

75 TREMONT

70 Units
Boston, MA

Approved, 70-unit infill residential
condominium development opportunity.



INVESTMENT SUMMARY

75 Tremont Street presents a unique 70-unit residential development opportunity in Boston’s Oak Square neighborhood. This project exemplifies modern urban living with its strategic location, innovative design, and commitment to sustainability. Positioned near transit hubs, employment centers, and lifestyle amenities, it caters to a wide demographic of professionals, students, and families.

Process & Pricing

75 Tremont Street is available on an “as-is” basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers”.

For more information on the property and to sign the Confidentiality Agreement, please visit:
<https://multifamily.cushwake.com/Listings/75Tremont>



70 Units



61,750 GSF
LAND AREA



61
GARAGE SPACES



Transit Oriented
GREEN LINE & COMMUTER RAIL
DIRECT BUS ROUTE
(WITH STOP IN FRONT OF BUILDING)



Boston, MA
75 TREMONT STREET, BOSTON, MA 02108



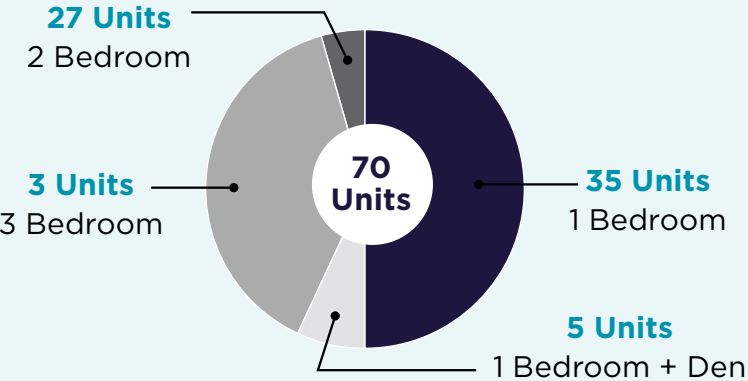
PROJECT SUMMARY

PROPERTY DATA	
Location	75 Tremont Street, Boston, MA
Land Area	61,750
Unit Count	70 Total (12 IDP 58 Market)
Parking	61 Spaces (Stackers)
Construction	5-over-1
Sustainability	Passive House
Use	Condominium

Unit Mix	Total Units	Market	IDP	Avg SF
1 Bedroom	35	28	7	609
1 Bedroom + Den	5	5	0	741
2 Bedroom	27	25	2	945
3 Bedroom	3	0	3	1,100
Total	70	58	12	53,850

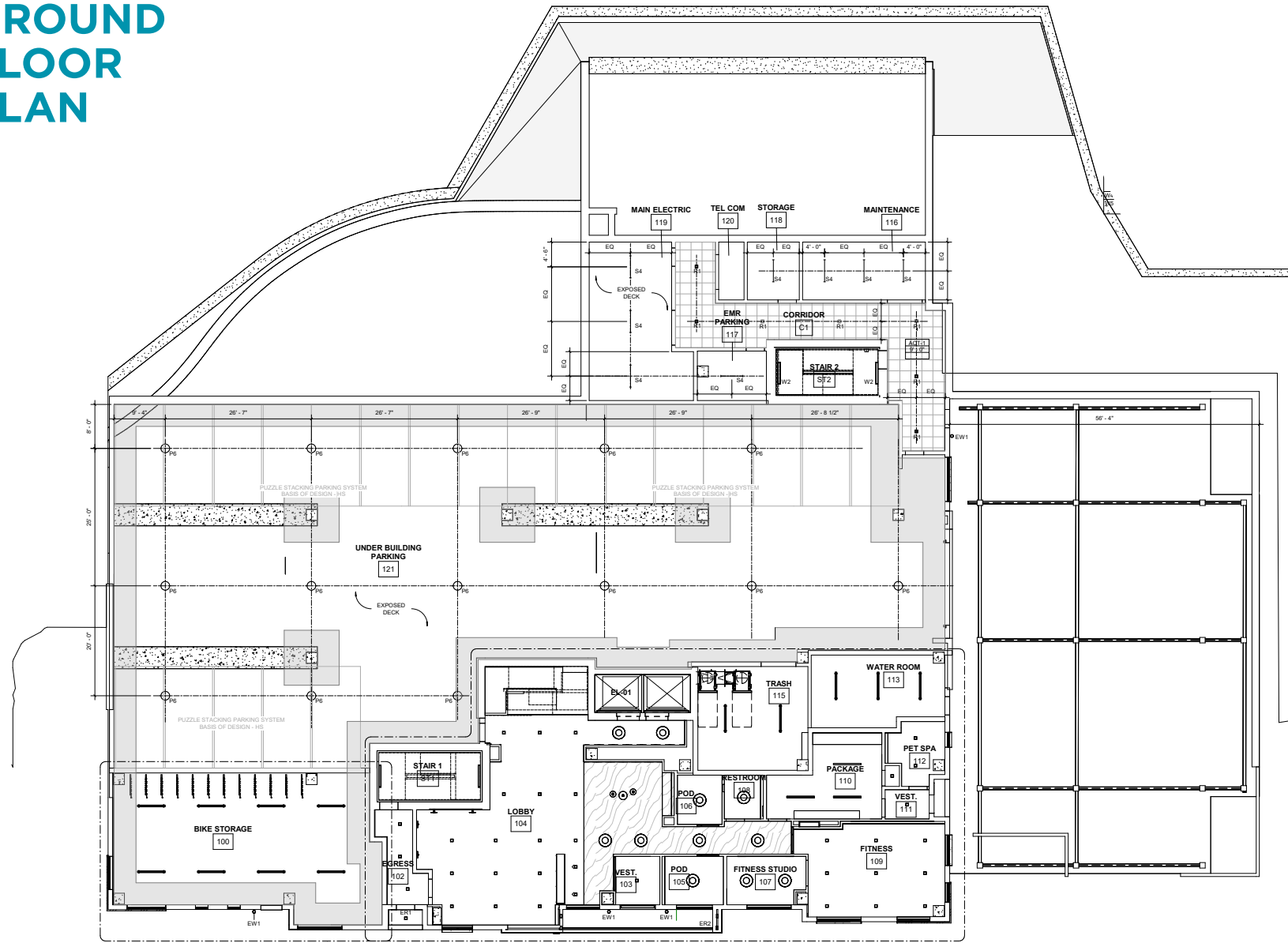
FLOOR MEASUREMENTS		
Level	GFA	Units
Level 1*	5,955	0
Level 2	15,714	14
Level 3	15,740	17
Level 4	15,740	17
Level 5	11,400	11
Level 6	11,400	11
Total	75,949	70

