



31 MELLEEN ST



33 MELLEEN ST



35 MELLEEN ST



37 MELLEEN ST



KENDALL SQ DOWNTOWN BOSTON BACK BAY

Mellen Street Collection



MELLEEN STREET

MASSACHUSETTS AVENUE



HARVARD UNIVERSITY

HARVARD SQUARE



Mellen Street Collection

NEW ENGLAND MULTIFAMILY ADVISORY GROUP





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35 MELLEN ST

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Executive Summary

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire the Mellen Street Collection - a portfolio of four (4) institutionally owned and maintained buildings located between Harvard Square and Porter Square in Cambridge, Massachusetts

This portfolio offers immense value-add through redevelopment to multifamily residential or condominium conversions as well as the potential for new, ground-up residential construction, among other value-add potential and strategies.

Situated between Harvard and Porter Squares, the Mellen Street Collection greatly benefits from its prime location in the Baldwin neighborhood of Cambridge. Multiple Universities have a significant presence in the area, which include academic and student housing facilities for both Harvard University and Lesley University. To the east, Baldwin shares a border with the City of Somerville, another hub of retail and entertainment amenities. The Mellen Street Collection is located within a 10-minute walk of the Porter Square MBTA station which is serviced by the Red Line and Commuter Rail and less than a 15-minute walk from the Harvard MBTA Station, serviced by the Red Line as well.

Process & Pricing

The Mellen Street Collection 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, Cushman & Wakefield will schedule a "Call for Offers".

Investors are invited to submit bids for the Mellen Street Collection 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/MellenStreet

Mellen Street Collection



Mellen Street Collection 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).

Portfolio Overview



Property Address	Current Use	Year Built	Zoning	Lot SF*	Building GSF	Living Area	# Stories
31 Mellen Street	Dorm	1890	C-2A	12,801**	***	***	3
33 Mellen Street	Office	1890	C-2A	12,801**	***	***	3
35 Mellen Street	Dorm	1890	C-2A	7,560	8,576	5,220	3
37 Mellen Street	Office	1890	C-2A	5,940	6,203	4,156	3

*Lot size, Building GSF, and Living Area figures obtained from City of Cambridge assessor's website

**Lot shared between 31 & 33 Mellen St

***City of Cambridge Assessor's Website Incomplete

Investment Highlights



T *Transit Oriented*

The Mellen Street Collection 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, 0.6 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 the Mellen Street Collection. Located between Harvard and Porter Squares, the portfolio has unmatched access to top culinary destinations, major national retailers and local boutiques and shops. With a “Walker’s Paradise”, 93 Walk Score, the portfolio provides residents with unmatched, walkable amenities.



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 the Mellen Street Collection 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.

Ranking	Company	# of Employees	Distance from Mellen Street Collection
1	Harvard University	13,630	500 feet
2	Massachusetts Institute of Technology	9,301	2.3 miles
3	Cambridge Innovation Center	5,011	2.5 miles
4	City of Cambridge	3,851	1.6 miles
5	Takeda Pharmaceuticals	3,378	2.6 miles
6	Broad Institute	3,316	2.3 miles
7	Sanofi	2,294	2.9 miles
8	Novartis	2,184	2.3 miles
9	Google	2,100	2.6 miles
10	Cambridge Health Alliance	1,962	1.3 miles
11	Hubspot	1,735	2.6 miles
12	Draper Laboratory	1,712	2.1 miles
13	Biogen	1,659	2.6 miles
14	Phillips North America	1,600	2.7 miles
15	Akamai Technologies	1,599	2.2 miles
16	Moderna Therapeutics	1,487	2.1 miles
17	Alnylam Pharmaceuticals	1,440	2.7 miles
18	Mt. Auburn Hospital	1,398	1.4 miles
19	EF Education First	1,255	3.3 miles
20	Federal Government	1,075	
21	The Engine	990	2.1 miles
22	Cargurus	909	3.4 miles
23	Pfizer	773	2.3 miles
24	Spaulding Hospital Cambridge	574	0.9 miles
25	Lab Central	554	2.3 miles



Investment Highlights

Continued



Multifamily Zoning Amendment

As of February 2025, The Cambridge City Council voted to adopt two zoning petitions which may benefit the properties in the Mellen Street Collection

Mellen Street Collection



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. The Mellen Street Collection presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.



