




RESIDENCES AT HEATH STREET BOSTON, MA

Multifamily Development
Opportunity Proximate to the
Longwood Medical Center
and Downtown Boston



0-127 HEATH STREET

HEATH STREET



EXECUTIVE SUMMARY

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to offer for sale the Residences at Heath Street, a 1.48 acres development opportunity located in the Mission Hill neighborhood of Boston, Massachusetts. Currently improved by two (2) vacant buildings (totaling 54,984+/- SF), the property has proposed plans calling for the construction of 194 units of multifamily housing and previously had been approved by the BPDA for 83 units.

The property's prime Mission Hill location lends itself to unmatched transit, employment and local amenity access. The Residences at Heath Street is less than half a mile from the MBTA Green Line (Heath Street) and Orange Line (Roxbury Crossing) bringing passengers seamlessly through downtown Boston, Cambridge, and surrounding suburbs. Mission Hill benefits from exceptional access to one of the most significant employment hubs in Boston and New England, the Longwood Medical and Academic Area (LMA), which overlaps with the neighborhood and includes 21 world-class healthcare, research, and educational institutions.

PROCESS & PRICING

The Residences at Heath 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 additional information and to sign the confidentiality agreement, please visit: <https://multifamily.cushwake.com/Listings/HeathStreet>