*Additional Ground Level Areas not included in GFA (Parking Garage - 8,372 SF, Mechanical / Storage - 2,109 SF)

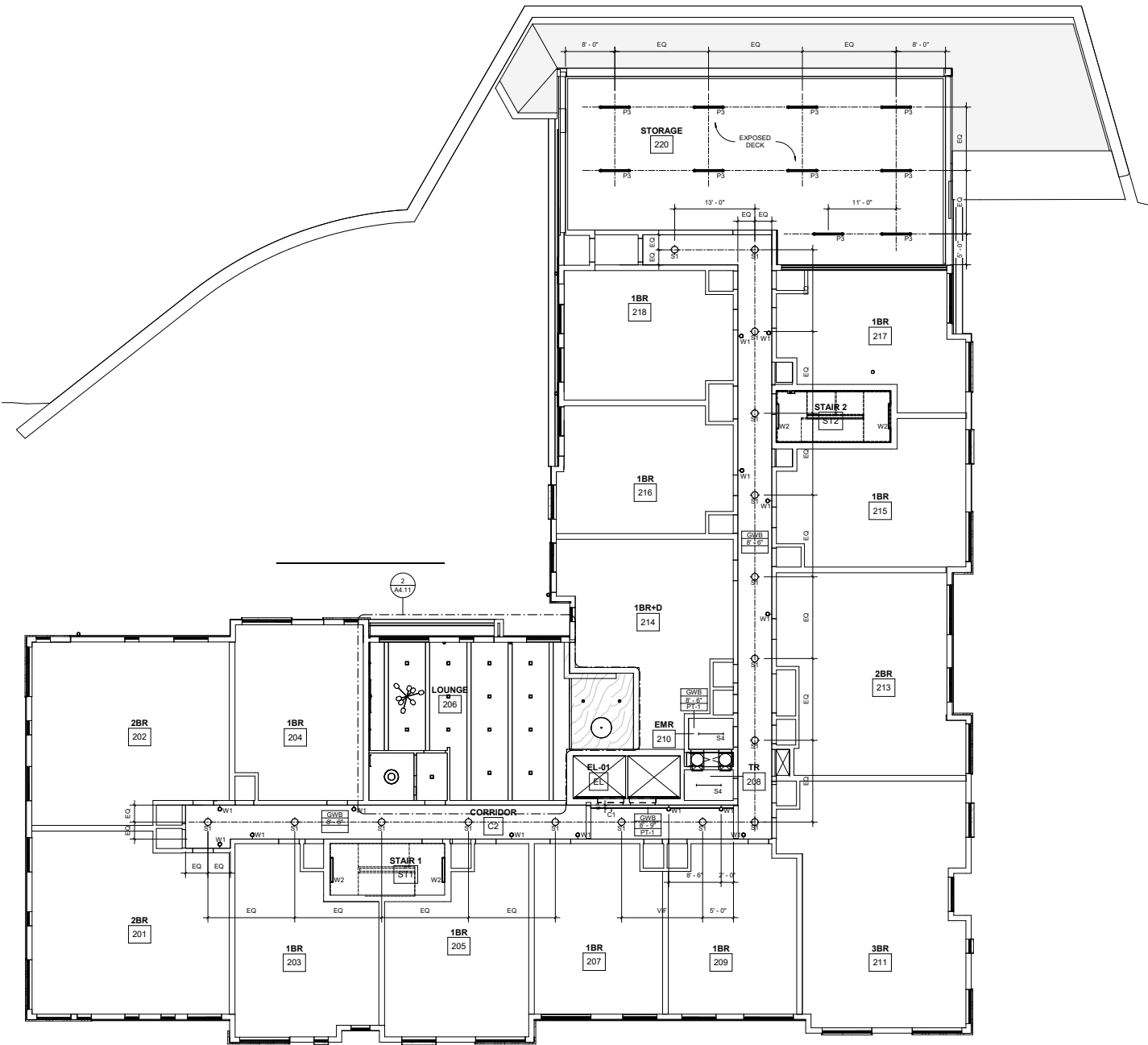


FLOOR PLANS