31 Mellen Street, Cambridge, MA

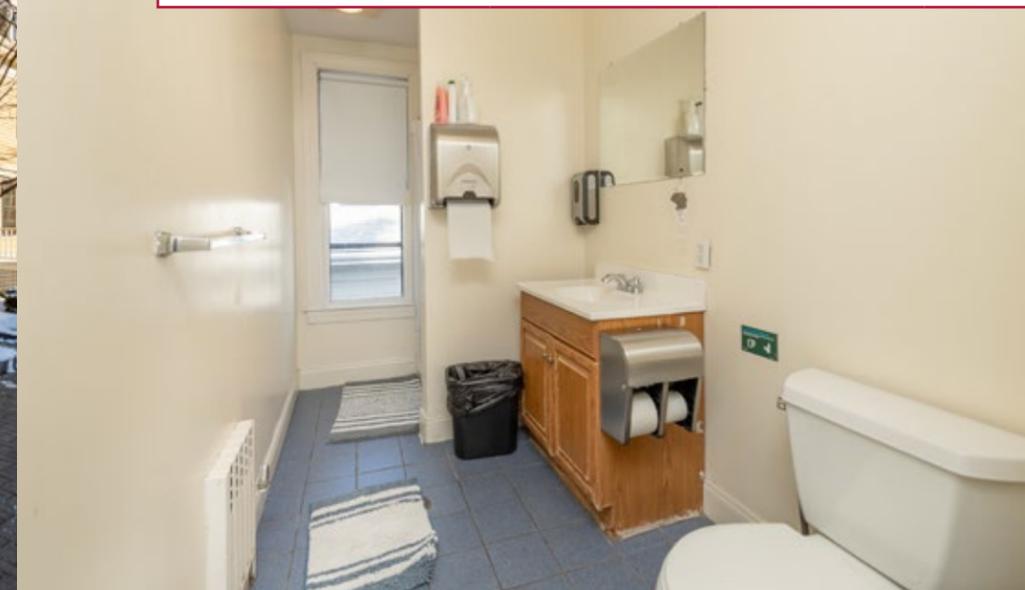


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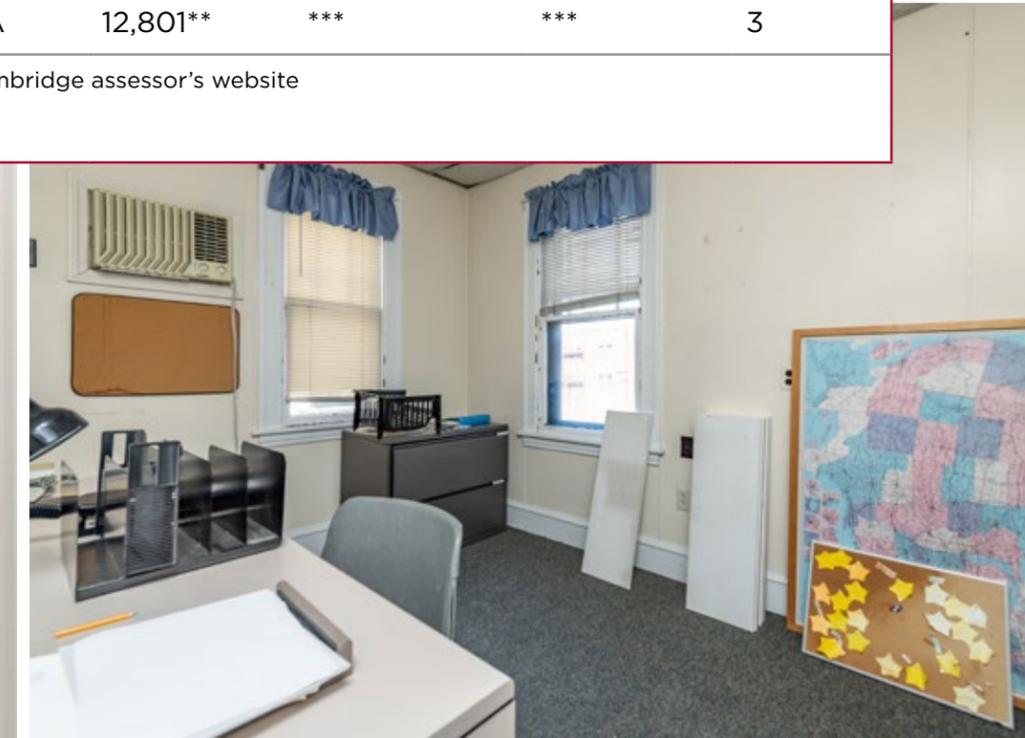


