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**Avison Young secures 55,040-sf office/retail
sales listing in Boston's North Station**

Boutique seven-story building has significant development potential

Boston, MA – Avison Young, the world's fastest-growing commercial real estate services firm, announced today that it has been awarded the exclusive sales listing for a 55,040 square-foot (sf) mixed-use office/retail building located in Boston's North Station district.

Avison Young's **Brandon Dickason**, a Vice-President, and Principal **Scott Jamieson**, who are both based in the firm's Boston office, are representing building owner **TJS One Realty Trust**. Additional representation will be provided by **Matt Twombly**, a Senior Vice-President in the company's Boston office, who specializes in downtown office leasing, and **Michael Buckley**, also a Senior Vice-President in the Boston office, who will raise equity and debt capital for prospective buyers.

The building, located at 110 Canal Street, is 100% leased to two tenants, CBT Architects and restaurant/brewery Boston Beer Works. With below-market rents and near-term lease roll, the building offers prospective buyers a distinct opportunity to capture significant rent appreciation. Additionally, the site is well below the density defined by current zoning regulations, providing a tremendous opportunity to add substantial square footage.

"The 110 Canal site is a unique, generational opportunity at the epicenter of one of Boston's hottest submarkets," comments Dickason. "Situated between two of Boston's highest-profile developments, the site is easily accessible and proximate to an abundance of amenities, including North Station, a major transportation hub, and TD Garden, home of the Boston Celtics and Boston Bruins. Overall, we think this is a great opportunity that will be highly attractive to a

wide array of investors.”

The site provides easy access to I-90, I-93 and Route 1 and is near the MBTA Green, Orange and Commuter lines. Tenants have access to numerous amenities, including food options, hotels and luxury housing.

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,600 real estate professionals in 84 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial, multi-family and hospitality properties.

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