

# TROIKA

6 STORY SCHEME

## 44 BROADWAY

15 CHANNEL CENTER ST BOSTON, MASSACHUSETTS 02210

### **BASEMENT - GARAGE**

9,630 SF (NOT INCLUDING RAMP)  
24 PARKING SPOTS

### **GROUND FLOOR - RETAIL & RESTAURANT**

8,800 SF GROSS  
2,000 SF RESTAURANT  
5,347 SF RETAIL  
1,453 LOBBY & VERTICAL CIRCULATION

### **SECOND FLOOR - OFFICE**

9,872 SF GROSS  
9,320 SF NET

### **THIRD TO FIFTH FLOORS (PER FLOOR) - RESIDENTIAL**

7,733 SF GROSS  
6,706 SF NET

Efficiency- 13.3%  
7 Unit / Floor

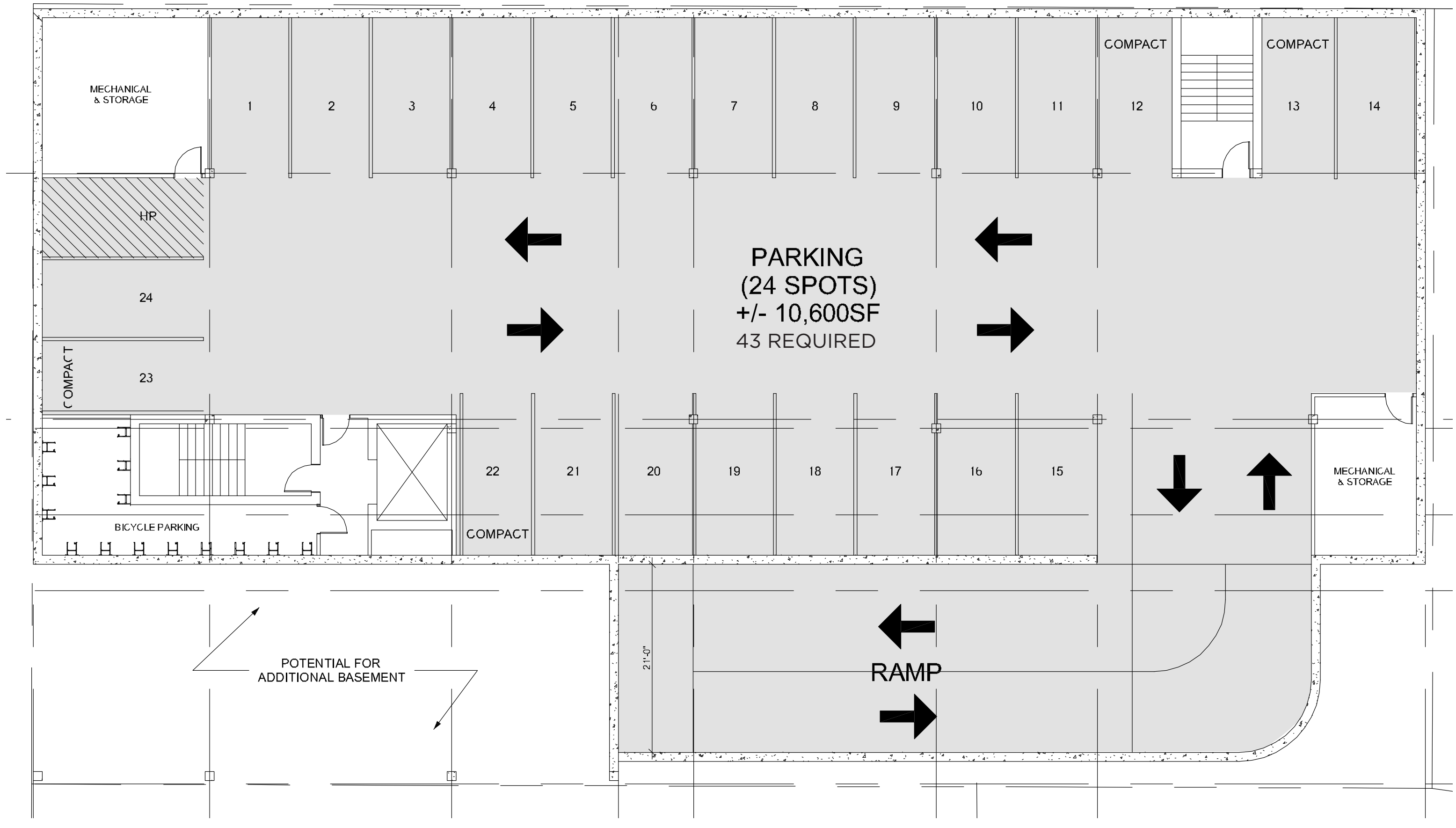
### **SIXTH FLOOR - RESIDENTIAL**

