

CAMBRIDGE CONNECTION HARVARD+PORTER

TEN HISTORIC BUILDINGS



BOSTON

KENDALL
SQUARE



HARVARD
SQUARE

CAMBRIDGE



1627 MASS AVE

6 SACRAMENTO ST

7 MELLEN ST
9 MELLEN ST
11 MELLEN ST
13 MELLEN ST
17 MELLEN ST
19 MELLEN ST
21 MELLEN ST

815 SOMERVILLE AVE

PORTER
SQUARE

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire the **Cambridge Connection**, an exceptional portfolio consisting of ten historic buildings totaling 85,000 +/- GSF strategically located between Harvard Square and Porter Square in the heart of Cambridge, Massachusetts.

Institutionally owned and maintained, and offered unencumbered by long-term lease commitments, the portfolio presents immense value-add potential through the lease-up of vacant commercial space, the redevelopment to multifamily residential and condominium conversions, the potential for new ground-up residential construction, among other options and strategies.

The buildings in the Cambridge Connection are situated in one of the most highly desirable metro areas in the world with unmatched access to many of the nation's top colleges and universities, technology and bio-tech employers and many of the region's best shopping and dining amenities. Situated on Mellen Street, Sacramento Street, Massachusetts Avenue, and Somerville Avenue, all of the buildings are located within a 10-minute walk of a MBTA Red Line station, as well as Harvard and Lesley University.

Process & Pricing

The Cambridge Connection is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with access to the offering memorandum and due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, C&W will schedule a "Call for Offers".

Investors are invited to submit bids for the Cambridge Connection as a single portfolio, sub-portfolios or individual properties.

For more information on the property and to sign the confidentiality agreement, please visit: multifamily.cushwake.com/TMS/Listings/CambridgeConnection.

815 SOMERVILLE AVE

PORTER SQUARE



PORTER SQUARE TRAIN STATION



BOSTON

CAMBRIDGE SNAPSHOTS



Walk Score: 88
Bike Score: 96



Transit Score: 74



Population: 118,927



Household Income:
\$103,154



HARVARD SQUARE

1627 MASS AVE

6 SACRAMENTO ST

Massachusetts Avenue

**7 MELLEN ST
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INVESTMENT HIGHLIGHTS



TRANSIT ORIENTED

The Cambridge Connection is strategically located between Harvard and Porter Square, providing ideal access to the MBTA Red Line at Harvard and Porter Stations, numerous MBTA bus routes, as well as the Commuter Rail on the Fitchburg Line located at Porter Station. Each property is within 0.5 miles of a MBTA station and steps away from a MBTA bus route, giving riders easy access throughout Cambridge and the city of Boston.



PRIME LOCATION

Rich in history and culture, Cambridge is a vibrant city (pop. 118,000) that is a global innovation hub and center of higher education. Located across the Charles River from Boston and well-served by Logan International Airport, Cambridge is an economic engine for the Northeast region. The city attracts visitors and students from all over the world, and its residents are highly educated and diverse. The City of Cambridge's AAA bond rating and \$750 million annual operating budget give it the ability to offer excellent municipal services and to invest in infrastructure improvements. The Cambridge Connection presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.



AMENITY RICH NEIGHBORHOOD

There is no shortage of retail and dining options surrounding the Cambridge Connection. Both Porter and Harvard Square offer a mix of larger national chains such as Target, CVS and Star Market and smaller, local boutiques and shops. Cambridge is also a foodie paradise, offering a variety of cultures and cuisines for all to enjoy.



LIVE WORK *play*



EXCELLENT EMPLOYMENT ACCESS

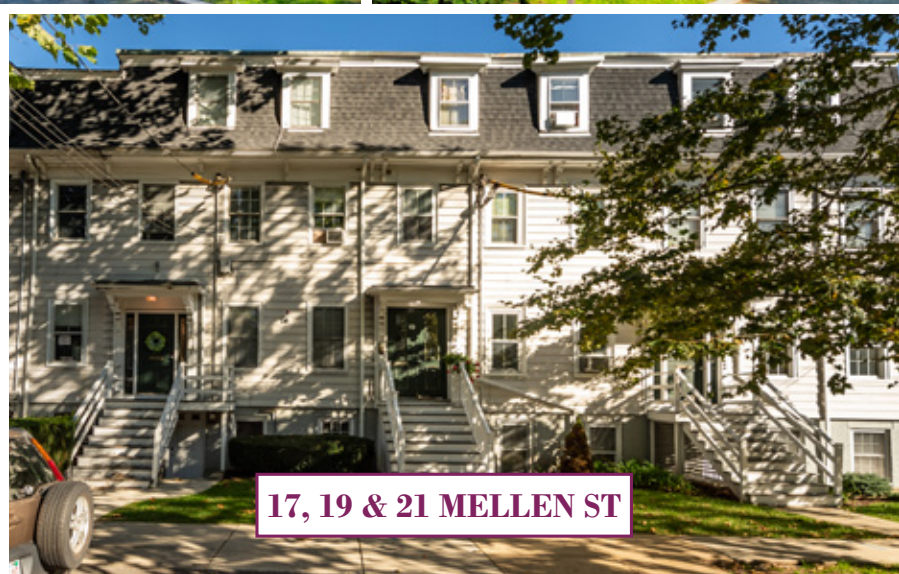
Cambridge is home to some of the Commonwealth's most prominent employers including Takeda Pharmaceuticals, Google, Biogen and Hubspot. There are 11 hospitals and numerous universities and world-renowned research institutions employing thousands of individuals in the area. Many of these employment opportunities are within a walking distance of Cambridge Connection with others only a short train, bus, bike or car ride away. With its convenient access to public transportation, residents of Cambridge can also take advantage of the variety of companies located in Boston and other suburbs.



PROPERTY OVERVIEW

PROPERTY ADDRESS	CURRENT USE	LOT SF*	BUILDING AREA (GROSS SF)*	# STORIES	# UNITS	ZONING	YEAR BUILT
1627 Mass Ave	Admin. Office & Surface Parking Lot	+/- 14,400	+/- 6,821	3	N/A	C-2A (60' / 2.5 FAR)	1862
7 Mellen St	Admin. Office	+/- 5,467	+/- 6,220	3	N/A	C-1	1883
9 Mellen St	Admin. Office	+/- 5,295	+/- 5,606	3	N/A	C-1	1885
11 Mellen St	Admin. Office	+/- 6,912	+/- 4,545	3	N/A	C-1	1836
13 Mellen St	Admin. Office	+/- 5,615	+/- 5,086	3	N/A	C-1	1859
17 Mellen St	Boarding House	+/- 2,845	+/- 3,358	3	N/A	C-1	1858
19 Mellen St	Apartment	+/- 2,845	+/- 2,721	3	2	C-1	1858
21 Mellen St	Apartment	+/- 4,127	+/- 5,293	3	3	C-1	1858
6 Sacramento St	Dormitory	+/- 7,156	+/- 15,696	3	N/A	B	1901
815 Somerville Ave	Office & Covered Parking (17 spaces)	+/- 10,382	+/- 29,284	3	N/A	BC Business	1917/1998

*Lot & building area square footage measurements per the City of Cambridge Property Database.





1627 MASS AVE



6 SACRAMENTO ST

CAMBRIDGE

CONNECTION

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815 SOMERVILLE AVE



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