

815 SOMERVILLE AVE

PORTER SQUARE
CAMBRIDGE, MA



CUSHMAN &
WAKEFIELD

TRANSIT TIMES FROM PORTER SQUARE

Harvard Sq	4 minutes
Central Sq	11 minutes
Kendall/MIT	14 minutes
North Station	13 minutes



SOMERVILLE AVENUE



PORTER SQUARE GALLERIA



ELM STREET



EXECUTIVE SUMMARY

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire 815 Somerville Avenue, an exceptional redevelopment opportunity located in the heart of Porter Square, Cambridge, Massachusetts. 815 Somerville Ave is a three-story brick building comprised of 27,824 gross square feet and 18 garage parking spaces. The building is situated on a 10,442 square foot parcel and sits within the Massachusetts Avenue District – **a new zoning district that allows up to 12 stories of residential use by-right**.

The property is located across the street from the MBTA Porter Square Station (Red Line), providing direct access to Harvard, MIT, Kendall Square and Downtown Boston within minutes. Porter Square is a vibrant, culturally diverse neighborhood known for its lively mix of unique shops and eclectic food scene (from budget-friendly to ethnic), as well as major retail with Star Market, Target, Tags Hardware and CVS, among others. The square blends urban energy with local charm, featuring public art, walkable areas, and a strong connection to Lesley University, creating an authentic, bustling hub for students, professionals, and residents.

Exceptionally located and surrounded by amenities, cultural activities and demand drivers, 815 Somerville Ave presents investors with a multitude of alternative use and value-creation opportunities, including ground up redevelopment for residential use (apartments or condominiums), re-tenanting the existing office space, or utilizing the in-place approvals (recently obtained by the ownership) to retrofit the building for laboratory/R&D tenancy. In addition, the property represents a rare purchase opportunity for an end-user/tenant (office or life science) seeking to reap the significant benefits of ownership. 815 Somerville Ave is a unique asset and investment opportunity that is available immediately for occupancy or redevelopment.

PROCESS & PRICING

815 Somerville Ave 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/815Somerville

MASSACHUSETTS AVENUE DISTRICT

In December-2025 the City of Cambridge adopted new zoning regulations that allows residential buildings of up to 12 stories along the length of the Mass Ave corridor between Harvard Square and Alewife Brook Parkway. In addition, the new zoning allows up to 18 stories in Porter Square for property included in a Planned Unit Development (PUD) Overlay District. 815 Somerville Ave is centrally located in the district and benefits from zoning that allows up to 12 stories by-right, and if included in a PUD, up to 18 stories. The new zoning follows the Mass Ave Planning Study (completed in 2025), which identified the corridor as a place for housing growth.

