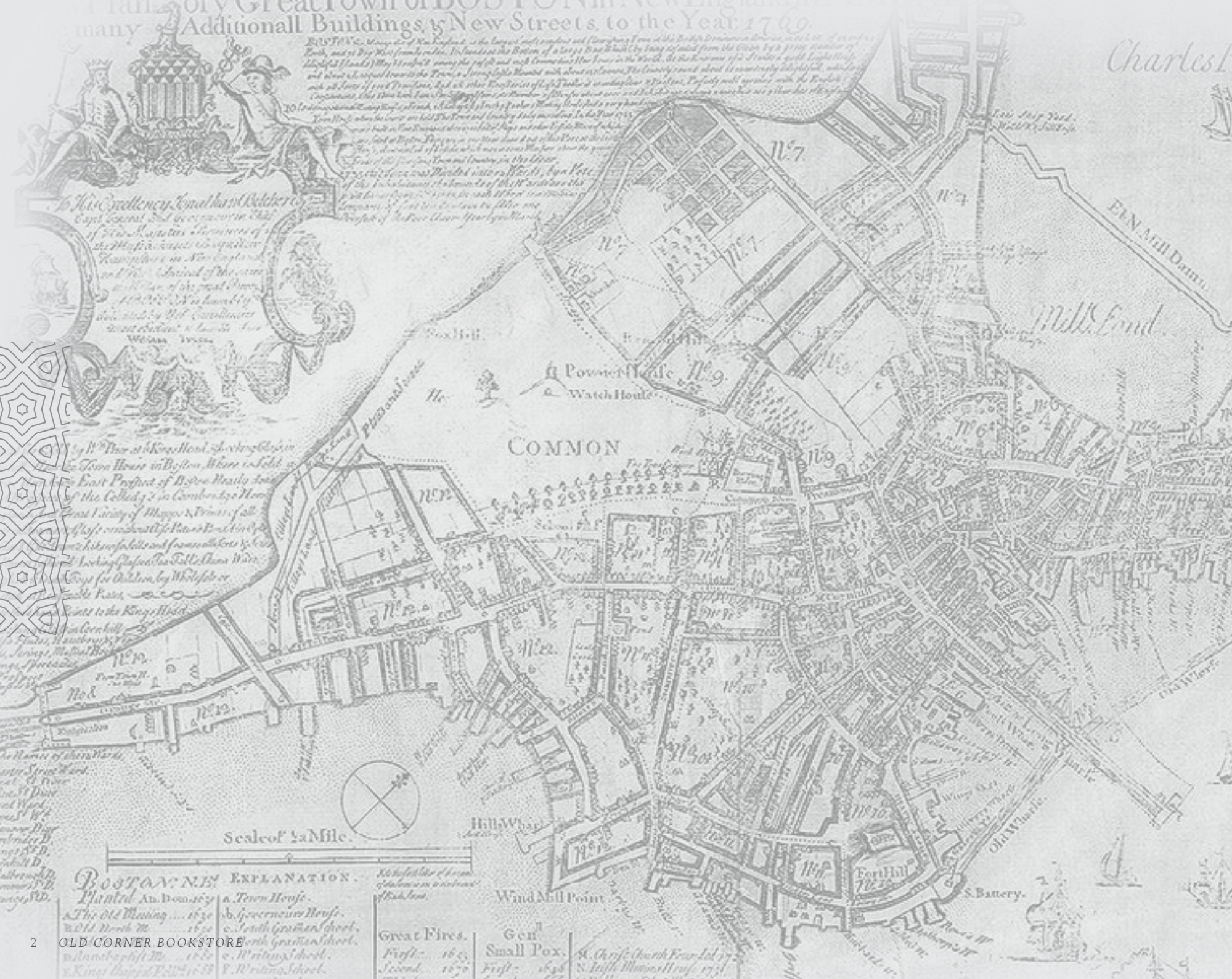




Old Corner Bookstore

LANDMARK LOCATION, TIMELESS OPPORTUNITY



A Landmark Opportunity

Step into history and establish your business at the Old Corner Bookstore, one of Boston's most treasured landmarks. Built in 1718, this Georgian-style building has been a center of commerce and culture for over 300 years. Once home to the renowned publishing house Ticknor and Fields, it fostered literary legends like Nathaniel Hawthorne, Henry Wadsworth Longfellow, and Harriet Beecher Stowe.

