

186 MONSIGNOR O'BRIEN HIGHWAY

Cambridge, MA

Prime Development Parcel Steps From
Cambridge Crossing & Kendall SQ

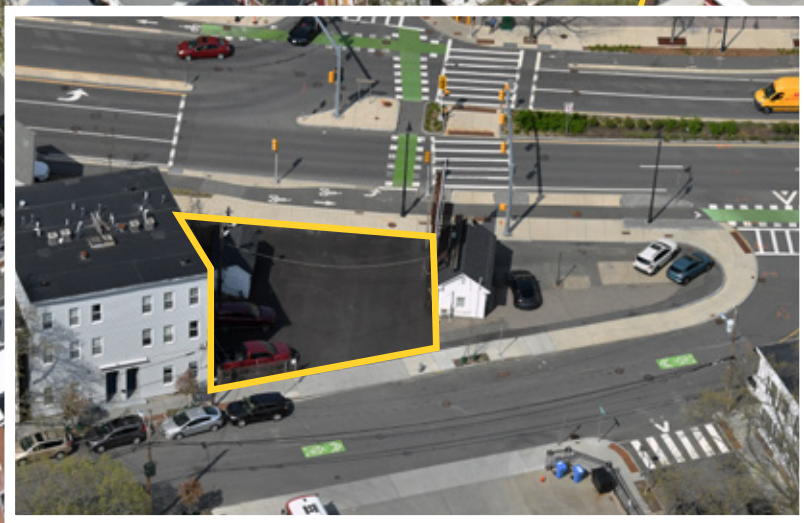


Lechmere Train Station

MONSIGNOR O'BRIEN HIGHWAY

7 MIN WALK TO CAMBRIDGE CROSSING

13 MIN WALK TO KENDALL SQUARE



INVESTMENT SUMMARY

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire 186 Monsignor O'Brien Highway, a prime development parcel totaling 4,593 square feet of land area. The parcel is located in East Cambridge and is ideally positioned across the street from the MBTA Green Line's Lechmere Station.

186 Monsignor O'Brien Highway is situated in one of the most highly desirable metro areas in the nation with unmatched access to many of the world's top colleges and universities, technology, and bio-technology employers and many of the region's premier shopping and dining amenities.

The prime transit-oriented location provides immediate rapid transit access to the area's renowned medical, academic, and healthcare institutions in under 20 minutes, such as Harvard University, Massachusetts Institute of Technology, Kendall Square, and Massachusetts General Hospital. 186 Monsignor O'Brien Highway is also within walking distance to Cambridge Crossing, a recently redeveloped 43-acre neighborhood in East Cambridge. The parcel also benefits from its proximity to several area attractions such as the Museum of Science and TD Garden.

186 Monsignor O'Brien Highway presents an extremely rare opportunity for new development in an extremely high barrier to entry market.

Process & Pricing

186 Monsignor O'Brien Highway 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 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".

For more information on the property and to sign the confidentiality agreement, please visit: multifamily.cushwake.com/TMS/Listings/186MOH