HEIGHT AND DENSITY

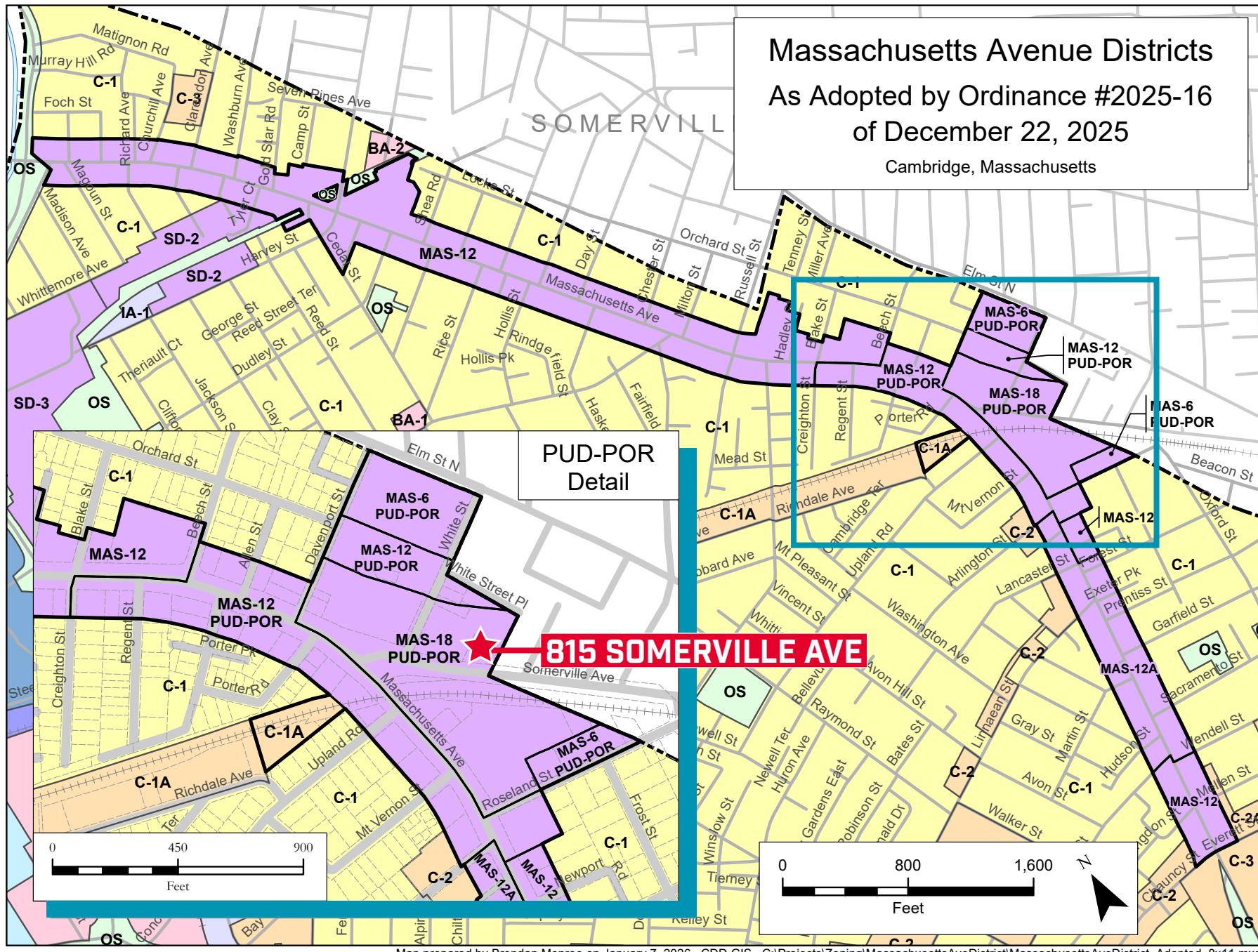
- New zoning increases By-Right residential height from 6-7 stories to 8-12 stories along the Mass Ave corridor.
- For property located in the MAS-18 PUD area, residential height increases to 18 stories.



Massachusetts Avenue Districts

As Adopted by Ordinance #2025-16
of December 22, 2025

Cambridge, Massachusetts



Map prepared by Brendan Monroe on January 7, 2026. CDD GIS C:\Projects\Zoning\MassachusettsAveDistrict\MassachusettsAveDistrict_Adopted_8x11.mxd

815 SOMERVILLE AVE





PROPERTY OVERVIEW

Address	815 Somerville Avenue
Gross Floor Area	27,824 +/- sq ft
Lot Area	10,442 +/- sq ft
Stories	3
Built/Renovated	1917/1998
Parking	18 covered spaces
Zoning District	Business C & Massachusetts Avenue District (Overlay)
Allowed Uses	Office, Lab, Multifamily Residential, Retail, Hotel, among others



INVESTMENT HIGHLIGHTS



PORTER SQUARE SHOPPING CENTER



815 SOMERVILLE AVE

EXCEPTIONAL PORTER SQUARE LOCATION

815 Somerville enjoys prominent positioning on the main thoroughfare of Porter Square, a vibrant neighborhood in Cambridge and Somerville, Massachusetts. The area is known for its MBTA Red Line station and Commuter Rail stop, diverse shops (like Porter Square Books and Star Market), restaurants, and mix of students and residents, offering a lively, authentic, and accessible hub along Massachusetts Avenue. 815 Somerville is steps away from the Porter MBTA stop and a four-minute walk from Star Market as well as several other area amenities.