GROUND FLOOR PLAN

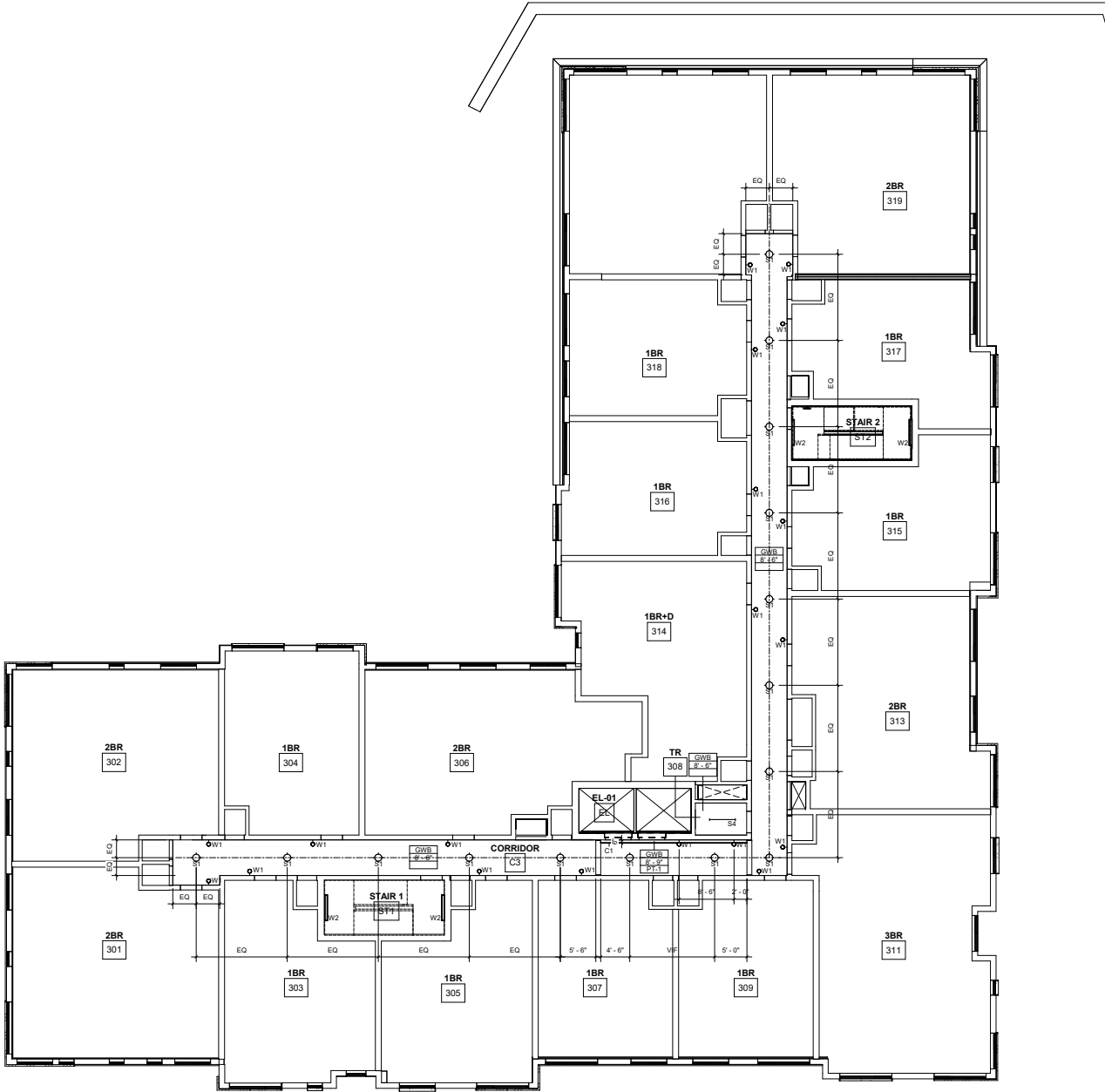


2ND FLOOR

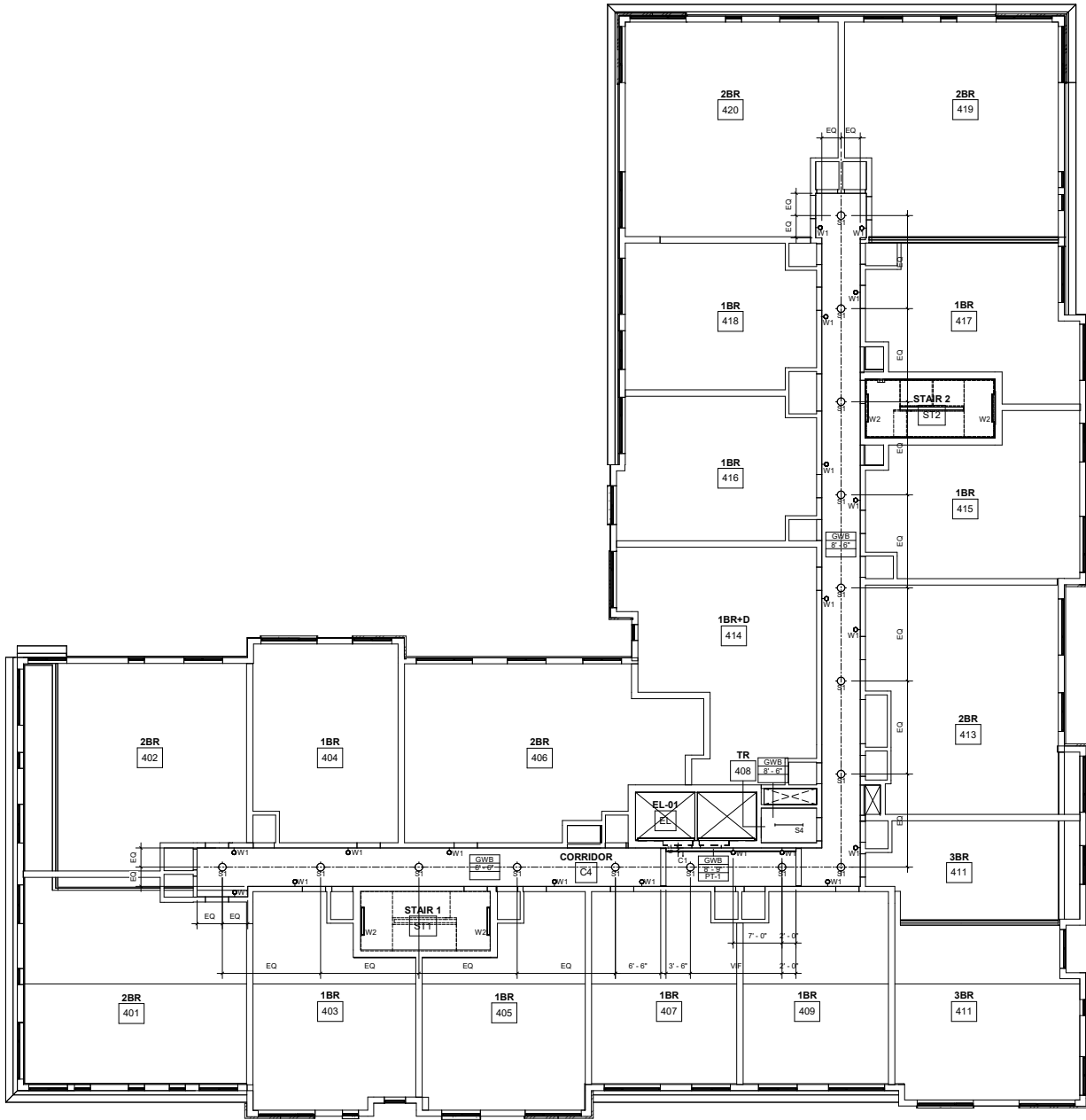


FLOOR PLANS

3RD FLOOR

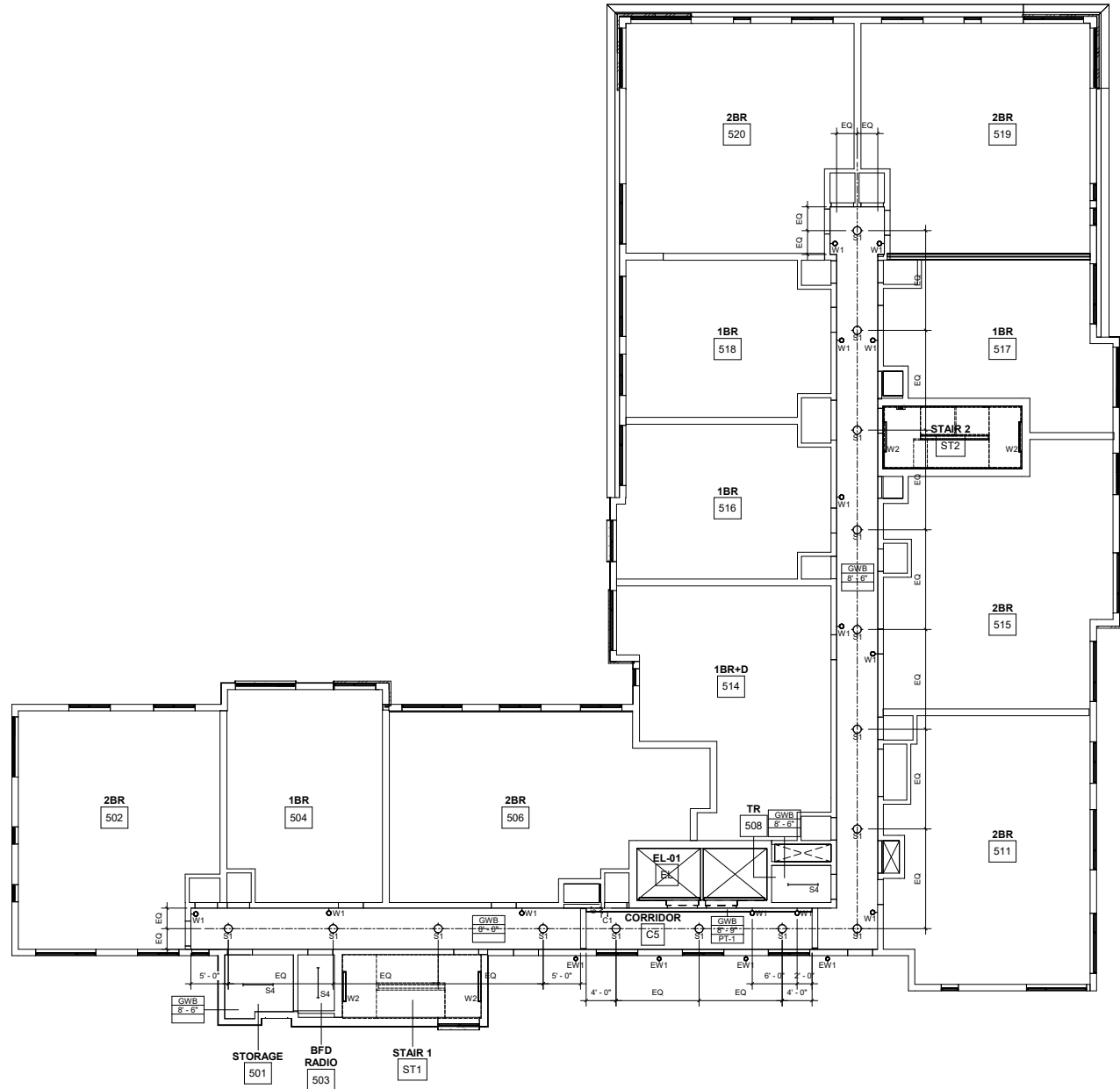


