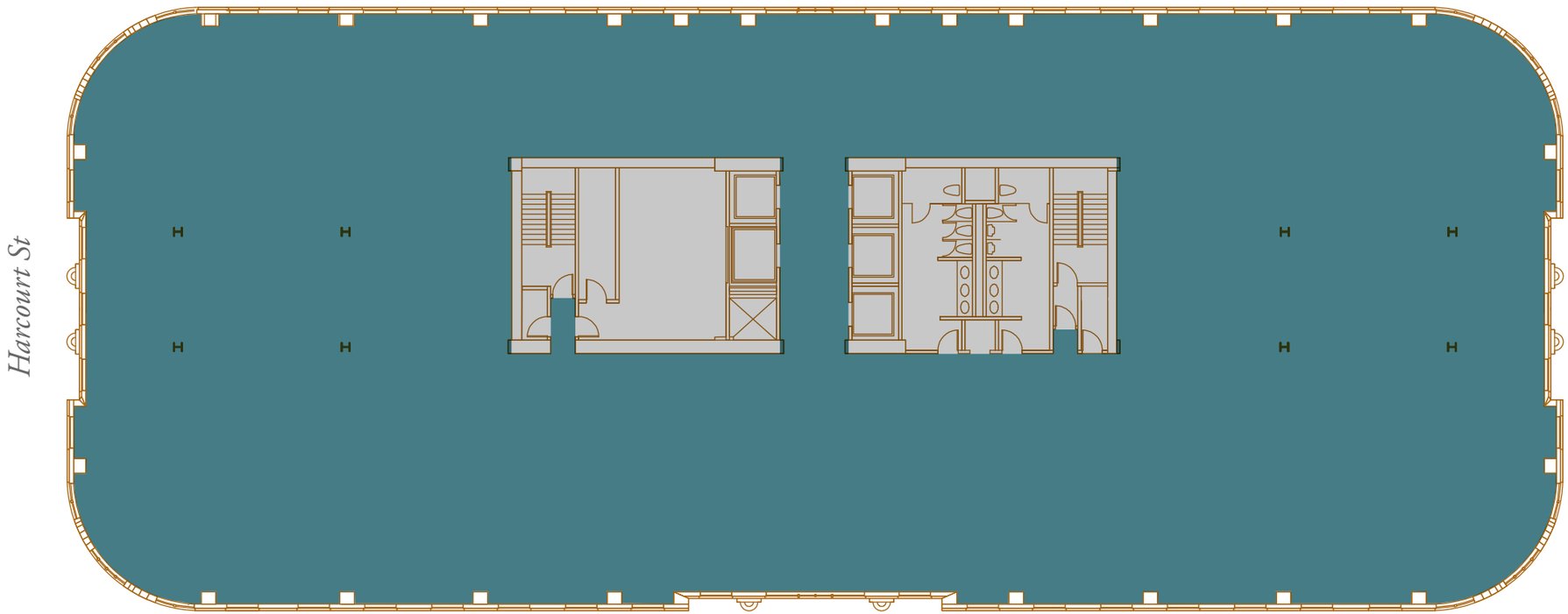
SUITE 905

- Available Immediately
- As-Built

8TH FLOOR

Entire Floor - 19,920 RSF Available

VIEW SUITE 801



116 Huntington Ave

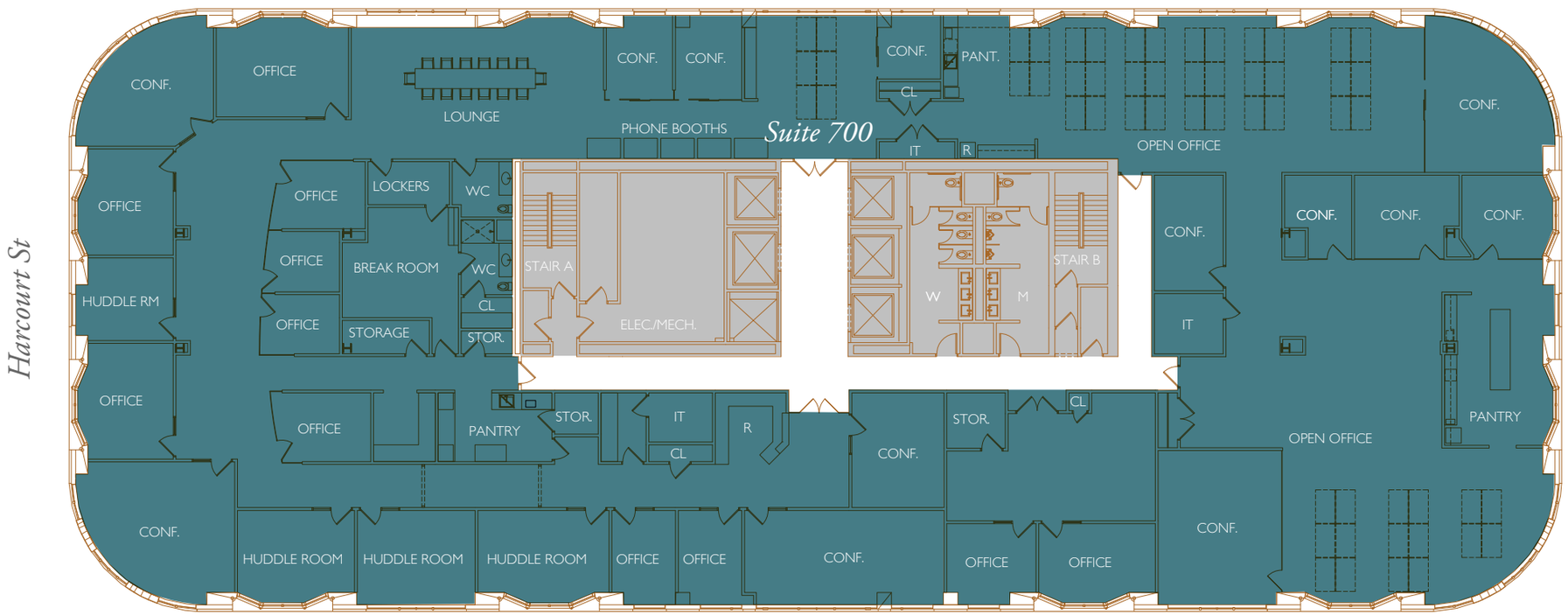
N

SUITE 801

- Available Immediately
- Shell Condition

7TH FLOOR

Entire Floor - 19,943 RSF Available



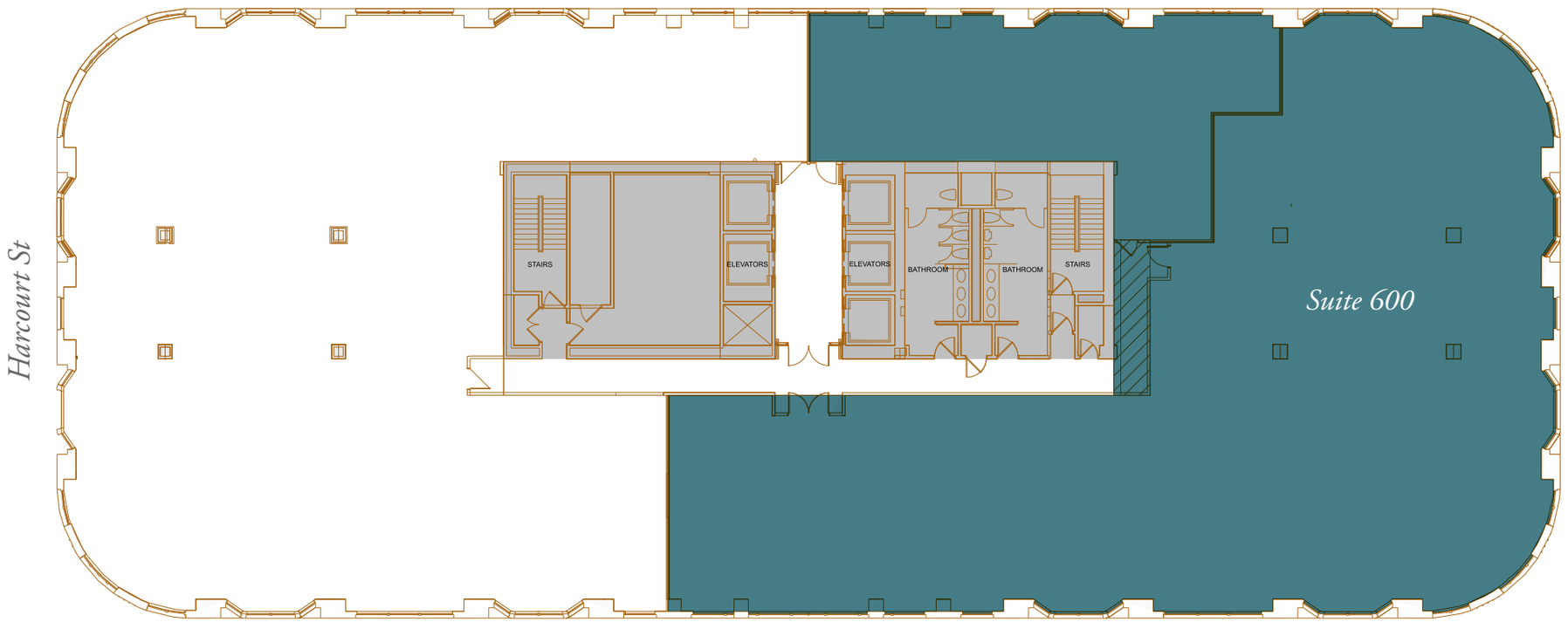