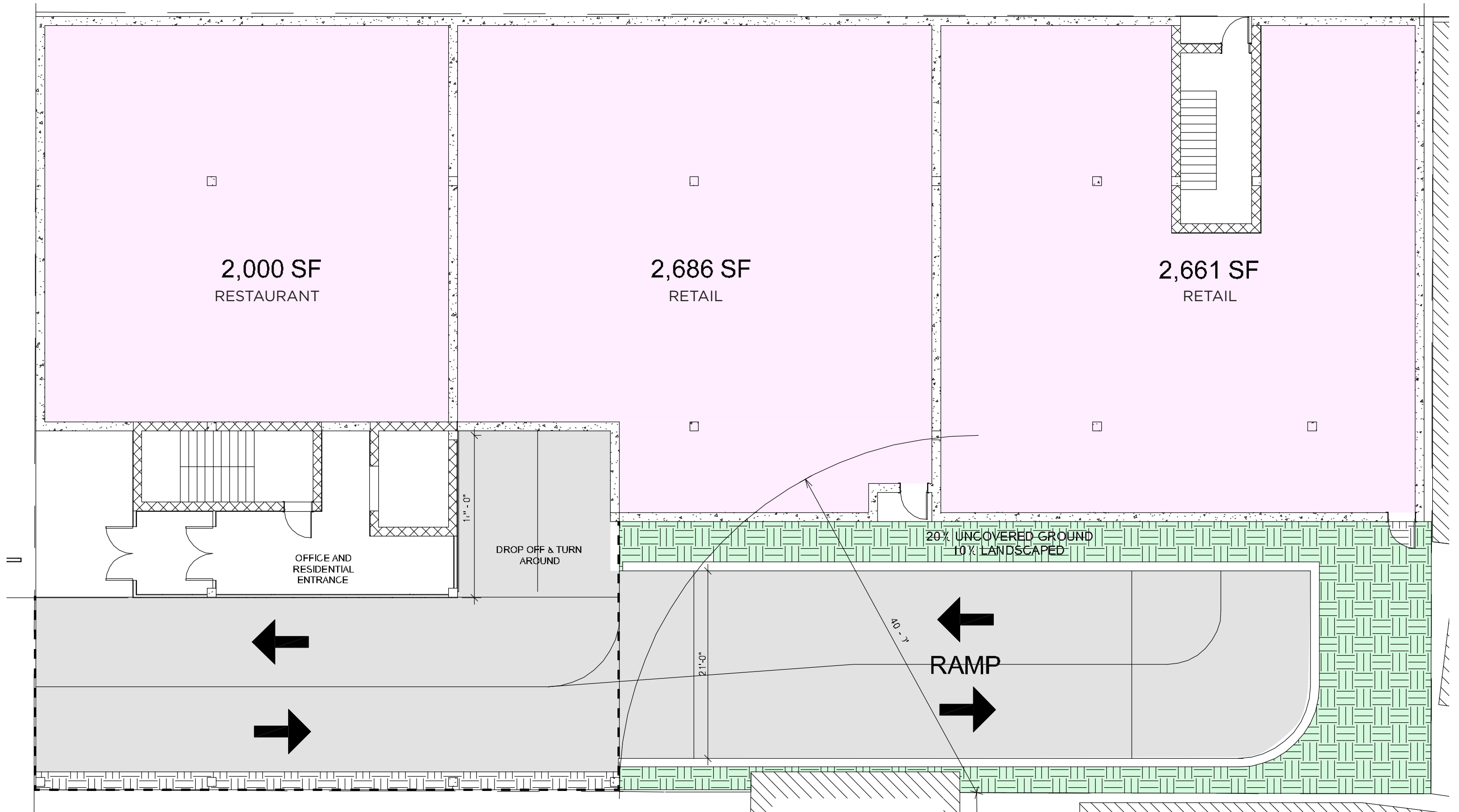
6,726 SF GROSS  
5,678 SF NET

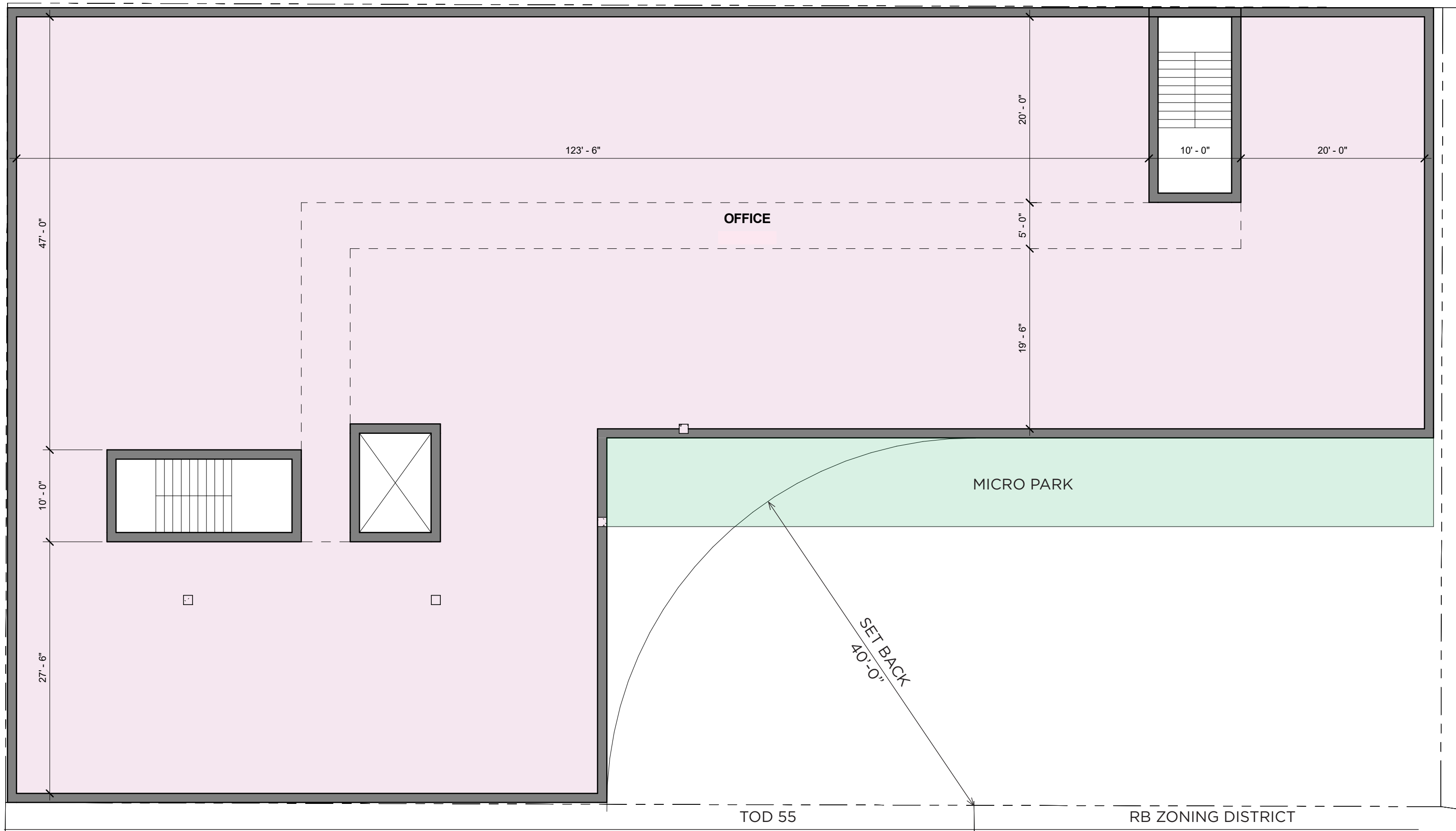
Efficiency - 15.6%  
6 Units

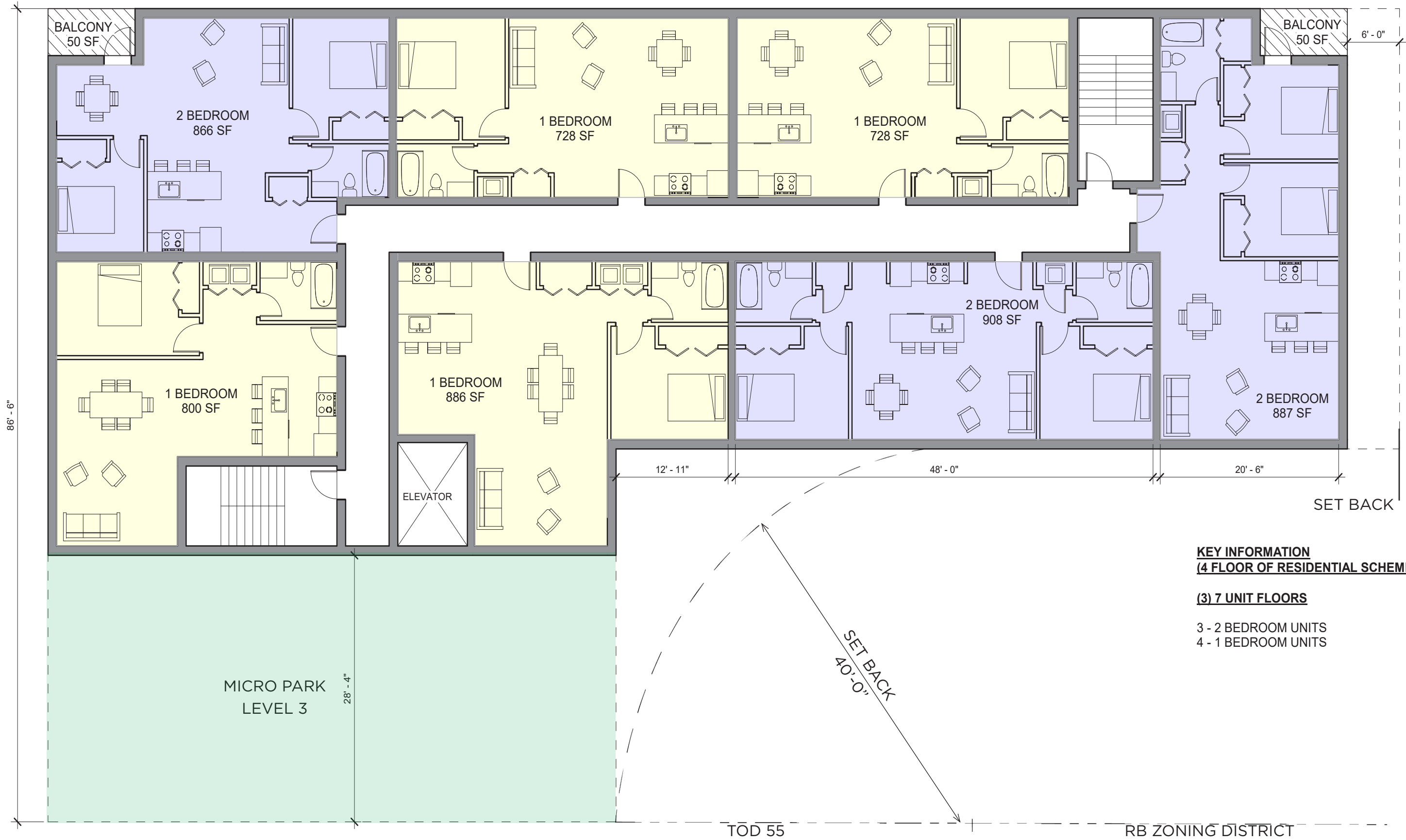
