

RESIDENCES AT  
**READVILLE  
STATION**

HYDE PARK, BOSTON, MA

**Approved**  
**279-Unit**  
**Transit-Oriented**  
**Development Opportunity**



# EXECUTIVE SUMMARY

Cushman & Wakefield's Multifamily Advisory Group has been retained to arrange the sale or joint venture development of the **Residences at Readville Station**, a fully permitted and approved 279-unit transit-oriented apartment development opportunity located minutes from downtown Boston. Situated on 2.75 acres adjacent to the Readville MBTA train station, the site is approved for 279 luxury apartment homes in a single building comprised of five wood-frame residential floors over a single level above-grade podium parking garage. The **Residences at Readville Station** will feature 200 parking spaces (0.72 spaces/unit, expanded to 279 (or 1.0 spaces/unit) with stackers) as well as public transit at its back door, street front retail/restaurant space, pool, outdoor courtyards with extensive landscaping and seating areas and ample community amenities.

The property is strategically located at the Readville MBTA Commuter Rail station, allowing for an easy commute into Boston's Back Bay and South Station, and is just 3 miles from I-93 and I-95/Rt-128 providing convenient access to the suburban employment hubs. With excellent proximity to jobs in Boston and the surrounding suburbs, plus a host of shopping, dining, and entertainment amenities nearby, the property offers an exceptional opportunity to build transit-oriented housing in one of Boston's best residential neighborhoods.



## DEVELOPMENT OVERVIEW

2.75 acres

279 luxury apartments

Type 5 Construction  
(5 story wood framed over 1 level podium)

200 parking spaces  
(Expandable to 279 spaces)



## RESIDENCES AT READVILLE STATION

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# INVESTMENT HIGHLIGHTS



## Approved Multifamily Development

Residences at Readville Station is fully approved for 279 units, allowing the incoming developer to finalize plans and quickly begin construction to capitalize on today's supply constrained housing market.



## Transit-Oriented Location

Situated adjacent to Readville Station, with a platform entrance abutting the site, the property is the epitome of transit oriented. With stops in the Back Bay and South Station in minutes, future residents will have ideal commuter rail access to all the top-tier employment and cultural activities throughout Boston. As rents and values in downtown Boston continue to reach unprecedented levels, the property offers a unique opportunity for a developer to deliver high-quality, transit-oriented housing in an excellent in-fill location.



## Unbeatable Accessibility



### Readville Commuter Rail

(direct access to platform from property), with service to Boston:

Back Bay Station 14 mins  
South Station 20 mins



I-95/Rt-128 8 mins  
Legacy Place 10 mins  
University Ave 20 mins  
Neponset River & Blue Hills Reservations  
- Less than 2 miles from the Property



## Desirable Residential Community & Location

While less than a 20-minute train ride to South Station, Hyde Park provides residents with more living space, fresh air and open space than other city neighborhood. Historically an industrial area, Hyde Park has become popular with young professionals and families seeking easy access to downtown and surrounding amenities, while having outdoor space and a suburban lifestyle. Nearby recreational green spaces such as the Blue Hills and Stony Brook Reservations are a big draw to the area.



## Shopping & Amenities Abound Nearby

In addition to the convenient retail shopping options in Hyde Park, such as Stop & Shop, Walgreens and Shaw's, the neighboring towns of Dedham and Westwood host two of suburban Boston's largest and best retail destinations - Legacy Place in Dedham and University Station in Westwood. Legacy Place features a variety of fashion, food and entertainment offerings including Shake Shack, Muse Paint Bar, Lululemon, LL Bean and a Showcase Cinema. At University Station, future residents can find Target, HomeGoods, Nordstrom Rack, Michael's and Marshalls and many food options, including Starbucks, Chipotle, Smashburger, among others.



## RESIDENCES AT READVILLE STATION

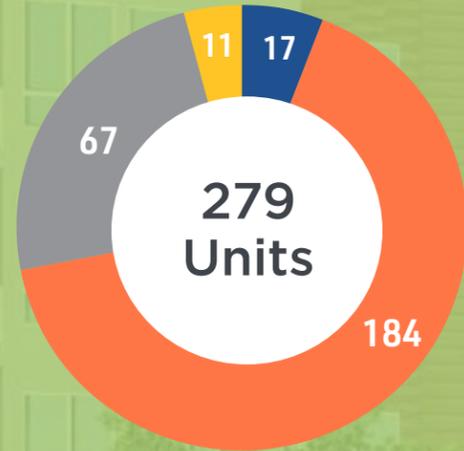


# PROJECT SNAPSHOT

|                            |   |
|----------------------------|---|
| Address                    | 1717-1725 Hyde Park Ave,<br>Hyde Park, Boston, MA   |
| Site Size                  | 2.75 acres  |
| Units                      | 279   |
| Stories                    | 6 - 5 residential floors over podium<br>parking garage  |
| Affordability              | 15% (46 units)  |
| Net Rentable SF            | 230,667   |
| Residential GSF            | 316,315   |
| Building GSF (inc Parking) | 394,607   |
| Average Unit Size          | 827 SF  |
| Parking                    | 195 garage spaces*<br>5 surface spaces  |
| Total Parking              | 200 spaces  |
| Retail SF                  | 3,617   |
| Building Amenities         | Fitness center, pool, bike storage, garage<br>parking, media room, community room,<br>dog spa, ground floor restaurant/retail |

\* Parking can be expanded to +/- 279 spaces by utilizing stackers.

## UNIT MIX SUMMARY



■ Studio      ■ One Bedroom  
■ Two Bedroom      ■ Three Bedroom

|              | # Units    | Total SF       | Avg. SF    |
|--------------|------------|----------------|------------|
| Studio       | 14         | 7,100          | 507        |
| Studio - AFF | 3          | 1,576          | 525        |
| 1 BR         | 155        | 117,439        | 758        |
| 1 BR - AFF   | 29         | 21,233         | 732        |
| 2 BR         | 55         | 56,261         | 1,023      |
| 2 BR - AFF   | 12         | 12,202         | 1,017      |
| 3 BR         | 9          | 12,110         | 1,346      |
| 3 BR - AFF   | 2          | 2,746          | 1,373      |
| <b>Total</b> | <b>279</b> | <b>230,667</b> | <b>827</b> |

## PRICING AND PROCESS

The Residences at Readville Station is offered for sale or joint venture on an “as-is” basis and without a formal asking price. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers” date with advanced notice.

For more information and to execute the confidentiality agreement, please visit: [multifamily.cushwake.com/listings/ResidencesatReadville](http://multifamily.cushwake.com/listings/ResidencesatReadville)



# RESIDENCES AT READVILLE STATION

HYDE PARK, BOSTON, MA



**Residences at Readville**

**Approved**  
**279 Units**  
**2.75 Acres**  
**200 Parking Spaces**  
**1 Building / 394,607 GSF**

**T Readville MBTA Station**

**36-40 Sprague Street**

**Approved - Est. Construction Start - Q1 2024**

**247 Units**  
**3.87 Acres**  
**251 Parking Spaces**  
**2 Buildings / 369,067 GSF**

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