4,593 SF
LAND AREA



Transit Oriented

0.2 MILES TO LECHMERE MBTA STATION



Cambridge, MA

186 MONSIGNOR O'BRIEN HWY,
CAMBRIDGE, MA 02141



EAST BOSTON

LOGAN AIRPORT

NORTH END

DOWNTOWN BOSTON

CHARLESTOWN

ZAKIM BRIDGE



Charles River

CAMBRIDGE SIDE SHOPPING MALL



CAMBRIDGE CROSSING

Lechmere Train Station



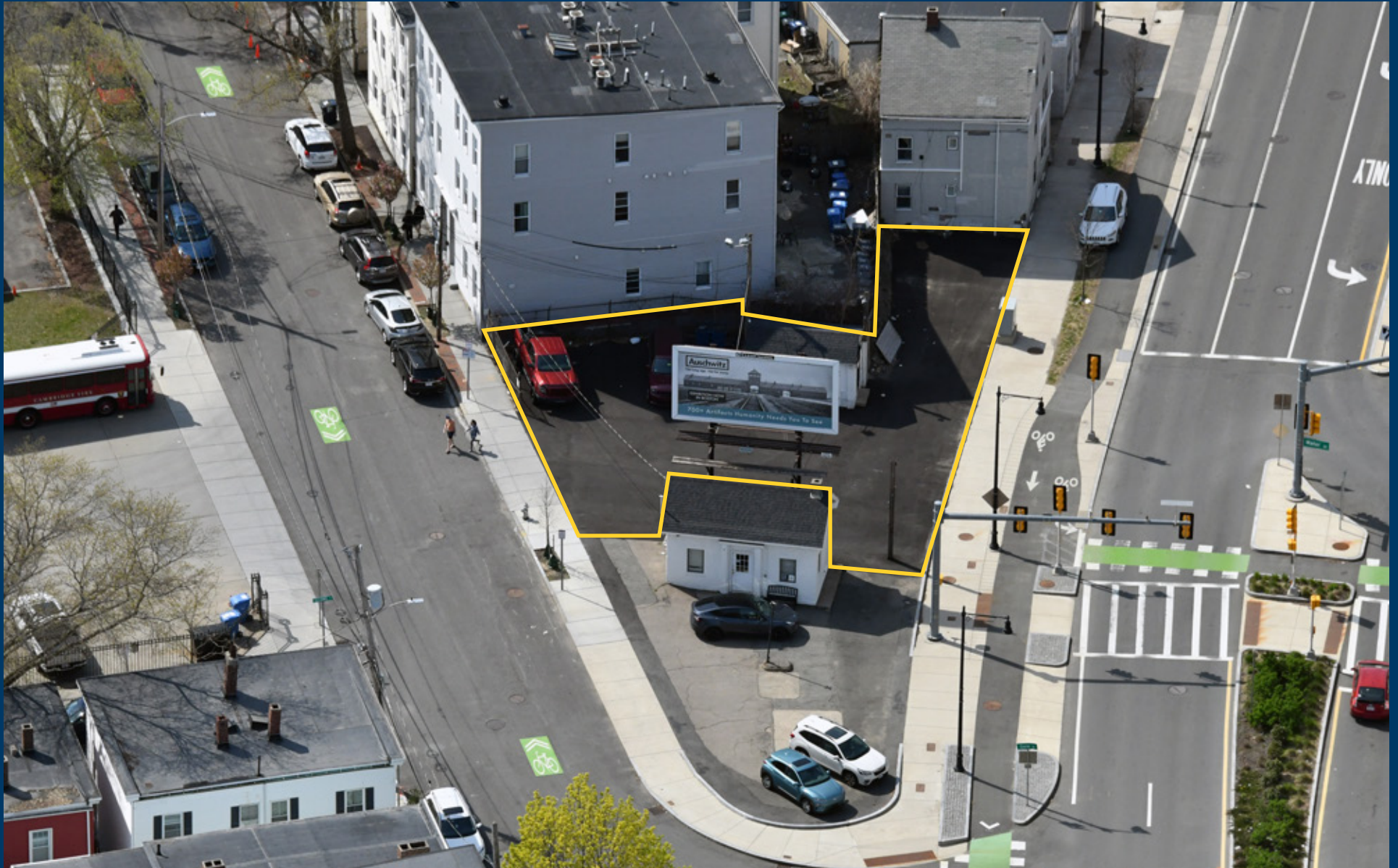
KENDALL SQUARE →

CAMBRIDGE CROSSING

- THE LEXINGTON
- cafe Beatrice
- REI COOP
- geppetto
- Starbucks
- LAMPLIGHTER - BREWING CO. -
- Tatte BAKERY & CAFE
- BON ME

186 MONSIGNOR O'BRIEN HIGHWAY

INVESTMENT HIGHLIGHTS



1

TRANSIT ORIENTED

186 Monsignor O'Brien Highway is strategically located steps away from the Lechmere MBTA station, providing ideal access to the MBTA Green Line. The property is also along several MBTA bus routes, giving residents easy access throughout Cambridge and the Boston region.

2

PRIME LOCATION

Rich in history and culture, Cambridge is a vibrant city (pop. 119,000) 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. 186 Monsignor O'Brien Highway presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.