116 Huntington Ave

SUITE 700

- Available Immediately
- As-Built

6TH FLOOR

Suite 600 - 11,181 RSF Available



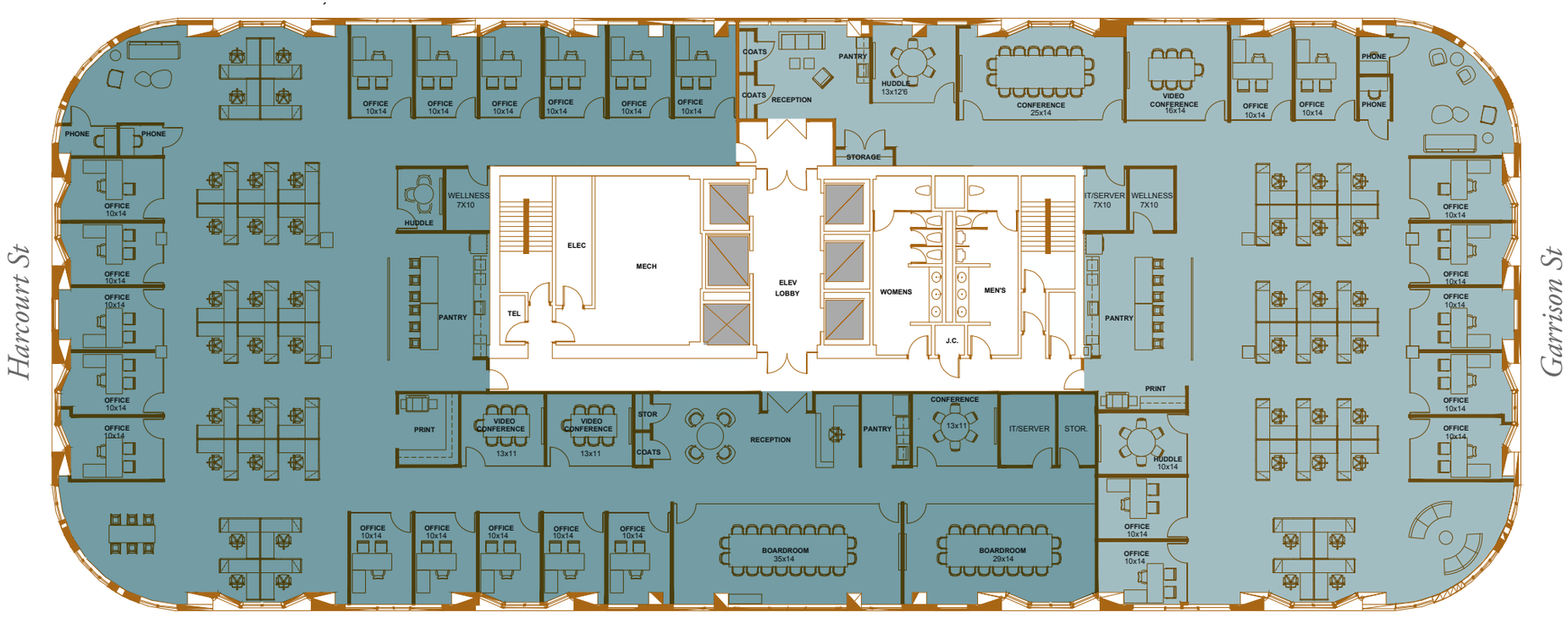
SUITE 600

- Available Immediately
- As-Built

4TH FLOOR

Suite 400 - 11,717 RSF Available | *Suite 401 - 8,206 RSF Available*

Up to 19,923 RSF Available



116 Huntington Ave

N

SUITE 400

- Available Immediately
