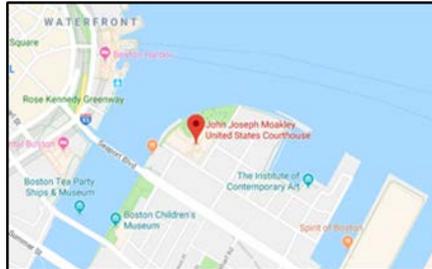




Moakley Courthouse Space for Lease

1. **Location:** Ground floor, John Joseph Moakley Courthouse, Boston MA



2. **Size:** Interior space - 2,627 square feet, Arcade space - up to 3,312 square feet
3. **Lease Term:** The Government desires a five (5) year term, with two (2) five year options.
4. **Operating hours:** Hours of operation are negotiable.
5. **Arcade use:** Arcade use is seasonal, from May 1 to October 31. No construction will be allowed in the Arcade area.
6. **Type of food service:** Fast casual or full service
7. **Utilities:** The leased premises has electricity, gas, water and sewer, however the utilities are not separately metered. The Government will prepare an estimate for the utility usage on a quarterly basis and a utility invoice will be sent to the tenant for payment to the government.
8. **Restrooms:** None in the leased space. Tenant responsible for cleaning and supplies to common area restrooms adjacent to leased space.
9. **HVAC:** The Government supplies air supply and exhaust ducting from leased space to roof. Tenant pays for all other HVAC equipment that is installed, designed and placed in the space. Tenant is responsible for maintenance of all installed HVAC system.
10. **Buildout:** Tenant responsible for permitting, demolition and build out of space. Build out must meet all State, Federal and Local codes.



11. **Licenses:** Tenant is responsible for obtaining all licenses, building permits, fire department permits and any other statutory requirement for operating a restaurant in this space.
12. **Signage:** All signage must have prior written approval by the Government.
13. **Alcohol:** If the Tenant wishes to provide alcohol service, the Tenant must obtain the appropriate permits.
14. **Fire, Life, Safety:** The Government will provide a connection point to the building sprinkler system. The Tenant is responsible for providing additional items to meet City and Federal requirements.
15. **Deliveries:** The building loading dock is not accessible from the leased premises. Deliveries to the out lease location are to be made from the street (Northern Avenue).
16. **Exterior Space:** Any modifications to the space shall not impact the exterior aesthetic and minimize impact on the interior of the courthouse. All proposed modifications shall be approved by the government in advance.
17. Please contact kimberly.lehan@gsa.gov to schedule a visit or request more information.