Now, a prime retail opportunity is available in this high-traffic, historic location. Situated along the Freedom Trail in the heart of Downtown Boston, this space offers exceptional visibility and foot traffic in a vibrant commercial setting. The Old Corner Bookstore has evolved with the city while preserving its historic character, making it the perfect place for businesses looking to blend heritage with modern retail success.

This is more than just a storefront—it's a chance to be part of Boston's history while shaping its future. Don't miss this rare leasing opportunity in one of the city's most distinguished addresses.

For leasing details or a tour, contact us today.



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THE CORNERSTONE OF AMERICAN LITERATURE

A New Standard in Historic Preservation



Preserving History, Supporting Boston's Future

The Old Corner Bookstore, built in 1718, is one of Boston's oldest surviving commercial buildings and a significant landmark in American literary and architectural history.

Originally constructed as an apothecary and residence, the Georgian-style brick structure later became a hub for 19th-century publishers and writers. From the 1830s to the 1860s, it housed the publishing firm Ticknor and Fields, which published works by literary giants such as Nathaniel Hawthorne, Henry Wadsworth Longfellow, Harriet Beecher Stowe, and Ralph Waldo Emerson. The building became a gathering place for the Transcendentalists and played a crucial role in shaping American literature. Over the years, the building has housed various tenants, including bookshops, retailers, restaurants, and offices, adapting to Boston's evolving commercial landscape. Today, the Old Corner Bookstore is a recognized Historic Landmark and serves as a space for offices and retail, ensuring its continued relevance while preserving its historic character.

In 1960, concerned Bostonians formed Historic Boston Inc. (HBI) to save the Old Corner Bookstore from demolition, proving that historic preservation could drive economic revitalization. Restored for retail and office use, the building remains a thriving commercial hub at the busy corner of Washington and School Streets. Now a City landmark on, the Old Corner Bookstore generates lease revenue that supports HBI's mission to redevelop at-risk historic buildings across the city. Since its founding, HBI has restored and repositioned dozens of historic properties, including the Fowler Clark Farm in Mattapan, the Comfort

Station in Dorchester, the Alvah Kittredge House and Eustis Street Firehouse in Roxbury. With its expertise in financing, tax credits, and preservation, HBI continues to reinvest in Boston's neighborhoods, ensuring that historic buildings remain active and vital. The success of the Old Corner Bookstore stands as a model for preservation-led redevelopment, demonstrating that historic properties can be both economically viable and culturally significant.



5-9 School Street, Boston, MA 02108

Asking \$120.00 PSF NNN | 2,266 SF+- Ground Floor Retail | 8'7"+- Ceiling Height | Two Single Occupancy Restrooms | Storage Room
 Restaurant Setup | 135 SF+- Walk-in Cooler | Black Iron Venting System | Code Compliant Grease Trap
 Gas Utilities | 3-Phase 240V 400AMP Electrical on 3 Sub Panels | 1 1/4" Cold Water Supply | No Basement

