



RESIDENCES AT HEATH STREET

BOSTON, MA

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



CUSHMAN &
WAKEFIELD



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

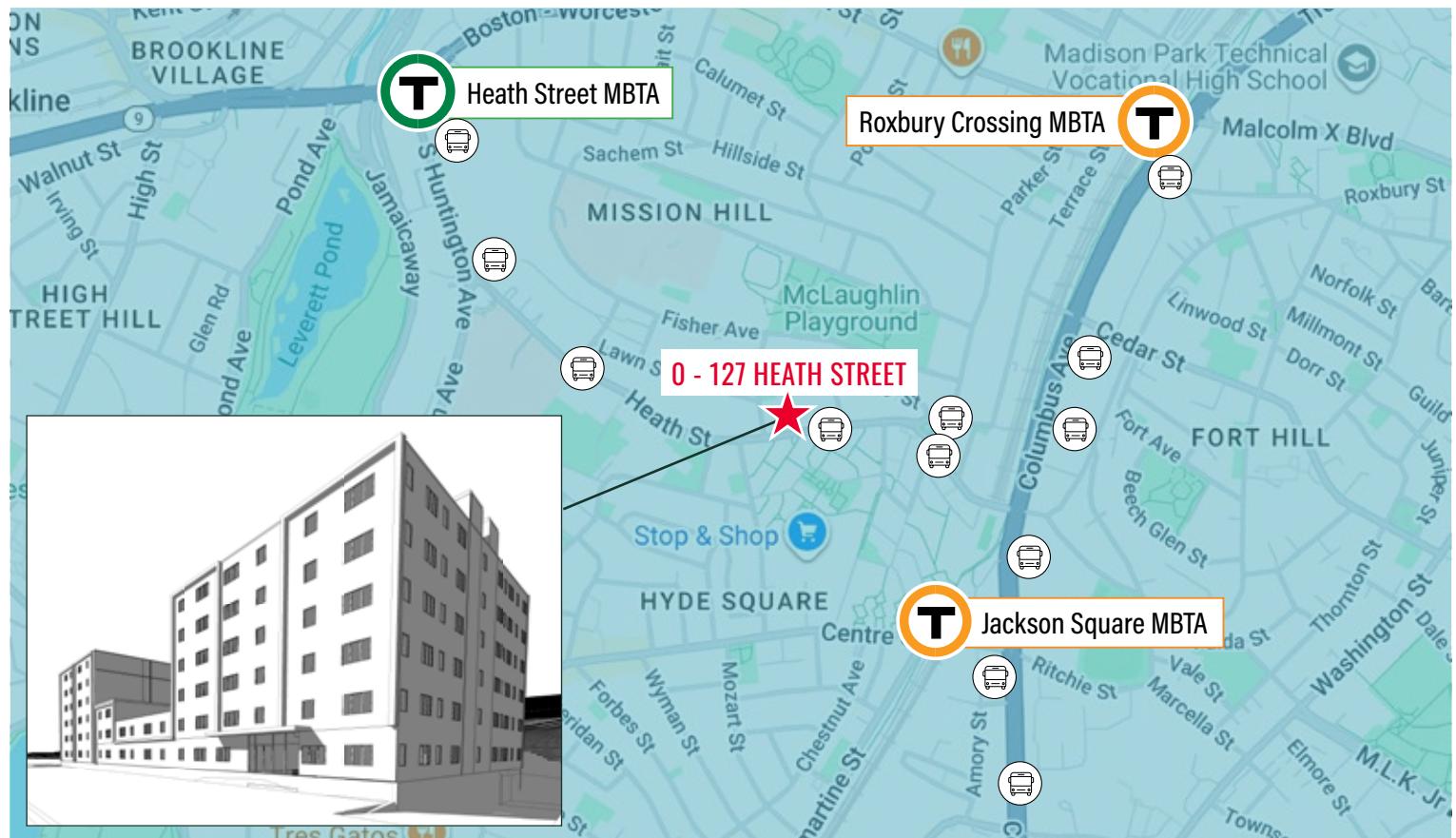