- Spec Suite

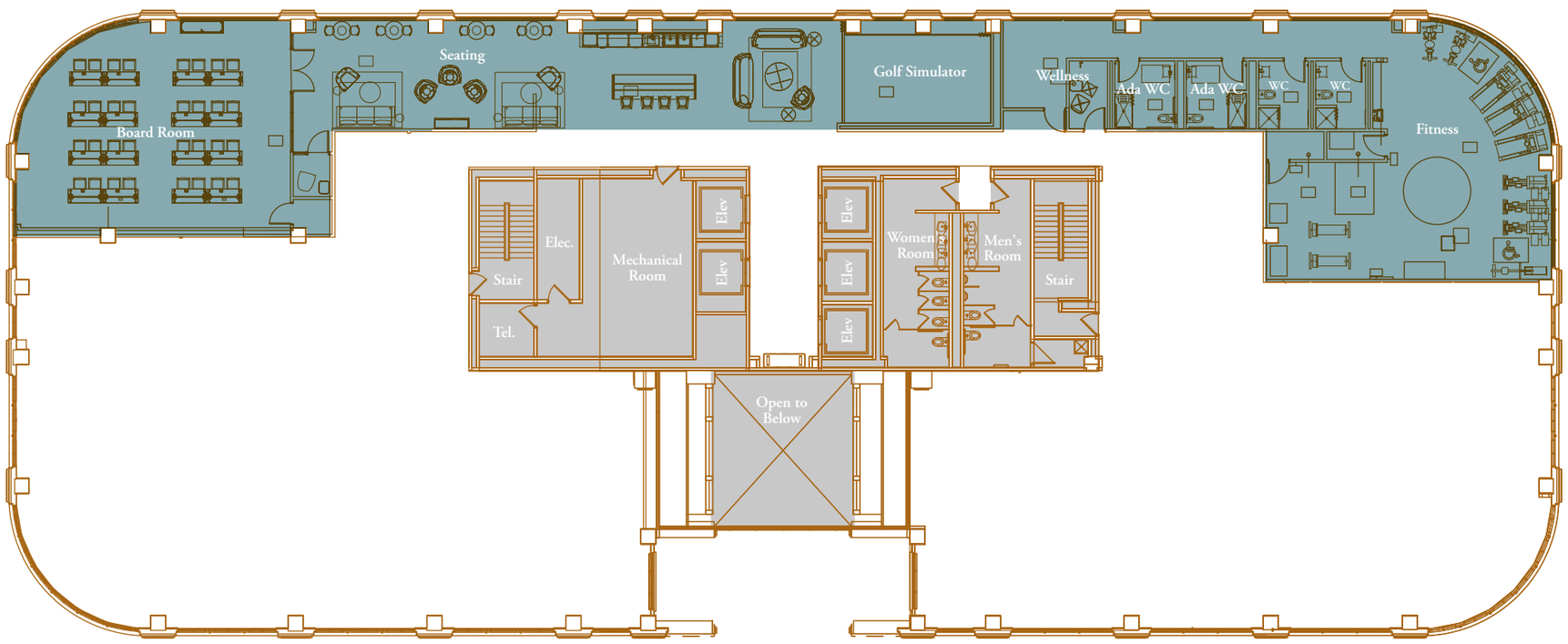
SUITE 401

- Available Immediately
- Spec Suite

2ND FLOOR

Tenant Amenity Suite

Amenity Space



Harcourt St

Garrison St

116 Huntington Ave

N

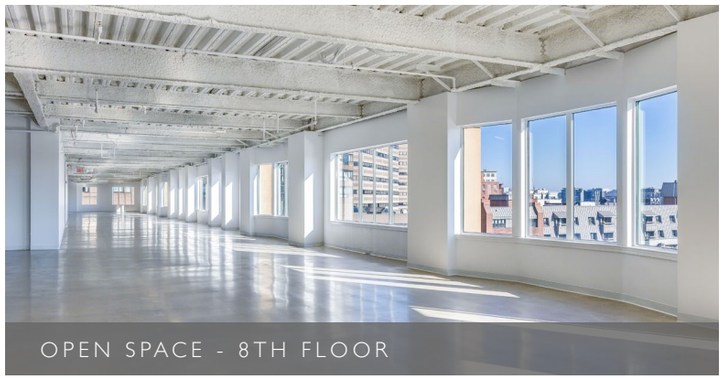
AMENITIES INCLUDE

- Golf Simulator
- Fitness Center
- Conference Center
- Tenant Lounge

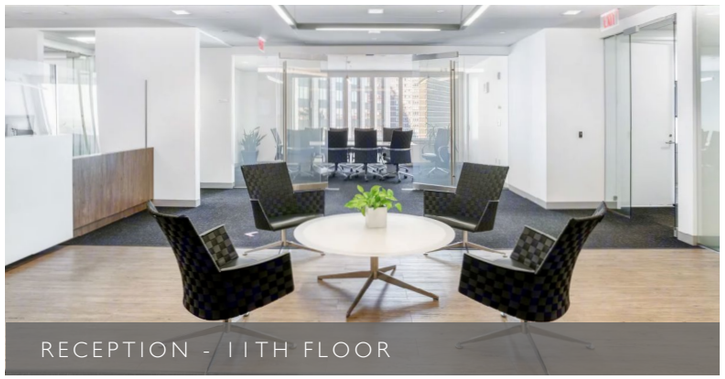