PROPERTY OVERVIEW

0-127 HEATH ST

194 UNITS

6 STORIES

89 PARKING SPACES

**EXPEDITED PERMITTING
WITH PREVIOUS BPDA
APPROVALS**



INVESTMENT HIGHLIGHTS



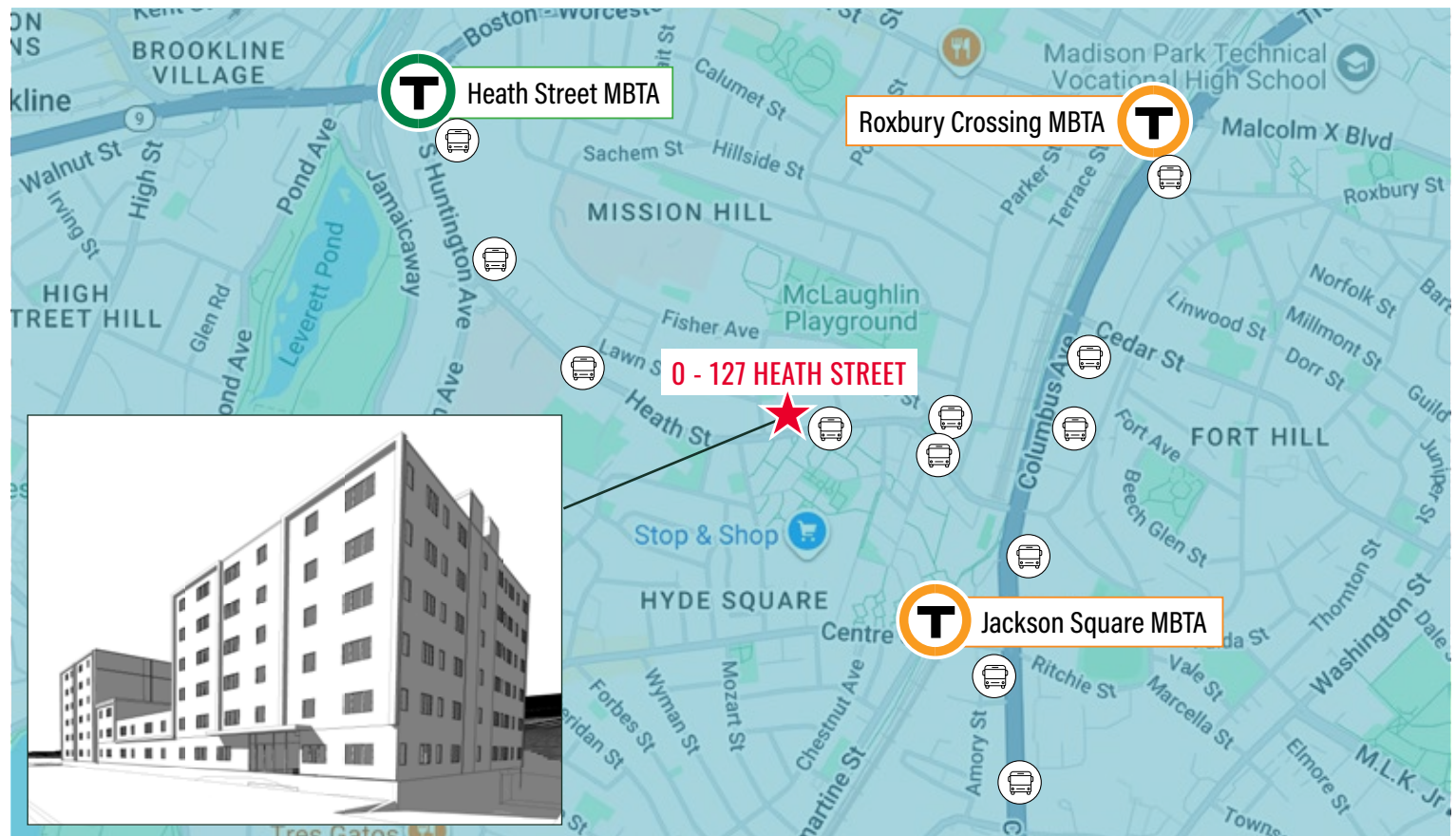
PRIME DEVELOPMENT OPPORTUNITY

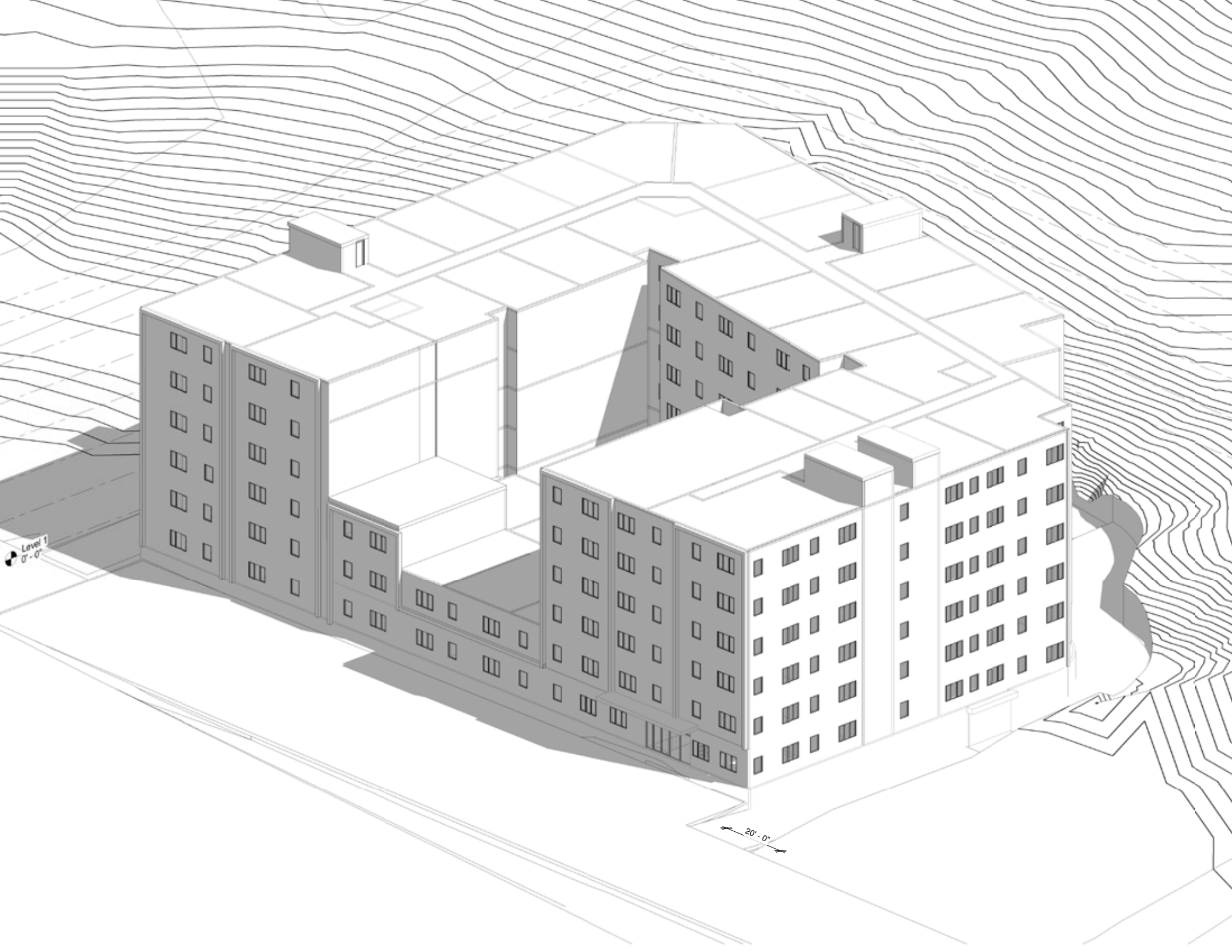
The Residences at Heath Street presents a rare opportunity to within Boston's historic Mission Hill neighborhood. The property previously received approval from the BPDA for 83 residential units and now has proposed plans for 194 units.



