

1-11 MARNEY ST

C A M B R I D G E , M A



INVESTMENT OFFERING

Cushman & Wakefield’s Multifamily Advisory Group is pleased to present the opportunity to acquire 1-11 Marney Street, a 9-unit boutique apartment building located in the heart of Cambridge, Massachusetts, one of the most dynamic and supply-constrained rental markets in the Northeast. The Property features a mix of spacious two-bedroom units with either two or two and a half baths across three adjacent buildings on a quiet residential street, offering investors both stability and upside through strategic improvements or rent adjustments.

Steps from Inman Square and within walking distance to Central Square, Kendall Square, and MIT, tenants of 1-11 Marney Street enjoy close access to Red Line T stations, local shops, restaurants, and major employers in tech, biotech, and academia. This well-maintained property with recently upgraded units offers investors an opportunity to acquire a turnkey asset in an extremely high barrier to entry market.

Process & Pricing

1-11 Marney 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/Marney

**9**
UNITS

**3**
BUILDINGS

**Transit Oriented**

**Cambridge, MA**
1-11 MARNEY STREET



INVESTMENT HIGHLIGHTS

1

TRANSIT ORIENTED

1-11 Marney Street is strategically located between the MBTA Green Line (Lechmere Station) and Red Line (Kendall/MIT Station). Both lines provide excellent access to stops throughout Cambridge, downtown Boston and surrounding suburbs.



2

AMENITY RICH NEIGHBORHOOD

With the recent construction of Cambridge Crossing, there is no shortage of retail and dining options surrounding 1-11 Marney Street. 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. 1-11 Marney Street is also advantageously located just outside of Kendall Square, Cambridge's tech center. The Square has seen tremendous growth in recent years in housing, hotels, restaurants and shops that serve the MIT community, the area's cluster of life science and technology firms, and the surrounding neighborhoods.



3

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 walking distance of 1-11 Marney 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.



INVESTMENT HIGHLIGHTS

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 is one of only 22 cities in the United States to earn the highest credit rating possible from Moody's Investor Service, S&P Global Ratings, and Fitch Ratings. The city has achieved this distinction of earning AAA bond rating from each of the nation's three major credit rating agencies every year since 1999. Combined with its \$955 million annual operating budget for 2025, Cambridge has the resources to offer excellent municipal services and to invest in infrastructure improvements. 1-11 Marney Street presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.



Kendall Square



KENDALL SQUARE

In the last three decades, Kendall Square has been transformed from a former industrial district to one of the world's leading centers for biotech research and innovation. During this time, companies in Kendall Square have changed the world. It has evolved to stay at the center of new, exciting ideas, discoveries, and research because of the innovative and entrepreneurial spirit of those who call this area home.

INVESTMENT HIGHLIGHTS

6

TURNKEY ASSET

1-11 Marney Street has been meticulously maintained and updated by current ownership, allowing investors the opportunity to acquire a turnkey asset in one of the most desirable submarkets in the country. The units feature stainless steel appliances and custom cabinetry in the kitchens as well as updated bathrooms and in-unit laundry.



PROPERTY OVERVIEW



Address	1-11 Marney Street, Cambridge, MA
Lot Size	3,722 SF
Stories	3
Living Area	11,532 SF
Year Built	1900

Unit Type	# of Units
2 Bed / 1.5 Bath	7
Duplex - 2 Bed / 2.5 Bath	2
Total	9





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