SAMPLE AVAILABLE SPACE PHOTOS



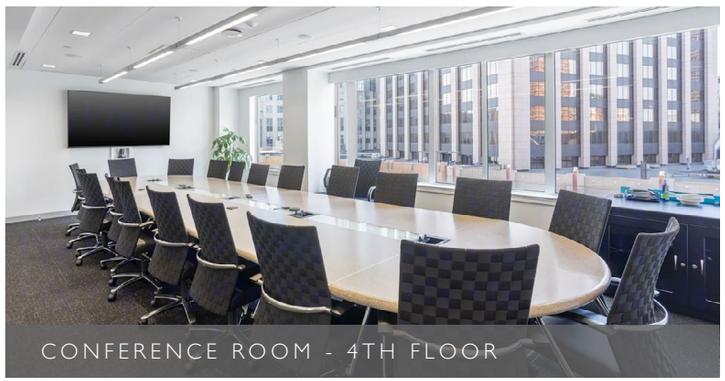
OFFICE - 4TH FLOOR



OPEN SPACE - 8TH FLOOR



RECEPTION - 11TH FLOOR



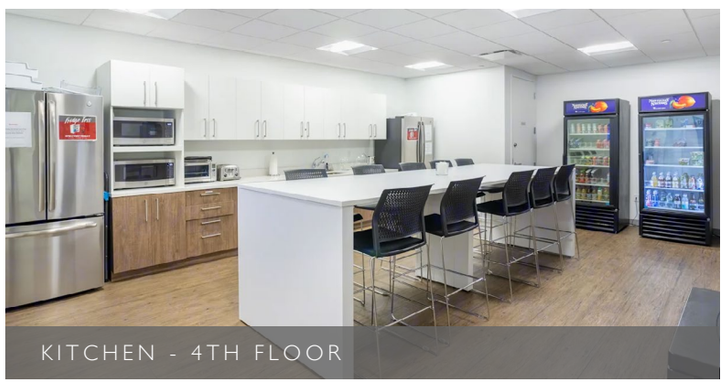
CONFERENCE ROOM - 4TH FLOOR



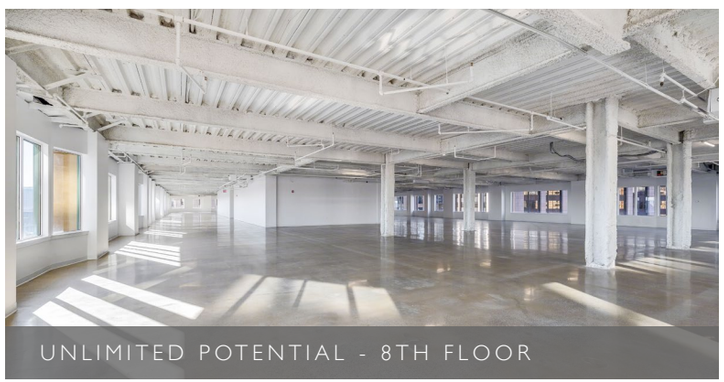
SWEEPING VIEWS - 8TH FLOOR



OFFICE - 11TH FLOOR



KITCHEN - 4TH FLOOR



UNLIMITED POTENTIAL - 8TH FLOOR



CONFERENCE ROOM - 11TH FLOOR


116 HUNTINGTON
BACK BAY



116 HUNTINGTON AVE
BOSTON, MA 02116

Deb Gould
t +1.617.686.2586
debra.gould@nmrk.com

Bill Motley
t +1.617.529.3825
bill.motley@nmrk.com

Vince Walker
t +1.240.550.3248
vince.walker@nmrk.com

NEWMARK | Columbia Property Trust

116HUNTINGTON.COM

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.