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33 Mellen Street	Office	1890	C-2A	12,801**	***	***	3

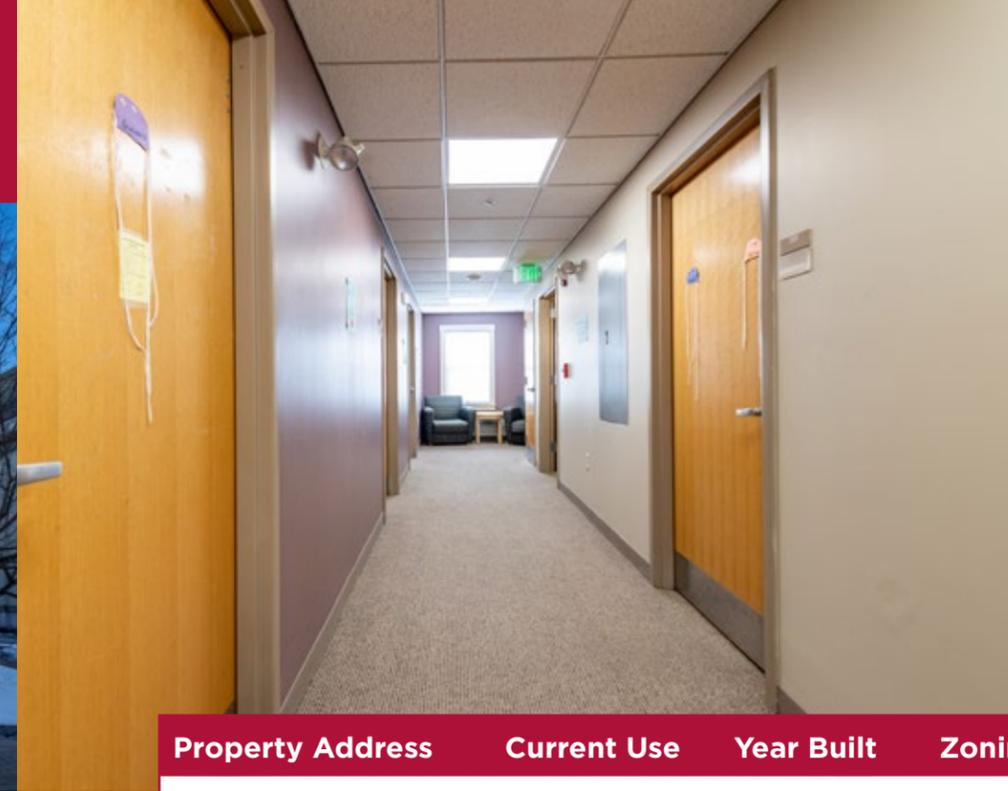
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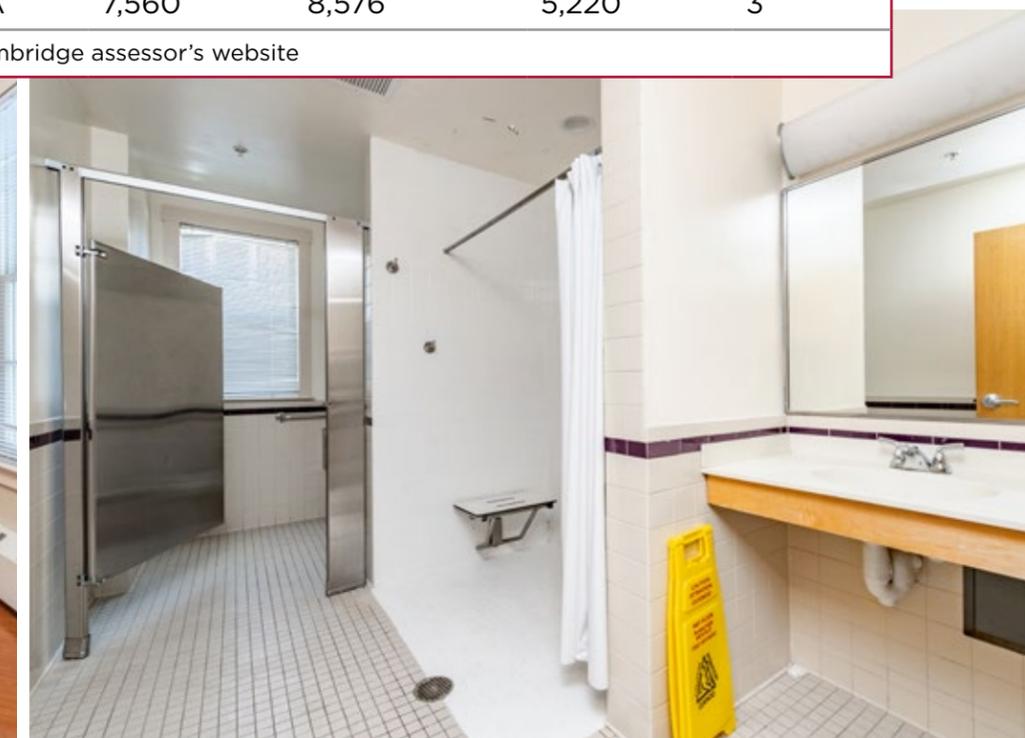