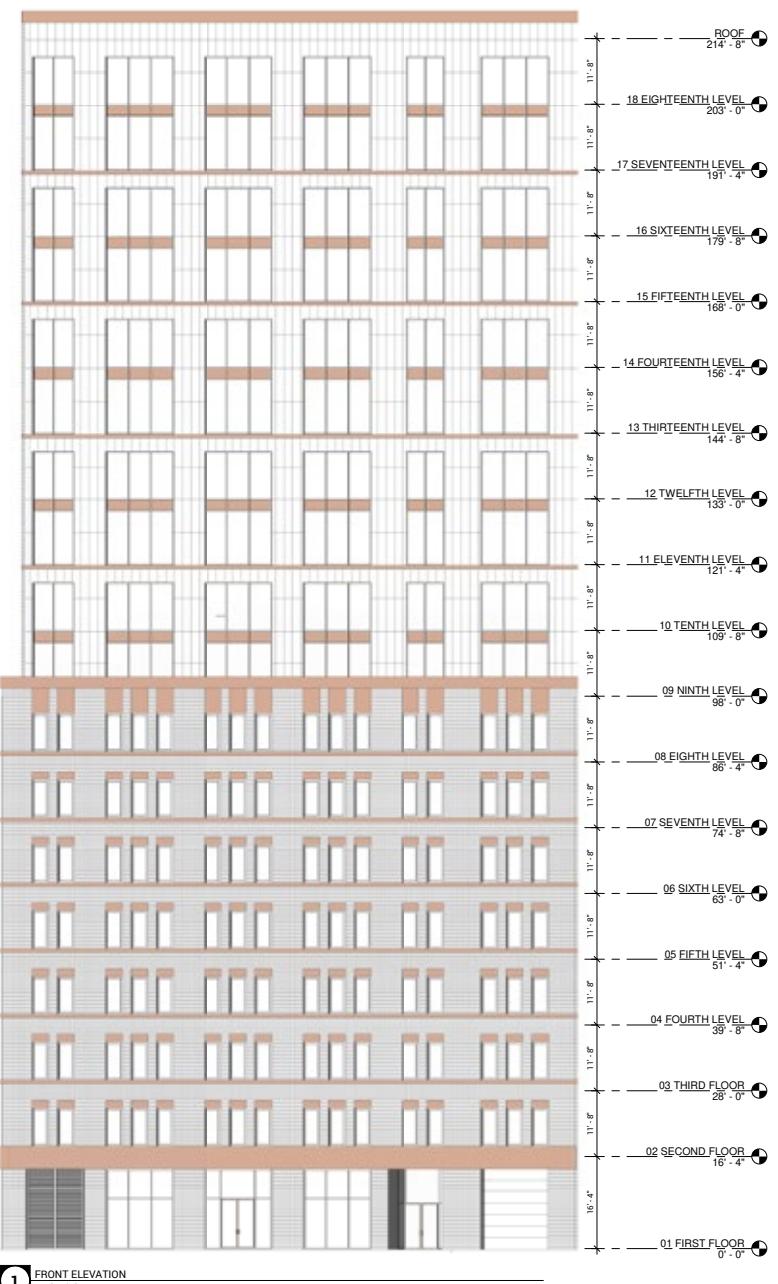
HIGH DENSITY ZONING

815 Somerville Ave is located in the Massachusetts Avenue District, which allows for residential building height of up to 12 stories. The property represents an excellent, allowed by right, 6 to 12 story ground up apartment or condominium development opportunity in the heart of Cambridge.

