

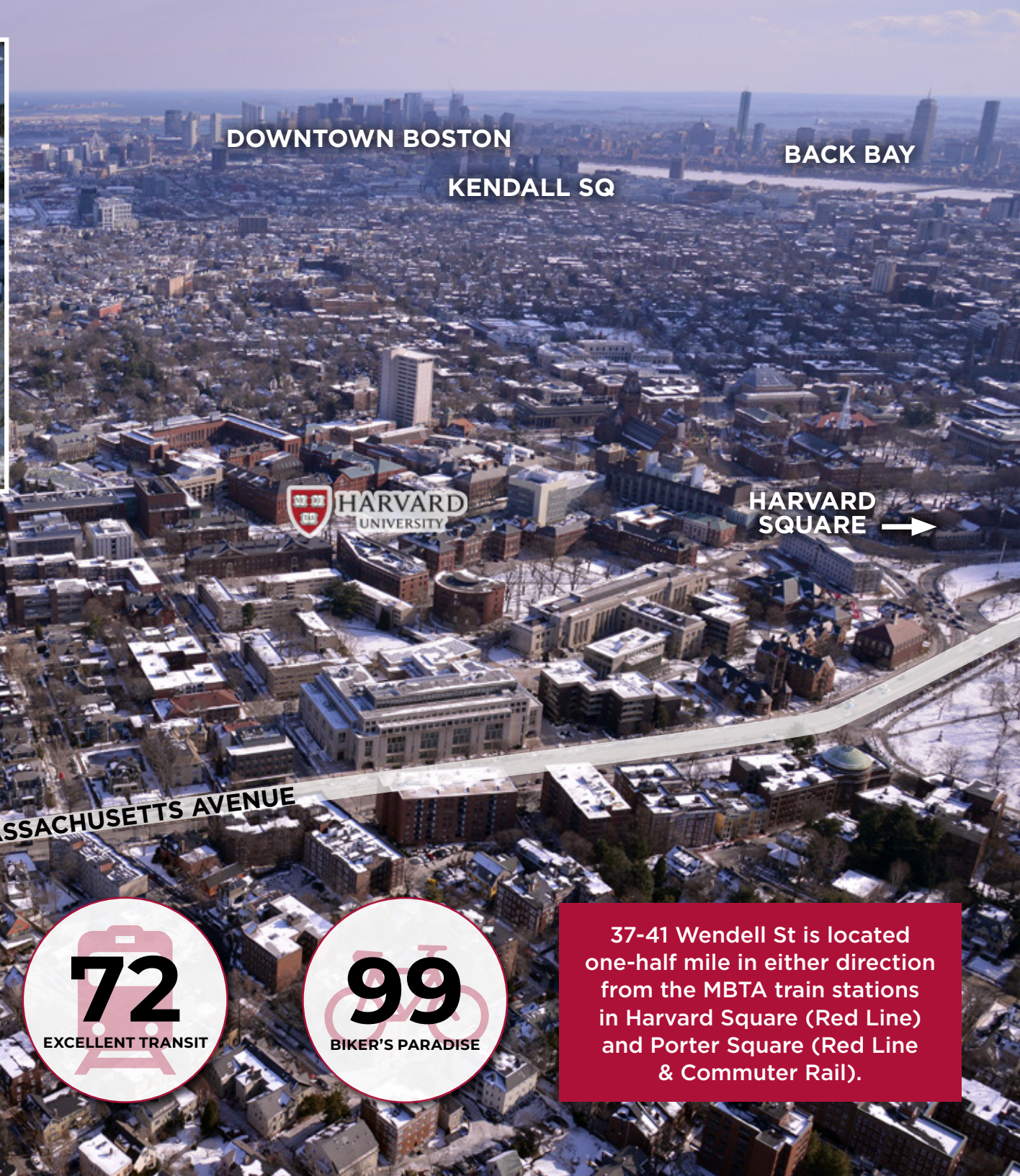
33 UNITS | 30,050 GSF



37-41 Wendell Street | Cambridge, MA

NEW ENGLAND MULTIFAMILY ADVISORY GROUP

 CUSHMAN &  
WAKEFIELD



# Executive Summary

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire **37-41 Wendell Street**, a generational, 33 unit value add apartment building located adjacent to Harvard Square, in the heart of Cambridge, Massachusetts. Built in 1930 and spanning more than 30,050 +/- square feet, the property presents immense value-add potential via common area and in-unit upgrades. The property boasts an attractive mix of one and two-bedroom units as well as six (6) surface parking spaces in the rear of the property.

37-41 Wendell Street is situated in one of the most esteemed locales in the world with unmatched access to many of the nation's top colleges and, technology and bio-tech employers and many of the region's best shopping and dining amenities. Situated on treelined Wendell Street, the property is within a 10-minute walk of multiple MBTA Redline Stations, as well as an abundance of live-work-play amenities scattered throughout Cambridge and Somerville.

