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JLL Capital Markets arranges \$8 million financing for 15 Broad St. in Boston

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Boston, MA JLL Capital Markets has arranged \$8 million in financing for 15 Broad St., a 10-story, 75,000 s/f, “jewel box” office building in the city’s Financial District.

JLL worked on behalf of the borrower, Broder, to secure the five-year, fixed-rate loan through MountainOne Bank. Broder purchased the property in January 2025 after previously owning the property from 2007-2016. Broder will bring their knowledge of the property and local market expertise with hands-on ownership and management to 15 Broad St.

Originally built in 1910, 15 Broad St. is marked by architectural significance, elaborate and intricate facades and best-in-class interior spaces. The property offers flexible floor plates averaging 7,500 s/f each and retail on the ground floor, which has been occupied by the same retailer for 11 years. Broder is delivering a series of transformative improvements to elevate the tenant experience, including a fully redesigned lobby, upgraded common areas, and a robust new amenity package.

Highlights of the amenity program include a fitness center, a golf simulator, showers, secure bike storage, and a flexible tenant lounge.

15 Broad St. is positioned in the Financial District with an abundance of amenities nearby, including Faneuil Hall Marketplace, Downtown Crossing, High Street Place and The Rose Kennedy Greenway. The property is accessible to all modes of transportation, including MBTA and commuter rail access at South Station and North Station, ferry service at Rowe's Wharf and vehicular access to I-93 and I-90. Additionally, the property is a short drive to Logan International Airport.

The JLL Capital Markets Debt Advisory team representing the borrower was led by managing director Amy Lousararian and associate Hugh Doherty.

"15 Broad St. is an excellent example of a premier class B office building that checks all the boxes from a strategic location, desirable floorplates, access to transit and now benefits from experienced, local sponsorship," said Lousararian.

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