8 FLOORS



18 FLOORS



INVESTMENT HIGHLIGHTS CONTINUED

FULLY APPROVED LAB CONVERSION

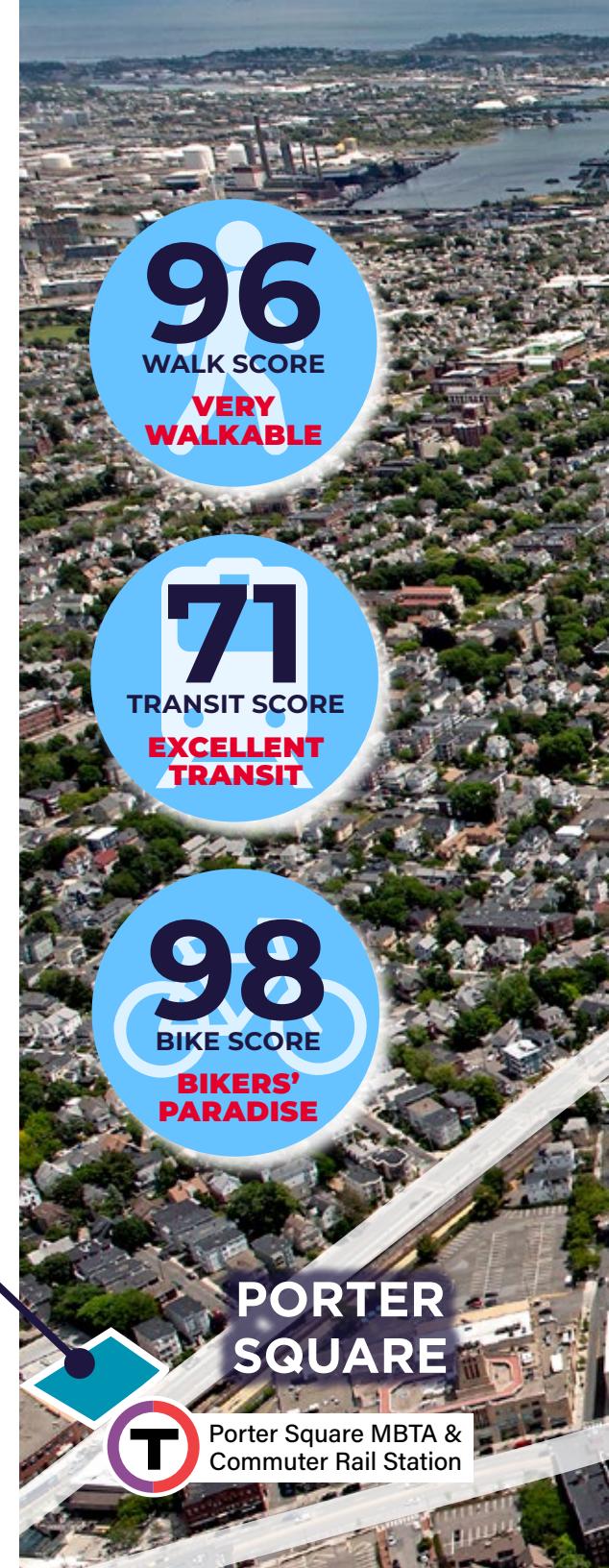
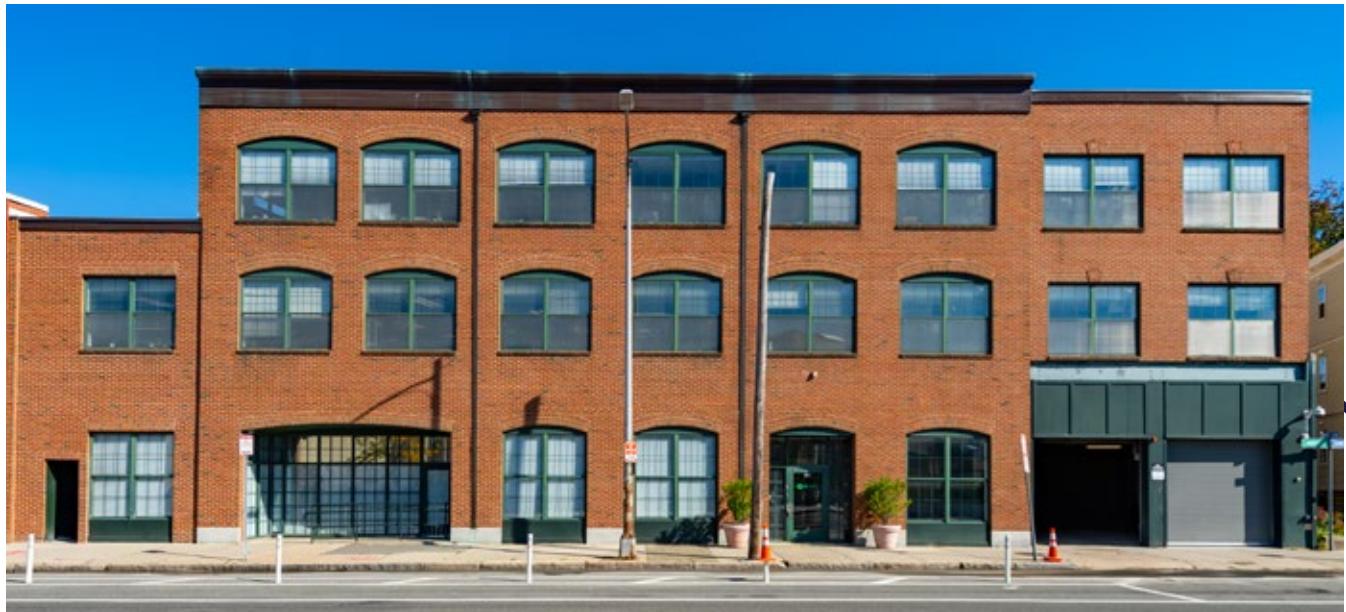
815 Somerville currently has approvals to convert the existing three (3) story commercial structure for life science occupancy.

TRANSIT ORIENTED

815 Somerville offers unmatched transit accessibility (subway, bus, car, and bike), walkability, and convenience. Subway service (MBTA Red Line and Commuter Rail) is available steps from the Property via Porter Station. The property is also located along several MBTA bus routes, providing seamless transportation throughout Cambridge, Somerville, and Downtown Boston.

USER-OCCUPANT PURCHASE OPPORTUNITY

815 Somerville offers a compelling opportunity for an owner-user to acquire a well-located office building in one of Greater Boston's most supply-constrained and prestigious office markets. Cambridge's proximity to world-class universities, life science clusters, and innovation-driven employers makes owner-occupied office assets particularly scarce and highly sought after.



**PORTER
SQUARE**



Porter Square MBTA &
Commuter Rail Station

LOGAN AIRPORT

BOSTON

CHARLESTOWN

KENDALL SQUARE



SOMERVILLE

SOMERVILLE AVENUE
BEACON STREET

MASSACHUSETTS AVENUE

HARVARD
SQUARE





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