

The Mandarin
Residence PH1-D
776 Boylston Street
\$23,000 Per Month
Furnished or Unfurnished



Marsh Properties is pleased to offer our latest exclusive listing for rent; a luxurious two bedroom, two bath condominium in one of Boston's most heralded luxury doorman buildings – The Residences at the Mandarin Oriental.

BUILDING FEATURES:

- ◆ Enjoy 24-hour white-glove concierge, professional management, elevator access, garage parking and storage.
- ◆ Five-Diamond Mandarin Oriental Hotel world-class services include housekeeping and in-room dining.
- ◆ On-site gourmet restaurants, Mizu salon, retail shops and renowned 16,000 SF spa and fitness center.
- ◆ Convenient location with access to major routes, public transportation, Newbury Street and the Back Bay business district.

RESIDENCE FEATURES:

- ◆ South-facing penthouse on private five-unit 13th floor.
- ◆ Entry foyer features double closet. Adjacent powder room.
- ◆ Large living/dining room features gas fireplace, custom architecture and a virtual wall of windows.
- ◆ Thirty nine foot balcony is accessed from the living/dining room and both bedroom suites.
- ◆ Chef's kitchen features Miele appliances, Poggenpohl cabinetry, Sub-zero refrigerator
- ◆ Master bedroom features a walk-in closet/dressing room and a marble-accented bath en suite with soaking tub and shower stall.
- ◆ Spacious second bedroom with walk-in closet and marble-accented shower stall bath en suite.
- ◆ Large, 800+/- SF, roof terrace accessed via a private elevator located within the unit. Panoramic views of the Charles River, Back Bay, the Financial District and beyond.
- ◆ Ebony wood floors. 11' ceilings. Custom lighting and sound system.
- ◆ Laundry room with storage.
- ◆ One self park or valet garage parking space and a storage closet are included with the property.

TERMS AND CONDITIONS:

- ◆ Available immediately. 2+ year term. Initial rent rate: \$23,000 unfurnished plus utilities.
- ◆ Owner prefers to rent furnished but will consider renting unit unfurnished at the same price. The Mandarin charges a move-in and move-out fee of \$1,000 for unfurnished units.
- ◆ The brokerage commission of \$23,000, payable to Marsh Properties by the tenant, is due with the application.
- ◆ The first and last months rent is due upon lease execution.
- ◆ The lease is subject to the approval by the owner, the condominium documents, rules & regulations and collection of all payments described above.
- ◆ The owner requires completion and approval of a Rental Application, credit report and a review of all references stated on the Application (i.e. credit, employment, etc.).
- ◆ No smoking in unit. Pets subject to owners approval.

EXCEPT AS OTHERWISE NOTED, SPECIFICATIONS REGARDING THIS PROPERTY WERE PROVIDED SOLELY BY THE LESSOR WITHOUT VERIFICATION THEREOF BY THE BROKER. OFFERING IS SUBJECT TO PRIOR LEASE OR SALE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE..

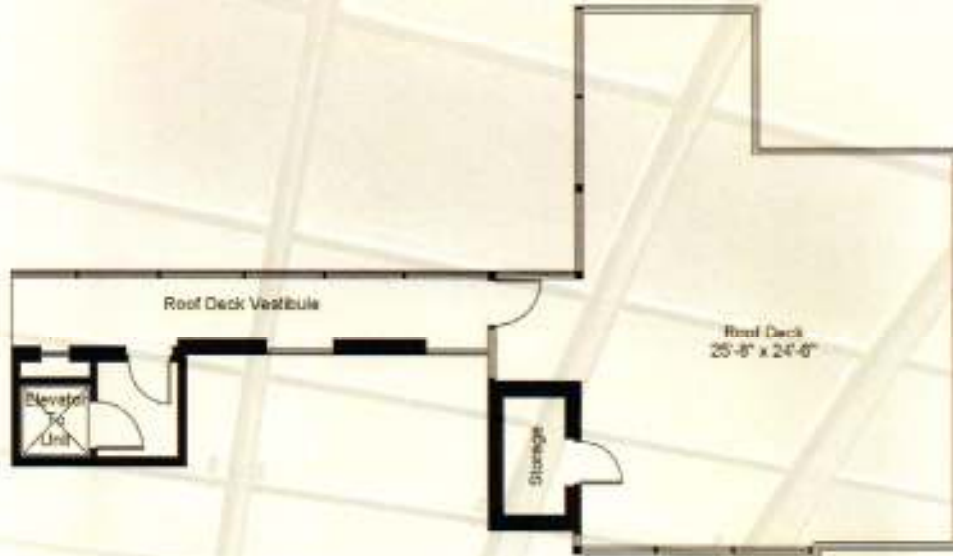
Marsh Properties

Local Brokerage ♦ Global Network

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The Mandarin Oriental, Penthouse 1 D



Roof Deck Detail Plan