4TH FLOOR

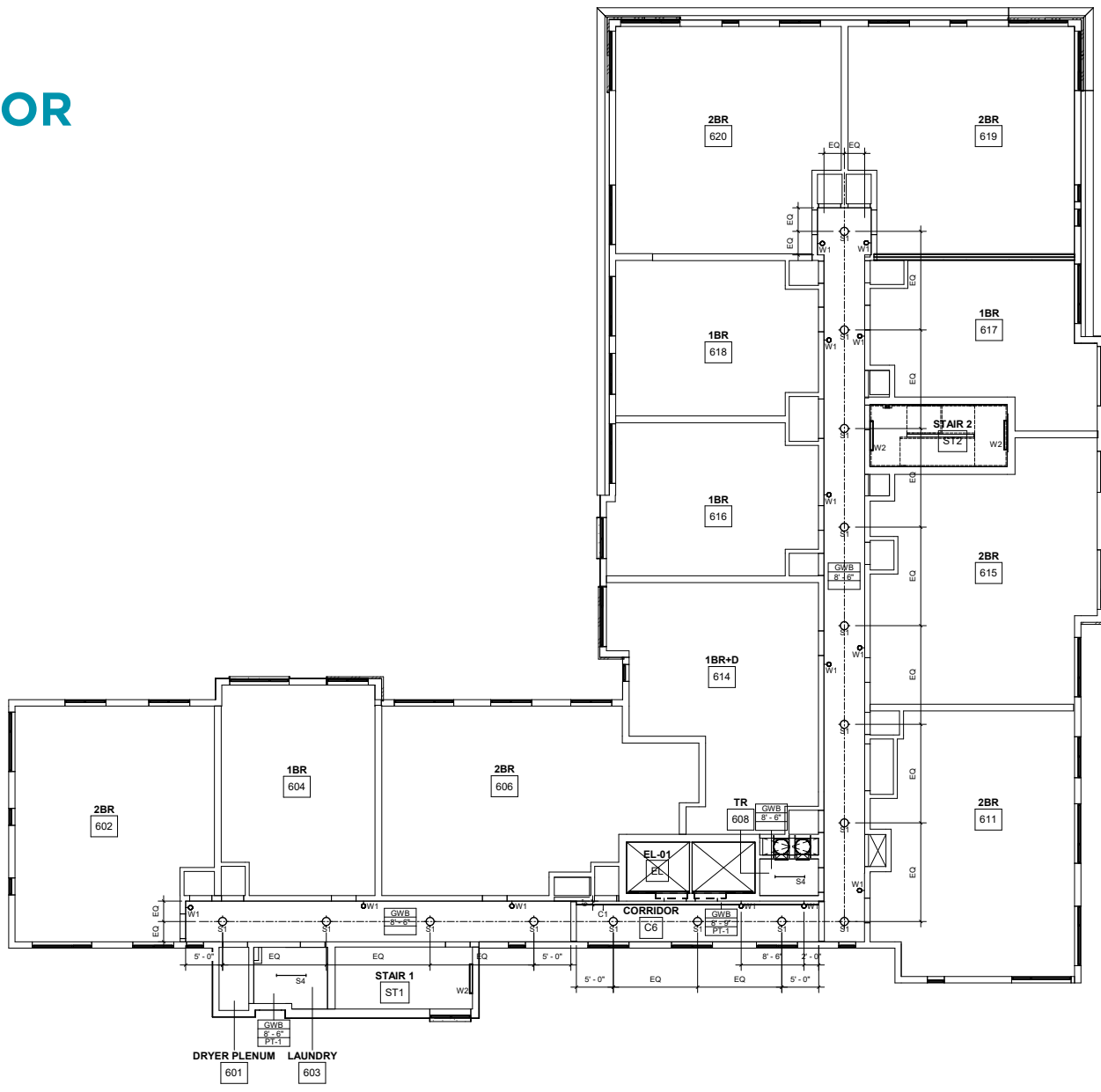


FLOOR PLANS

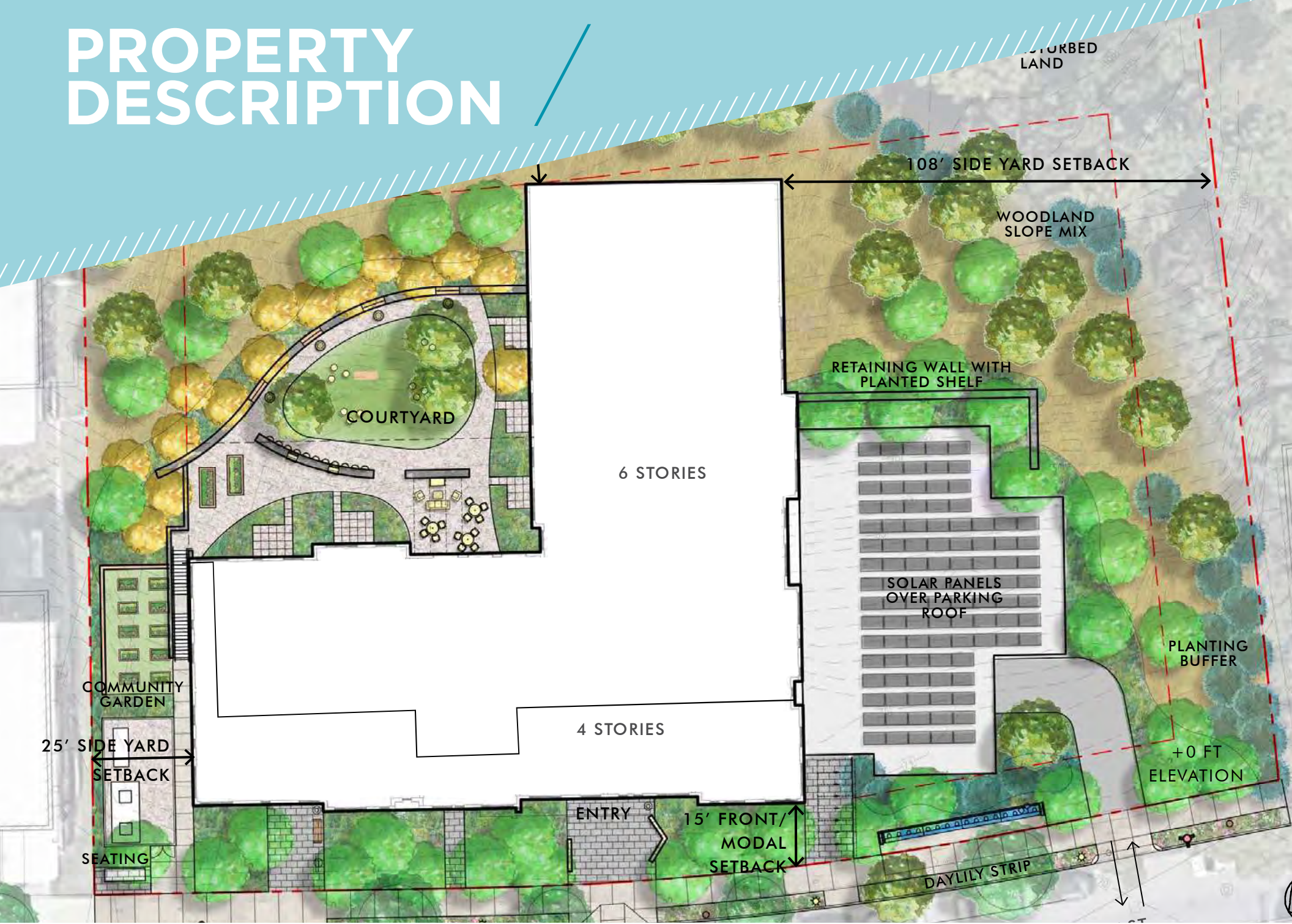
5TH FLOOR



6TH FLOOR



PROPERTY DESCRIPTION



SITE INFORMATION

Address: 75 Tremont Street,
Boston (Brighton), MA 02135

Site Size: 1.42 acres or 61,750 SF

DEVELOPMENT OVERVIEW

BPDA and ZBA approved plans in March 2023 for 70 residential units. The development will be comprised of a single six-story residential building with one level of underground garage parking.