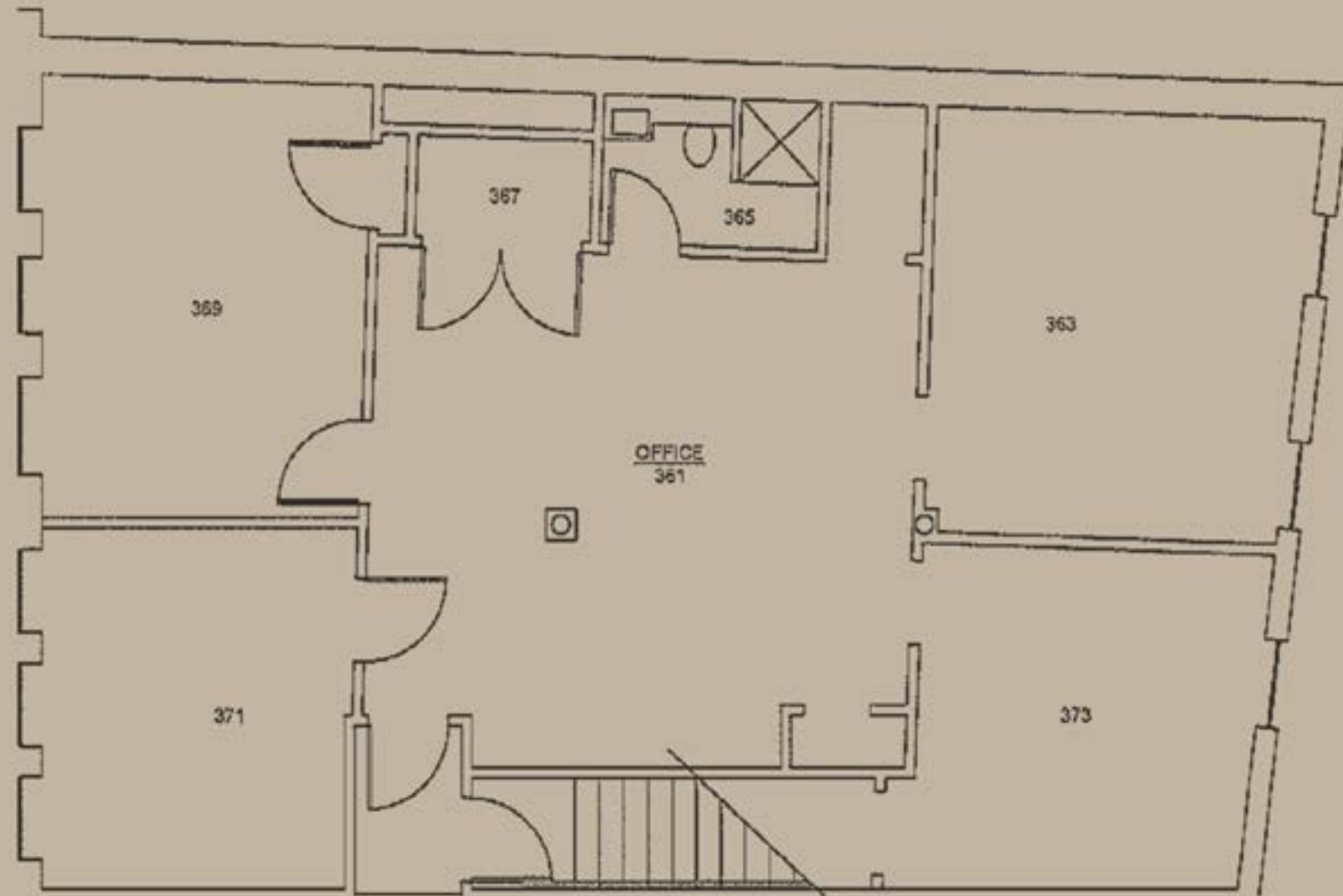
Retail Space Available



This 2,266 SF ground-floor retail space offers a prime Downtown Crossing location with exceptional foot traffic and direct access from two entrances on School Street. Previously used as a restaurant, the space is turnkey-ready with a walk-in cooler, two roof vents with black iron exhaust, and an updated grease trap & drains (2022). It features two single-occupancy restrooms, a 1 1/4" domestic cold water supply, and a modern electrical system (3-Phase, 240V, 400AMP) distributed across three sub-panels. The gas heating system was replaced in 2022, and the unit is supported by a 12.5-ton Trane rooftop chiller. A Lochinvar water heater provides hot water for the fan coils and a basement walk-in freezer.

