



ABOUT US

BOSTON URBAN PARTNERS is the only firm in the Boston-Cambridge trade area focused solely on retail and restaurant leasing.

In an industry where everyone is advertising themselves as dynamic, innovative and having the best network, how does a firm establish itself as best-in-class and a true leader?

At Boston Urban Partners, our competitive edge comes directly from the tangible benefits we provide our clients. Founded in 2010, our primary goal since inception has been to increase the value of our clients' real estate assets through maximizing NOI.

HERE ARE OUR HIGHLIGHTS //

landlord clients

increase **NOI**
by **\$1.1 MIL**
per year

tenant clients

beat underwritten
VOLUMES
by over **51%**

advisory services clients

INCREASE VALUE
of building by roughly
\$9.9 MIL
or more

capital market clients

flip assets for a
203%
PREMIUM
within 18 months

THE PROOF IS IN THE **NUMBERS.**[®]

REQUEST A MEETING

OUR SERVICES

Some people look at buildings and see walls. We look at them and see opportunity. We see sleek new storefronts and bustling restaurants. We see vibrant neighborhoods with the amenities they need to thrive. It's the lens we use to secure flagship locations for big-name brands and develop merchandising strategies. It's how we set new records in market rents and analyze the data.

Whether you're a landlord, tenant or investor, we want to help make your vision a reality. How can we help you?



LANDLORD REPRESENTATION +

When we take on a listing, we aim to increase the value of the whole building. We do this through creative merchandising, disciplined leasing strategy and, most importantly, execution. Owners and developers who work with BosUrban are able to increase total asset NOI by 45%, translating to \$27 million of value creation in a single transaction.



TENANT REPRESENTATION +

Retailers and restaurateurs from around the globe ask BosUrban to represent them. Why? Because we help them secure locations that make their brick-and-mortar sites up to 20% more profitable.



ADVISORY SERVICES +

Need to reposition the street level of your asset, but aren't sure where to begin? BosUrban's advisory services help lay the foundation for a successful lease-up. We'll work with you and your design team to arrive at a strategy you can be confident will increase your asset's value. The end benefit: You secure retail tenants in half the time compared to market average.



CAPITAL MARKETS +

When it comes to investment sales, BosUrban knows how to market urban properties to fetch top dollar from investors. In fact, we've helped landlords purchase portfolios, execute a leasing strategy, and sell the portfolio for a 203% increase in as little as 18 months. A better process and better results – that's why you hire us.



Ann V. Ehrhart

Partner

For more than a decade, Ann Ehrhart has been a recognized leader in Boston's commercial real estate industry, where she focuses specifically on retail. She is an owner and co-founder of Boston Urban Partners and Boston Urban Places, collectively known as the Boston Urban Companies. Ann launched Boston Urban Partners in 2010 with her partner Jonathan Dutch. Over the last 10 years, they have grown the firm into one of the region's most successful retail real estate companies, having facilitated close to \$2 billion of transactions. In her role at the firm, Ann's focus is on growing the business unit and driving her team to deliver exceptional results for its clients. She also maintains a specialized dealmaking practice of her own, having carved out a niche for executing complex, multi-million dollar, flagship transactions. In the fall of 2019, Ann and Jonathan partnered with well known local architect Deniz Ferendeci to open Boston Urban Places. BUPlaces is an advisory service that creates places where people want to be. It protects its clients from millions of dollars of lost revenue due to underperforming brick & mortar retail by guiding them from the conceptual design phase all the way through to tenant coordination and opening for business. For both entities, Ann's primary responsibilities include strategy creation and execution; business development; and oversight of marketing and branding. She is also the office's go to "problem stater" and "problem solver," helping to articulate goals clearly and then identify the plan for how those goals will be achieved. Ann lives by the saying that, "a problem well-stated is a problem half-solved." Ann is a 2005, cum laude graduate of Boston University and a member of the ICSC, CREW, NAIOP and the ULI. She is a lifelong equestrian, and with her husband Andrew, enjoys relaxing at their home at Squam Lake, supporting multiple charitable organizations including the MSPCA, and spending time with their two, silly rescue cats. In June of 2019, Ann and Andrew were thrilled to welcome their first son, Harrison.



[DOWNLOAD V-CARD](#)

OUR LISTINGS

From local startups to international retailers, small corner bistros to buzz-worthy shops, BosUrban specializes in placing the best concepts in the best locations. We know the nuances of both retail and restaurants inside and out. Search here for your next real estate opportunity.



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