DEVELOPMENT TEAM

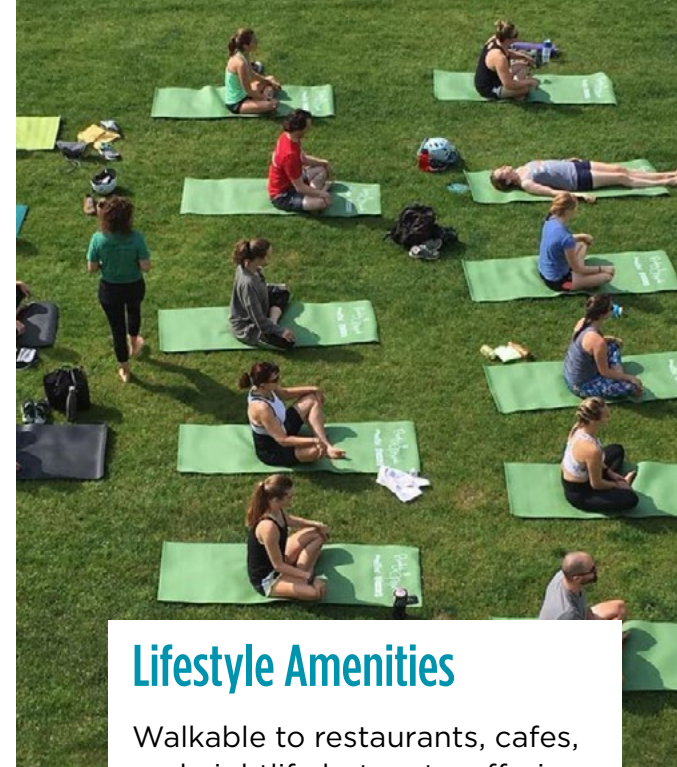
Architect:	PCA Design, Inc.
Landscape Architect:	Copley Wolff Design Group
Civil Engineer:	Beals Associates, Inc
Geotechnical Engineer:	Haley & Aldrich
Legal:	McDermott Quilty& Miller LLP

GROUND LEASE

The Ground Lease is structured as \$72,000/yr (plus the nets), bumping to \$175,000/yr (plus nets) once all approvals have been obtained – this includes the Building Permit.



PROPERTY HIGHLIGHTS



Dynamic Neighborhood Demographics

With 75% of the population aged 18–34, the area is a hub for young professionals and students.

Transit Access

Minutes from MBTA Green Line (B Branch), Boston Landing Commuter Rail, and major highways (I-90, I-95).

Lifestyle Amenities

Walkable to restaurants, cafes, and nightlife hotspots, offering a vibrant urban experience.

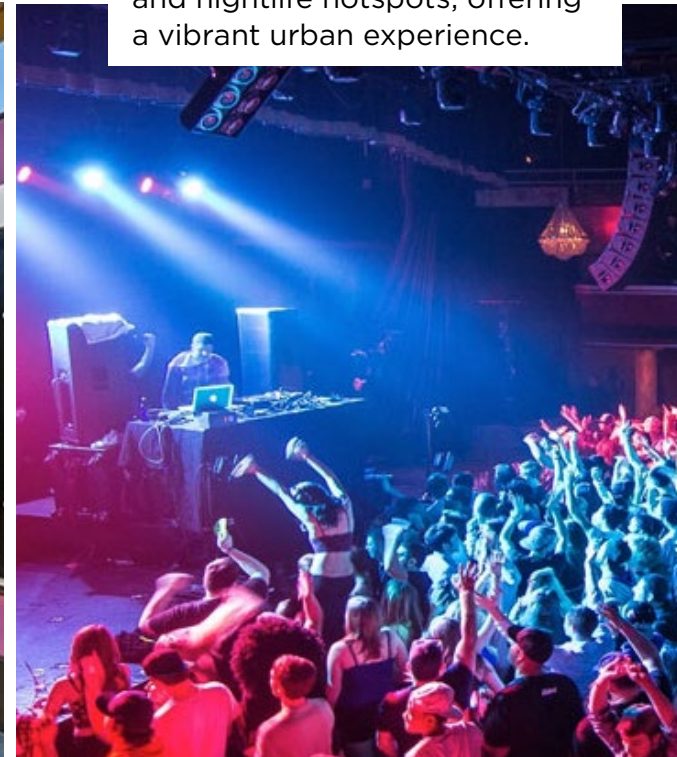
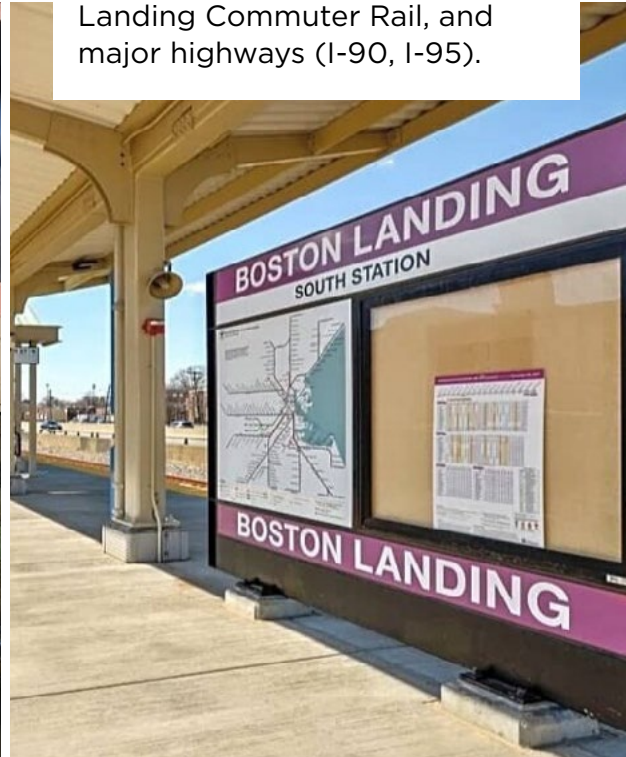
Location Advantage



Situated between Brighton and Allston, in the Oak Square neighborhood, the property offers unparalleled access to Boston’s thriving employment hubs and cultural landmarks. The Oak Square neighborhood is known for providing a more suburban feel withing Brighton with plenty of small and unique restaurants, retail, and bars. The area has a more family-friendly atmosphere as compared to the rest of Allston and Brighton, drawing demand for young families.