The space is highly accessible, within 1,000 feet of all four MBTA subway lines and minutes from North and South Stations, with over 1,000 public parking spaces nearby. The building is non-profit owned and professionally managed. Considering its historic significance, priority is given to low impact restaurants and literary uses, exterior signage restrictions apply.

Schedule a tour today to explore this exceptional leasing opportunity! Call 617-604-6897 or email tony@historicboston.org



Prime Office Suite



3 School Street, Unit 302, Boston, MA 02108

1,277 SF± | Office Suite | 3rd Floor Walkup | 4 Private Offices | Single Occupancy Restroom

High Ceilings | Rental Rate & Term Negotiable | Gas Heat | Telecom by Comcast & Verizon | Video Intercom | No Elevator

Available as an office suite, four individual private offices or in a retail/office package with 5-9 School Street.

MARKET OVERVIEW



Boston's retail market remains one of the most resilient in the nation, with demand outpacing supply and vacancies at record lows. With a current retail availability rate of just 3.0%—well below the national average—opportunities for prime retail space in the city are scarce. The region's strong consumer base, fueled by a highly educated workforce and growing population, continues to drive retail success. Retail sales in the Boston metro area increased by 1.4% in 2023, aligning with national trends and reinforcing the city's economic stability.

Boston's economy is powered by key industries such as finance, technology, and life sciences, attracting a diverse and affluent demographic. The city ranks among the top U.S. talent hubs, with over 52% of adults holding a bachelor's degree or higher. Median household income in Boston is approximately \$110,000—well above the national average—creating a strong consumer base for retail success. Despite economic shifts, Boston's retail sector remains stable, with limited new construction ensuring continued demand for quality retail space.

Boston, Massachusetts



IN THE AREA

Downtown Crossing

LANDMARKS

1. Boston Common (0.35 miles)
2. Boston Public Garden (0.61 miles)
3. Faneuil Hall Marketplace (0.24 miles)
4. Old South Meeting House (0.02 miles)
5. New England Aquarium (0.42 miles)