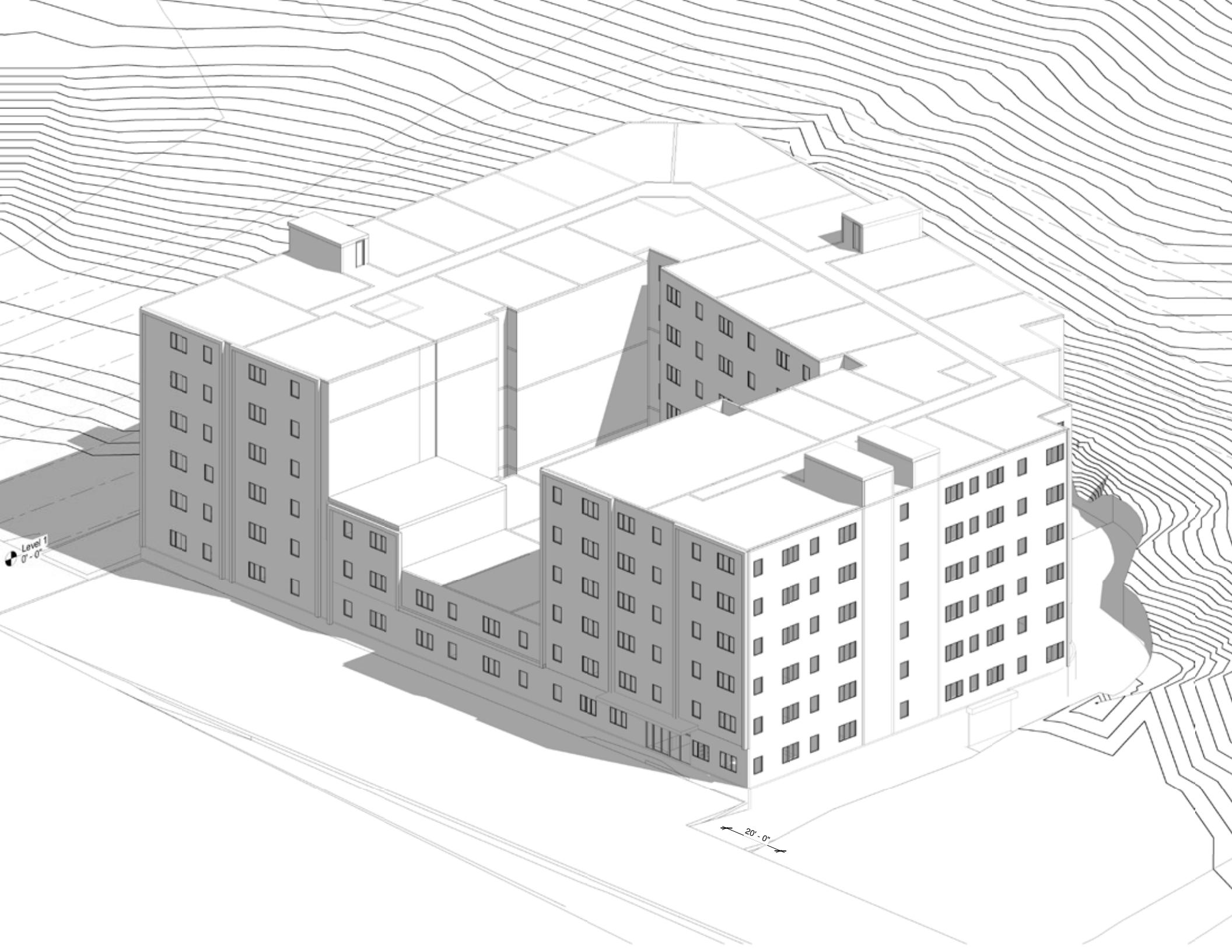
PRIME DEVELOPMENT OPPORTUNITY

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.





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.