3

AMENITY RICH NEIGHBORHOOD

With the recent construction of Cambridge Crossing, there is no shortage of retail and dining options surrounding 186 Monsignor O'Brien Highway. Cambridge Crossing features 4.5 million square feet of mixed-use space with a wide selection of dining and retail amenities. From coffee shops to a roof deck cocktail bar, the neighborhood offers a curated mix of shops and restaurants featuring both local favorites and national chains.

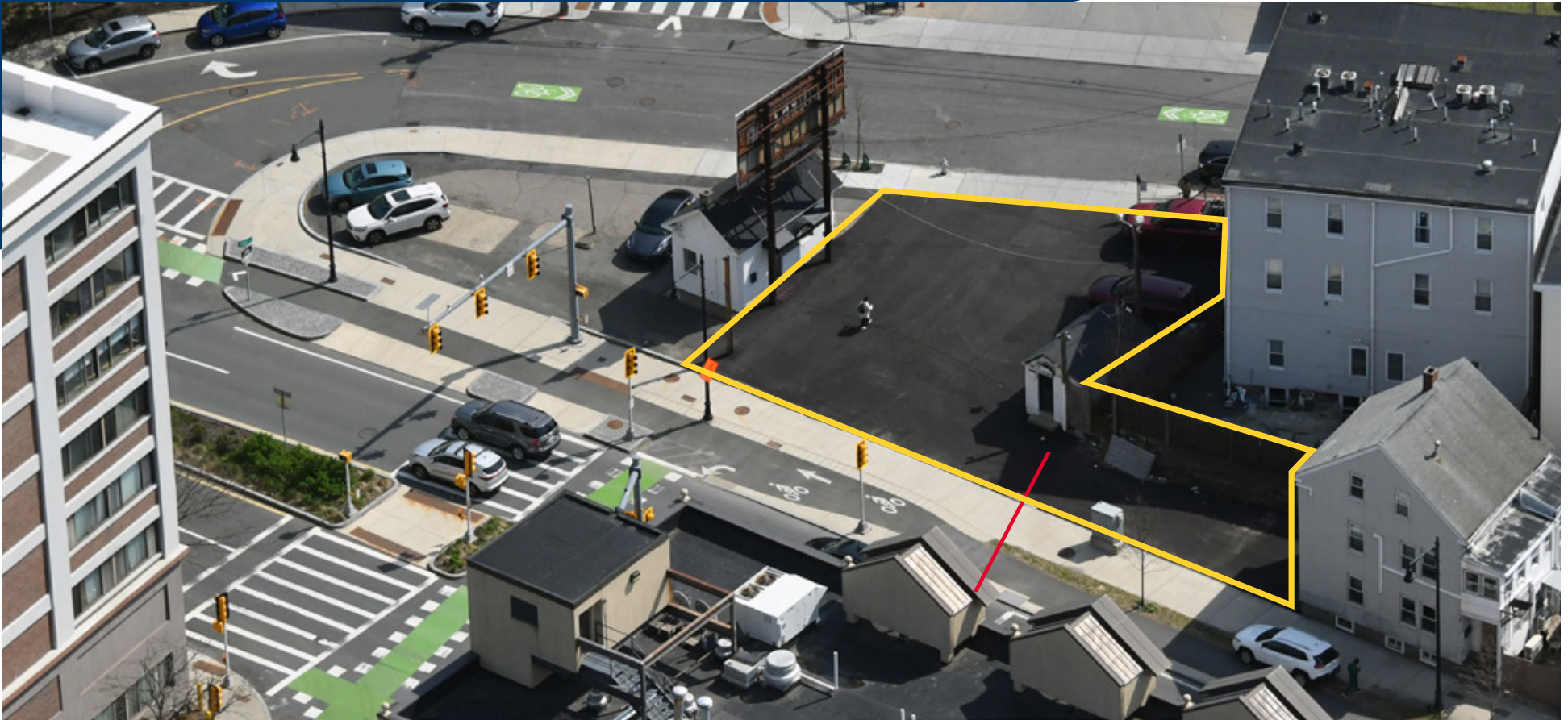
4

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 186 Monsignor O'Brien Highway 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.



North Point Park



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