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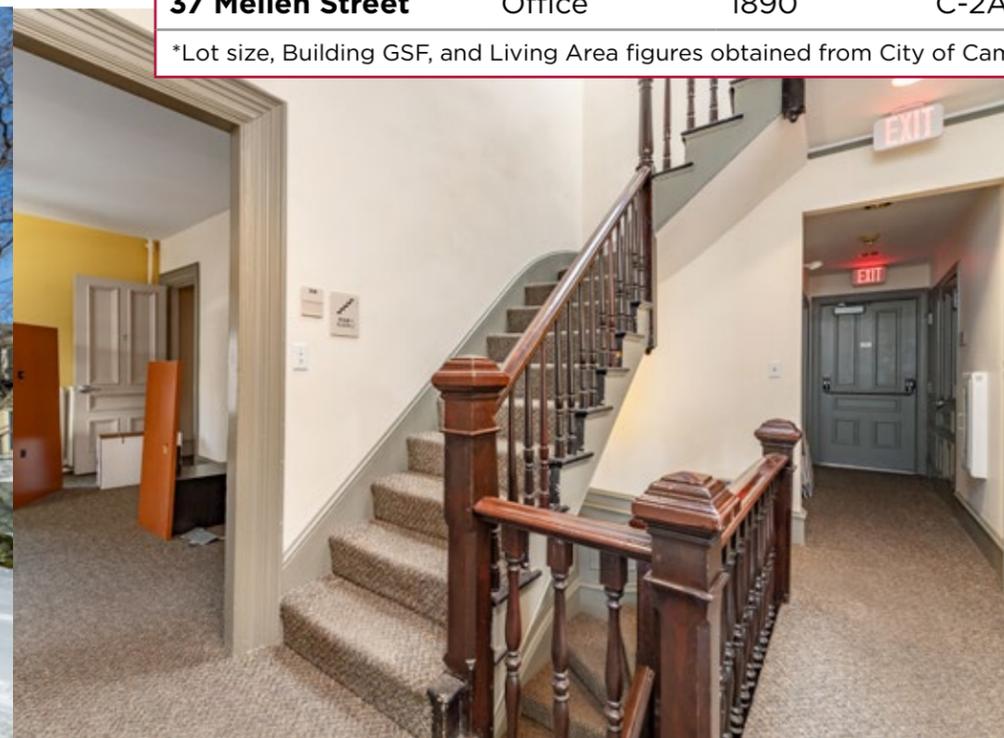


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