**3.57 FAR**

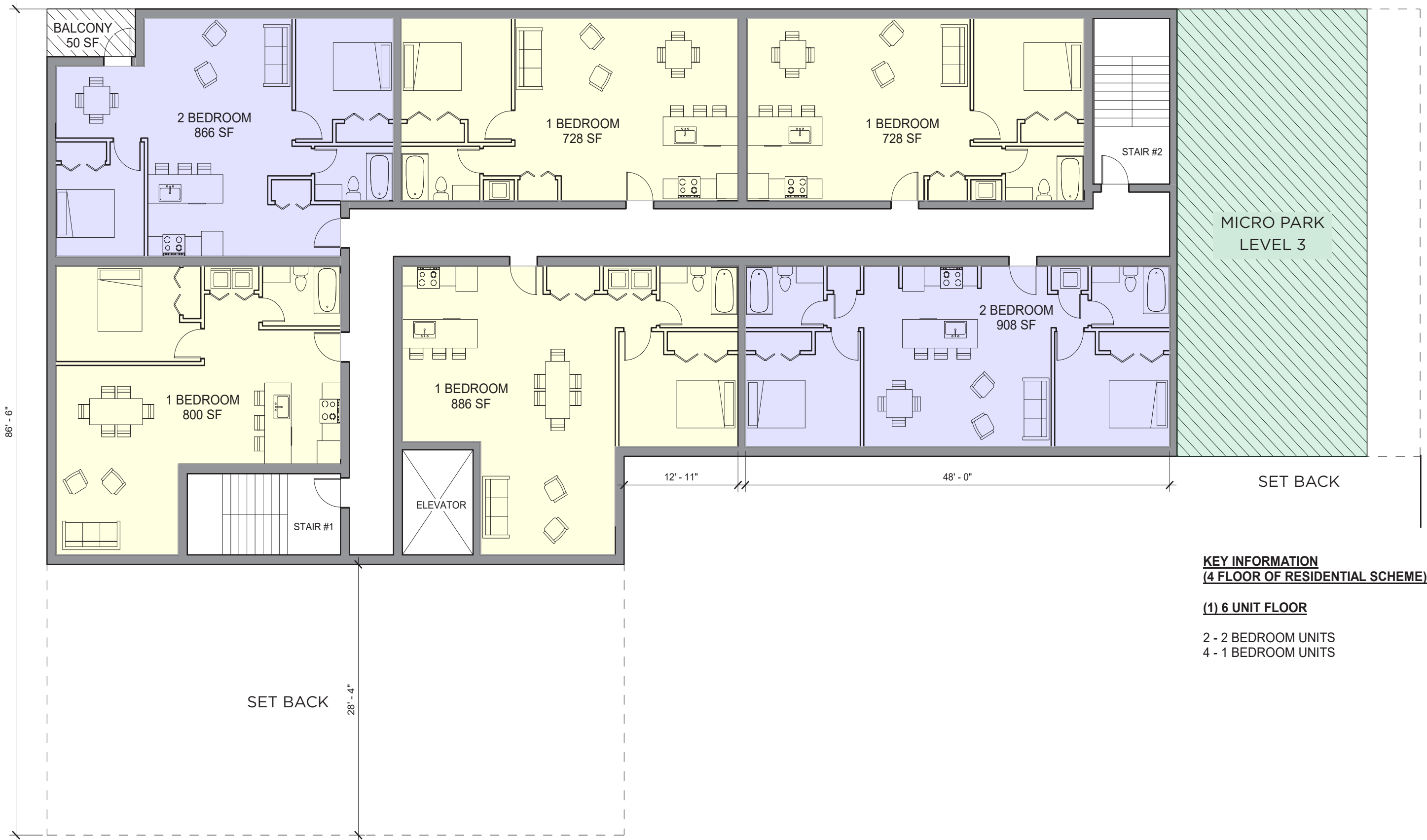
**2.85 FAR excluding office**











**KEY INFORMATION  
(4 FLOOR OF RESIDENTIAL SCHEME)**

**(1) 6 UNIT FLOOR**

- 2 - 2 BEDROOM UNITS
- 4 - 1 BEDROOM UNITS