TRANSIT-ORIENTED LOCATION

Steps away from the Jackson Square MBTA Orange Line Station, Roxbury Crossing MBTA Orange Line Station and the Heath Street MBTA Green Line, as well as several MBTA Bus Routes, The Residences at Heath Street has no shortage of transportation options to access downtown Boston, Cambridge, Somerville and surrounding suburbs.





Level 1
0' - 0"

20' - 0"

INVESTMENT HIGHLIGHTS CONTINUED



MISSION HILL

Mission Hill sits just about one mile from downtown Boston, providing easy access to the city's core business district while maintaining its own distinct identity and lifestyle appeal. The neighborhood overlaps with the Longwood Medical and Academic Area (LMA), one of the largest employment hubs in the city outside downtown, home to major hospitals, research institutions, and academic campuses that drive strong and stable housing demand from healthcare professionals, students, and faculty. In addition, the neighborhood's walkability, vibrant commercial nodes like Brigham Circle, and proximity to surrounding dynamic communities such as Fenway-Kenmore, Jamaica Plain and Brookline make it extremely appealing to the Boston rental market.



THE LONGWOOD CONNECTION

The Residences at Heath Street is located a mile and a half from the Longwood Medical Area, home to some of the nation's largest and most prestigious hospitals and institutions. The Boston Children's Hospital, Dana Farber Cancer Institute, Brigham & Women's Hospital, and The Harvard Medical School are all located in the LMA and employ more than 57,000 doctors, nurses, and researchers. Additionally, 14,000 medical students call the LMA home.



Heath Street MBTA

21

Medical & Academic
Institutions

155,000+

Jobs Created
or Supported

2.8 MILLION

Annual Patient Visits

LONGWOOD MEDICAL AREA

 **Brigham and Women's Hospital**
Founding Member, Mass General Brigham

 **Dana-Farber**
Cancer Institute

 **HARVARD**
MEDICAL SCHOOL

 **Boston Children's Hospital**


Beth Israel Deaconess HealthCare®

 **Joslin Diabetes**

St. Elizabeth's Medical Center

 **MERCK**

FENWAY/KENMORE

 **Northeastern University**

LONGWOOD
MEDICAL AREA

0 - 127 HEATH STREET



Roxbury Crossing MBTA



LONGWOOD
MEDICAL AREA



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