## Process & Pricing

37-41 Wendell Street 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".

For more information on the property and to sign the confidentiality agreement, please visit [multifamily.cushwake.com/TMS/Listings/37Wendell](https://multifamily.cushwake.com/TMS/Listings/37Wendell)



37-41 Wendell St is located one-half mile in either direction from the MBTA train stations in Harvard Square (Red Line) and Porter Square (Red Line & Commuter Rail).

# Investment Highlights



## Transit Oriented

37-41 Wendell Street 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. The property is within 0.5 miles of Porter Station, 0.7 miles from Harvard Station, and steps away from a MBTA bus route, giving riders easy access throughout Cambridge and the city of Boston.



## Amenity Rich Neighborhood

There is no shortage of retail and dining options surrounding 37-41 Wendell Street. 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.



## 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 37-41 Wendell Street 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.



## Value-Add Potential

While the property has been very well-maintained, there is significant value-add and potential to increase rents through in unit and common area improvements.



## 100% Market-Rate With Below Market Rents

37-41 Wendell Street has in-place rents that are currently below market. As a 100% market-rate building, the new owner will have the opportunity to increase rents and cash flow through a variety of value-add and capital investment strategies.

## Prime Location

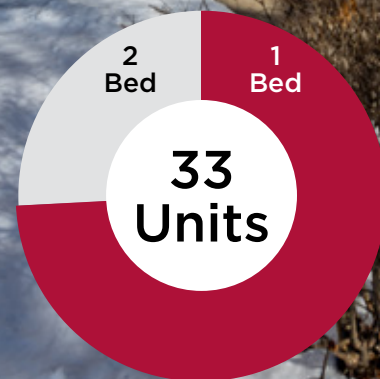


Rich in history and culture, Cambridge is a vibrant city (pop. 119,000) that is a global innovation hub and center of higher education. Located across the Charles River from Boston and well-served by Logan International Airport, Cambridge is an economic engine for the Northeast region. The city attracts 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. 37-41 Wendell Street presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.

# Property Overview

## Unit Mix

Unit Type	# of Units
1 Bedroom	26
2 Bedroom	7



Address:	37-41 Wendell Street
<b>Year Built:</b>	1930
<b>Gross Building Size (SF):</b>	30,050
<b>Land Area (SF, +/-):</b>	15,032
<b>Current Use:</b>	Apartments
<b># Apt Units/Rooms:</b>	33
<b>Zone:</b>	C-1
<b>Stories:</b>	4 + Basement
<b>Parking:</b>	6 Spaces
<b>Configuration:</b>	37-41 Wendell is a traditional apartment building featuring 33 market one and two-bedroom units.



## Specifications

<b>Address:</b>	37-41 Wendell Street
<b>Roof:</b>	Flat rubber roof
<b>Frame:</b>	Brick and wood
<b>Foundation:</b>	Poured concrete
<b>Windows:</b>	Vinyl
<b>Heating:</b>	Oil fired Weil-McLain boiler provides steam heat via radiators. Four (4) above ground oil tanks are located in the basement
<b>Cooling:</b>	Window AC units
<b>Hot Water:</b>	Oil-fired Raytherm boiler provides domestic hot water
<b>Fire:</b>	Central fire panel - Fire Lite. Hard wired smokes, strobes and pull stations
<b>Floors:</b>	Tile in common areas
<b>Walls:</b>	Sheetrock
<b>Ceilings:</b>	Sheetrock ceilings throughout
<b>Facade:</b>	Brick
<b>Utilities:</b>	Four (4) above ground oil tanks are located in the basement. These tanks service the heat (steam) and hot water. Electricity is separately metered and paid by residents. Heat and hot water are included.
<b>Washer/Dryer:</b>	3 washer/dryers, electric
<b>Storage:</b>	Storage units in basement



OXFORD STREET

WENDELL STREET

**NEW ENGLAND MULTIFAMILY ADVISORY GROUP**

ADVISORS

**CHRISTOPHER SOWER**  
EXECUTIVE MANAGING DIRECTOR  
+1 617 816 5257  
Chris.Sower@cushwake.com

**JOHN FLAHERTY**  
SENIOR DIRECTOR  
+1 617 997-1557  
John.Flaherty@cushwake.com

**BRUCE LUSA**  
SENIOR DIRECTOR  
+1 617 448 6308  
Bruce.Lusa@cushwake.com

DEBT & EQUITY FINANCE  
**KEVIN JONES**  
DIRECTOR  
+1 508 314 4452  
Kevin.Jones1@cushwake.com

**JONATHAN BRYANT**  
SENIOR DIRECTOR  
+1 508 505 0832  
Jonathan.Bryant@cushwake.com

**MARY VANNATTA**  
BROKERAGE SPECIALIST  
+1 617 204 4108  
Mary.Vannatta@cushwake.com

**JULIE REGAN**  
SENIOR GRAPHIC DESIGNER  
+1 617 204 4105  
Julie.Regan.@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.