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

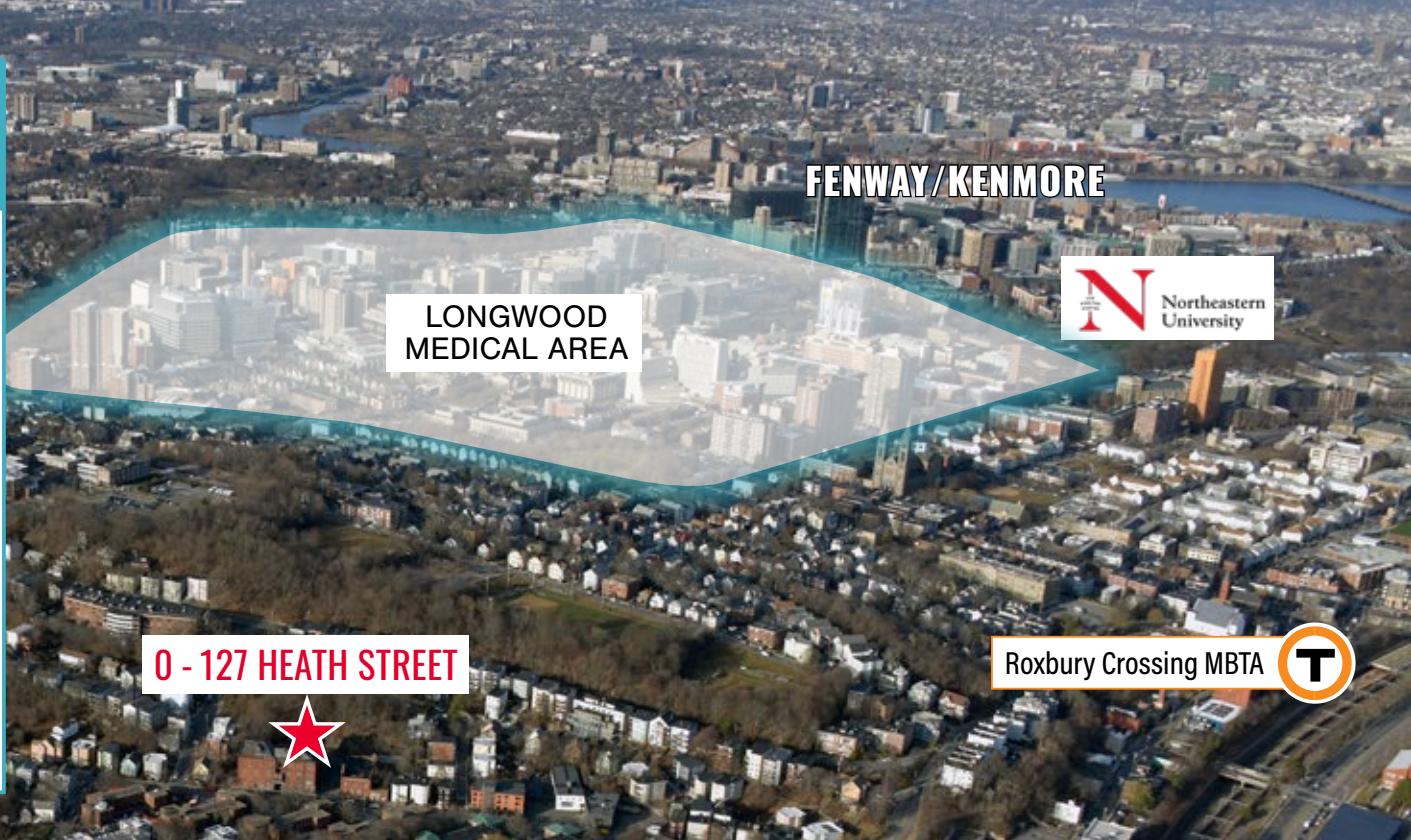
 HARVARD MEDICAL SCHOOL

 Boston Children's Hospital

 Beth Israel Deaconess HealthCare®

St. Elizabeth's Medical Center

 MERCK



LONGWOOD MEDICAL AREA



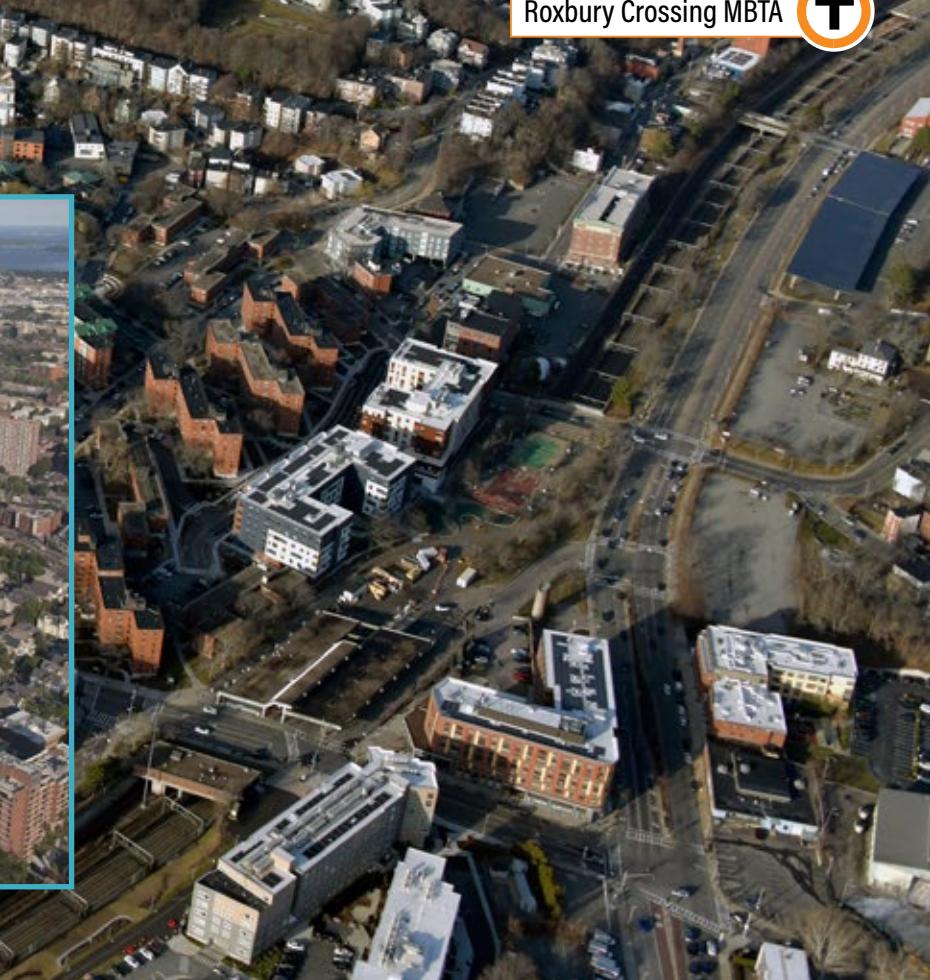
Roxbury Crossing MBTA



Roxbury Crossing MBTA

FENWAY/KENMORE

 Northeastern University





NEW ENGLAND MULTIFAMILY ADVISORY GROUP



ADVISORS

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

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

ANDREW HERALD
DIRECTOR
+1 978 302 9601
Andrew.Herald@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

RYAN MOWERY
SENIOR FINANCIAL ANALYST
+1 617 219 6471
Ryan.Mowery@cushwake.com

AN NGUYEN
FINANCIAL ANALYST
+1 951 427 0985
An.Nguyen@cushwake.com

DEBT & EQUITY FINANCE

HEATHER BROWN
VICE CHAIRMAN
+1 202 407 8158
Heather.Brown@cushwake.com

ROB BORDEN
VICE CHAIRMAN
+1 857 205 8491
Rob.Borden@cushwake.com