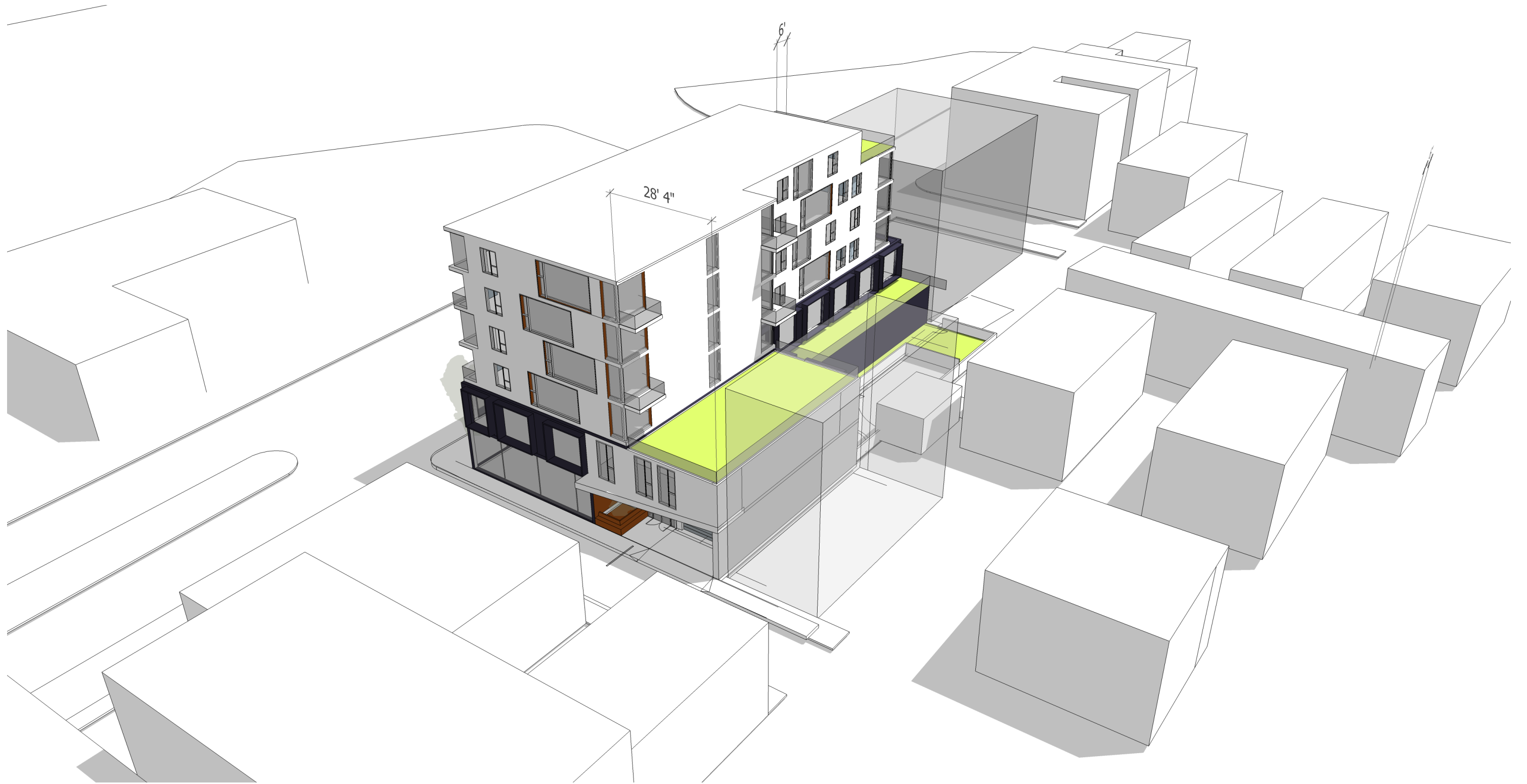
TROIKA

PERSPECTIVE FROM BROADWAY

44 BROADWAY  
November 16, 2016







TROIKA

PERSPECTIVE FROM GEORGE STREET

44 BROADWAY  
November 16, 2016

