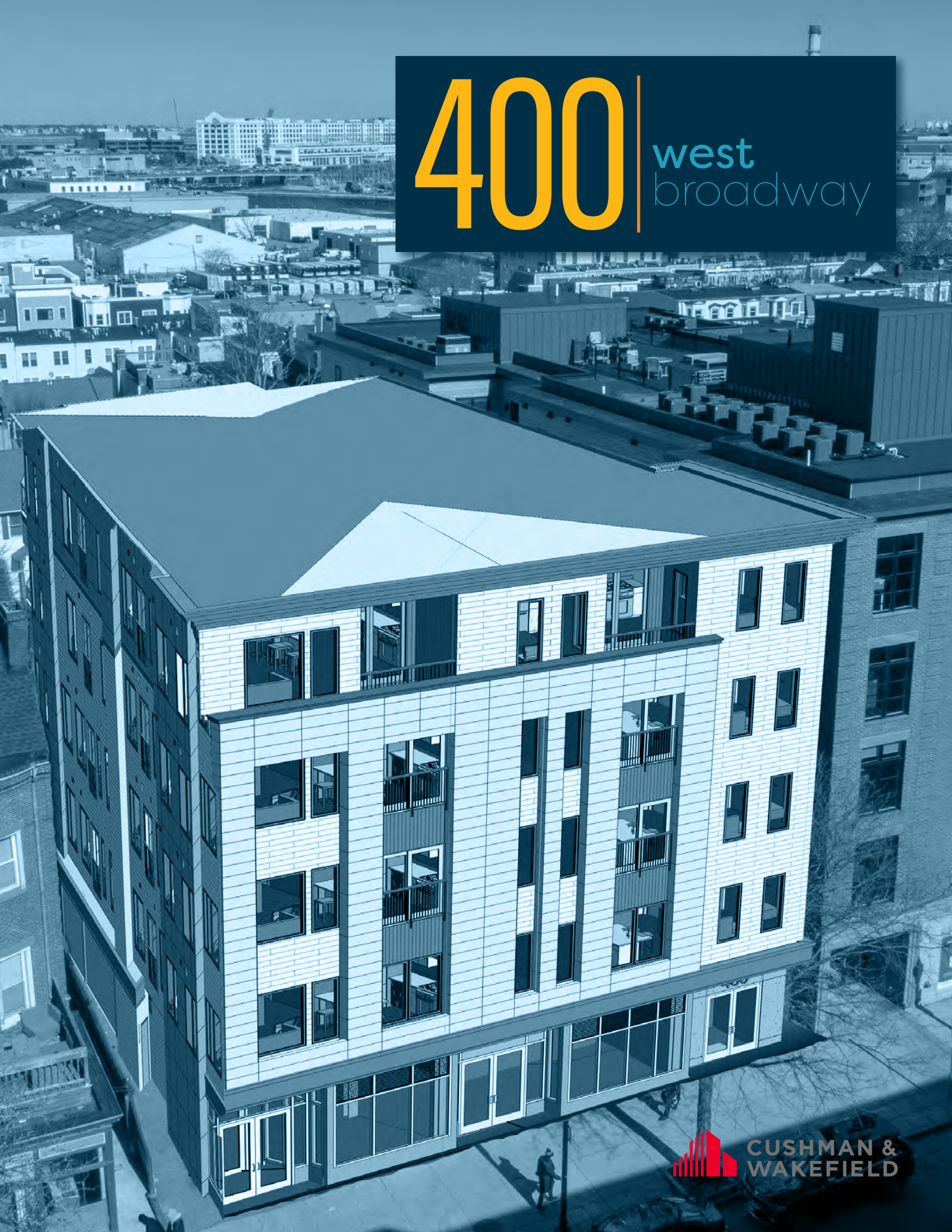


400 | west broadway



CUSHMAN &
WAKEFIELD

executive summary

Cushman and Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire [400 West Broadway](#). The rarely available, fully approved, residential development opportunity is located along the highly coveted West Broadway corridor of South Boston, Massachusetts.

The project, which received its Certification of Approval from the Boston Planning and Development Agency in 2020, calls for the construction of a 5 story, 38 unit (36 residential + 2 retail) residential building, complimented by a 34 space semi-automatic parking garage in the rear of the site.

When complete, [400 West Broadway](#) will offer future residents unparalleled access to a dynamic mix of amenities and transit options, scattered throughout South Boston and the Seaport. Furthermore, the project is poised to benefit greatly from several upcoming large-scale developments in the immediate area. An influx of both life science and commercial development will bring thousands of new employees and millions of square feet of development to the already bustling submarket.

[400 West Broadway](#) is being offered for sale without a formal asking price, free and clear of existing debt. Once qualified investors have had an opportunity to review the offering materials and tour the Property, Cushman and Wakefield will schedule a formal "Call for Offers".





5 STORES | 38 UNITS

34 PARKING SPACES

investment highlights



TRANSIT-ORIENTED LOCATION

400 West Broadway will provide future residents with a transit-oriented address that is within walking distance (0.5 miles) of the MBTA's Broadway station, which connects South Boston to world class employers, universities and hospitals situated throughout Boston, Cambridge, and the South Shore. Furthermore, an MBTA bus stop immediately abuts the property and provides rapid access to the Financial District and Back Bay.



FULLY APPROVED DEVELOPMENT OPPORTUNITY

400 West Broadway presents a rarely available, fully approved development opportunity in a historically high barrier to entry market. The in-place approvals from the Boston Planning and Development Agency call for the construction of a 5 story, 38 unit (36 residential + 2 retail) residential building and 34 parking spaces.



AMENITY RICH NEIGHBORHOOD

The property is situated in the heart of South Boston's most lively strip. Located just steps from a dynamic mix of retail, dining, entertainment and fitness options, that line the West Broadway corridor.



UPCOMING NEIGHBORHOOD DEVELOPMENT

The project is poised to benefit greatly from several upcoming large-scale developments in the immediate area. Many of the nation's most prominent institutional developers such as National Development, Related Beal, Alexandra Real Estate Equities, Tishman Speyer, Lincoln Property Company and others have upcoming projects within walking distance of the offering.

SOUTH
END

FINANCIAL
DISTRICT



WORDEN HALL
THE MAIDEN



COPPERSMITH

THE HANDLE
BAR

MOONSHINE 152

Amrheins SOCIAL WINES



W BROADWAY

400 | west
broadway

Fromage
WINE BAR & RESTAURANT

loco
taqueria & oyster bar



CAFFÈ
NERO

THE MEZZ

LINCOLN
tavern & restaurant

CAPO

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**CUSHMAN &
WAKEFIELD**