Proximity to Key Institutions

Close to Harvard University, MIT, Longwood Medical Area, and Kendall Square’s life sciences sector.



MARKET OPPORTUNITY



The Brighton-Allston corridor represents one of Boston's most dynamic and transformative residential markets:

High Demand for Transit-Oriented Living

Housing developments in this area command strong interest due to their proximity to key employment hubs and transit nodes.

Strong Market Fundamentals

Limited supply of new residential units in Brighton creates an opportunity for strong rent growth and resale values.

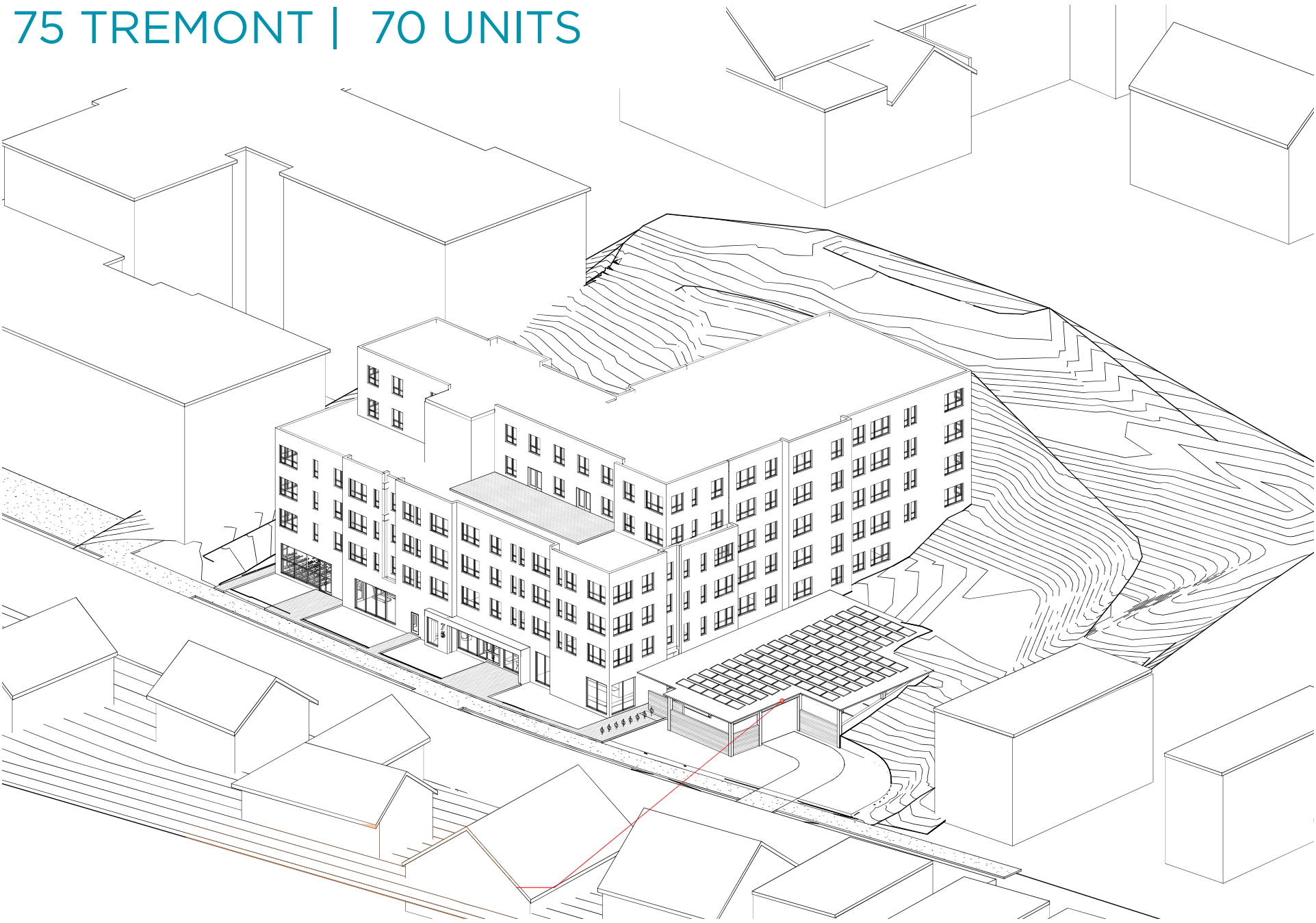
Sustainability Appeal

The Passive House certification ensures a competitive edge among eco-conscious buyers and renters.



SITE AERIAL VIEW

75 TREMONT | 70 UNITS





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