TRANSPORTATION

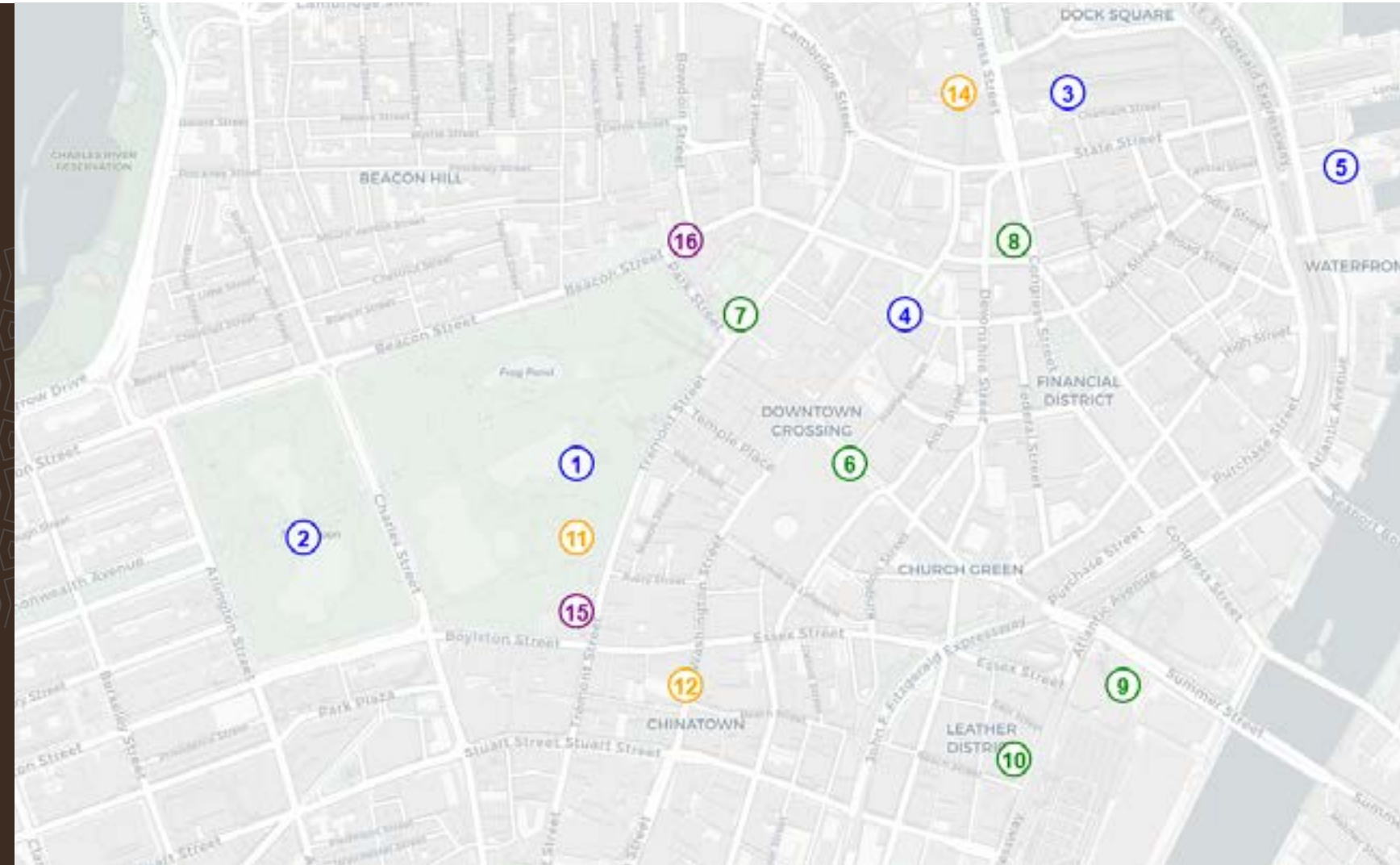
6. Downtown Crossing Station (0.17 miles)
7. Park Street Station (0.16 miles)
8. State Street Station (0.11 miles)
9. South Station (0.42 miles)
10. I-93 and I-90 Ramps (0.45 miles)

ATTRACTIONS

11. Boston Opera House (0.39 miles)
12. Chinatown (0.42 miles)
13. Theatre District (0.43 miles)
14. Boston City Hall (0.19 miles)

EDUCATION

15. Emerson College (0.43 miles)
16. Suffolk University (0.22 miles)
- Boston University (1.62 miles)
- Northeastern University (1.95 miles)
- Harvard University (3.24 miles)
- MIT (1.7 miles)
- Boston College (5.79 miles)





BOSTON'S FREEDOM TRAIL

The Old Corner Bookstore is a treasured stop along the route of Boston's iconic Freedom Trail®—a 2.5-mile path connecting 16 nationally significant historic sites. Drawing over 4 million visitors annually, it showcases Boston's rich history. This renowned trail features museums, churches, burying grounds, parks, and more, telling the story of the American Revolution and beyond.



LITERARY TRAIL

Boston's 20-mile Literary Trail explores the heritage of iconic authors like Louisa May Alcott, Henry David Thoreau, and Edgar Allan Poe, winding through Boston, Cambridge, and Concord. The Old Corner Bookstore is the second stop on the trail, highlighting the city's rich literary legacy with historic sites and author landmarks.



WOMEN'S HERITAGE TRAIL

The Old Corner Bookstore, a key stop on Boston's Women's Heritage Trail, celebrates women who shaped the city's history. From Anne Hutchinson's prayer meetings in the 1630s to the influential Ticknor and Fields publishing firm, this site honors the lasting impact of patriots, abolitionists, suffragists, artists, and writers.

The Old Corner Bookstore

The Old Corner Bookstore is a significant stop on three of Boston's most celebrated trails: the Freedom Trail, Literary Trail, and Women's Heritage Trail. As part of the Freedom Trail, it links to Boston's revolutionary past. On the Literary Trail, it highlights the city's rich literary legacy, serving as the second stop on a 20-mile journey through iconic author sites. As a key site on the Women's Heritage Trail, the bookstore honors influential women, from Anne Hutchinson's early prayer meetings to the landmark work of the Ticknor and Fields publishing firm.

and British authors, who often gathered here.

In 1960, civic leaders raised money and established Historic Boston Incorporated to acquire and preserve this site.



... over 4 million visitors a annually

WELCOME TO THE NEIGHBORHOOD

Located in the heart of Downtown Crossing, this retail space is surrounded by Boston's top shopping, dining, and cultural attractions. At the corner of Washington and School Street, the area is home to national retailers like Primark, Old Navy, and Macy's, as well as boutique shops and specialty stores. Dining options range from fast-casual favorites like Chipotle and DIG to high-end restaurants catering to Boston's professionals, tourists, and residents.

The neighborhood is also home to luxury and boutique hotels, including the Omni Parker House and The Godfrey Hotel, ensuring a steady flow of visitors. Nearby landmarks such as Faneuil Hall, Boston Common, and Post Office Square add to the area's vibrancy. With unmatched transit access—within 1,000 feet of all four MBTA subway lines and minutes from North and South Stations—this location offers high visibility and exceptional foot traffic. This is a rare opportunity to establish a retail presence in one of Boston's most historic and dynamic commercial districts.

Schedule a private showing, call 617-604-6897 or email tony@historicboston.org



Downtown Crossing is Boston's busiest pedestrian district, anchored by Washington Street's retail, dining, and entertainment. A hub for office workers, shoppers, students, and tourists, the area features chef-driven restaurants, national brands, and cultural attractions, with new residential and mixed-use developments enhancing its energy and appeal year-round.

Facts & Figures

HISTORIC LANDMARK LOCATION

- One of Boston's oldest commercial buildings, dating back to 1718.
- Former home to Ticknor and Fields, the publisher of literary greats such as Nathaniel Hawthorne and Harriet Beecher Stowe.
- A key stop on Boston's Freedom Trail, drawing over 4 million visitors annually.
- Restored and preserved by Historic Boston Inc. as a thriving retail and office hub.

EXCEPTIONAL DOWNTOWN CROSSING LOCATION

- Prime storefront in one of Boston's busiest shopping district, with 250,000+ daily pedestrians.
- Surrounded by national retailers, luxury residences, and office buildings.
- Traffic Counts on Tremont Street & School Street 13,8000 (CoStar)
- Just steps from Downtown Crossing MBTA Station, one of the busiest stations in Boston with (23,478 daily riders) and Park Street Station (16,571 daily riders).
- Walker's Paradise (Walk Score 99) and Rider's Paradise (Transit Score 100)

RETAIL MARKET STRENGTH

- Retail availability rate: 3.0% – high demand and low vacancy.
- Boston Metro retail sales grew 1.4% in 2023, outpacing national trends.
- Nearby office population of 200,855 supports strong daytime foot traffic.
- \$175,327 average household income within half a mile, ensuring a strong customer base.

PROPERTY FEATURES

- 2,266 SF ground-floor retail space with high visibility and dual entrance access.
- Turnkey-ready for a restaurant or specialty retailer, featuring:
 - 135 SF walk-in cooler
 - Black iron venting system & code-compliant grease trap
 - Gas, 3-phase electrical, and modern mechanical systems
- Priority given to low-impact restaurants and literary-themed businesses.



The Old Corner Bookstore

Marketed Exclusively by

HISTORIC BOSTON INC

3 School Street, 4th Floor, Boston, MA 02108

TONY LOPES

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