



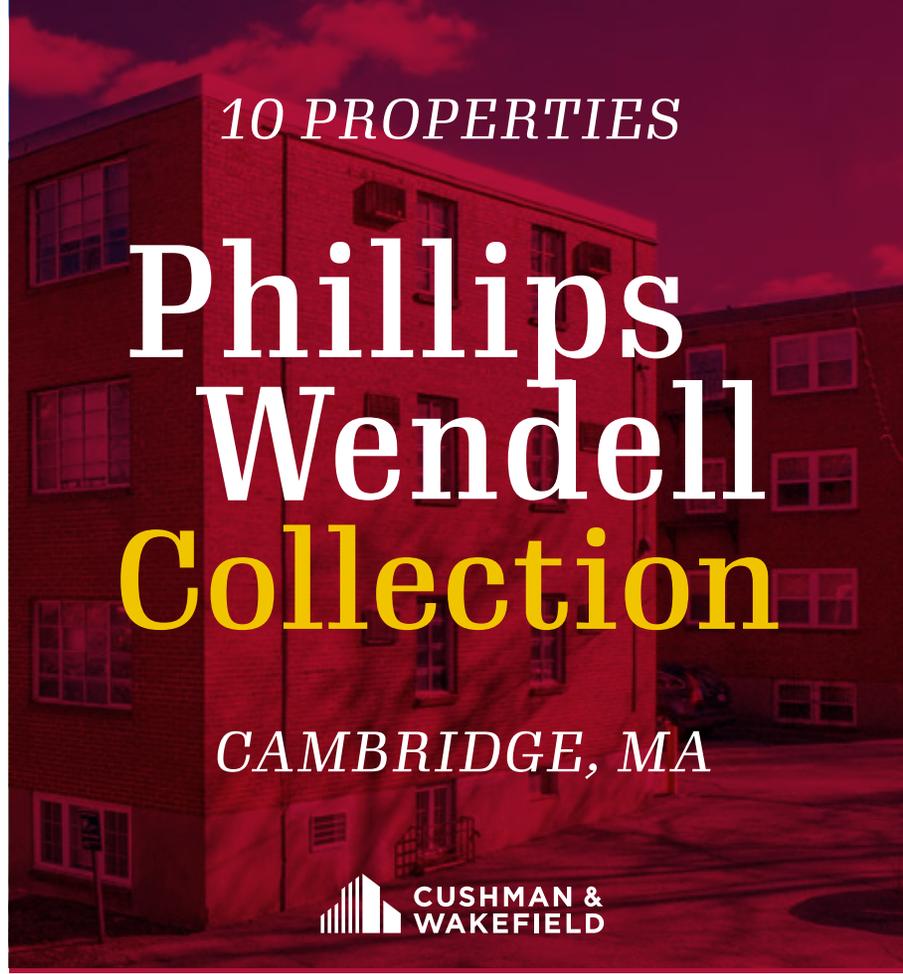
3 PHILLIPS PLACE



5 PHILLIPS PLACE



6 SACRAMENTO ST



10 PROPERTIES

# Phillips Wendell Collection

CAMBRIDGE, MA



34 WENDELL ST

30 WENDELL ST

28 WENDELL ST

22 & 24 WENDELL ST

20 WENDELL ST

16 & 18 WENDELL ST

14 WENDELL ST

KENDALL SQ

DOWNTOWN BOSTON

BACK BAY



CHARLES RIVER



CAMBRIDGE COMMON

3 PHILLIPS PLACE

5 PHILLIPS PLACE

34 WENDELL STREET

28 WENDELL STREET

22 & 24 WENDELL STREET

6 SACRAMENTO STREET

WENDELL ST

MASS AVE

20 WENDELL ST

16 & 18 WENDELL STREET

14 WENDELL STREET

30 WENDELL STREET

# Executive Summary

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire the **Phillips Wendell Collection**, an irreplaceable 10 property portfolio, totaling 85,000 +/- GSF located in Harvard Square, the heart of Cambridge, Massachusetts.

Institutionally owned and maintained, and offered unencumbered by long-term lease commitments, the portfolio presents immense value-add potential through the lease-up of vacant commercial space, the redevelopment to multifamily residential and condominium conversions, and the potential for new ground-up residential construction, among other options and strategies.

Phillips Wendell Collection is situated in one of the most esteemed locations in the world with unmatched access to many of the nation's top colleges and universities, technology and bio-tech employers and many of the region's best shopping and dining amenities. Situated on Wendell Street, Philips Place, and Sacramento Street, each building is located within a 10-minute walk of a MBTA Redline station, as well as Harvard and Lesley University.

## Process & Pricing

Phillips Wendell Collection 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".

Investors are invited to submit bids for the Phillips Wendell Collection as a single portfolio, sub-portfolios or individual properties. For more information on the property and to sign the confidentiality agreement, please visit [multifamily.cushwake.com/TMS/Listings/PhillipsWendell](http://multifamily.cushwake.com/TMS/Listings/PhillipsWendell)

# Investment Highlights



## *Transit Oriented*

The Phillips Wendell Collection is strategically located between Harvard and Porter Square, providing ideal access to the MBTA Red Line at Harvard and Porter Stations, numerous MBTA bus routes, as well as the Commuter Rail on the Fitchburg Line located at Porter Station. Each property is within 0.5 miles of a MBTA station and steps away from a MBTA bus route, giving riders easy access throughout Cambridge and the city of Boston.



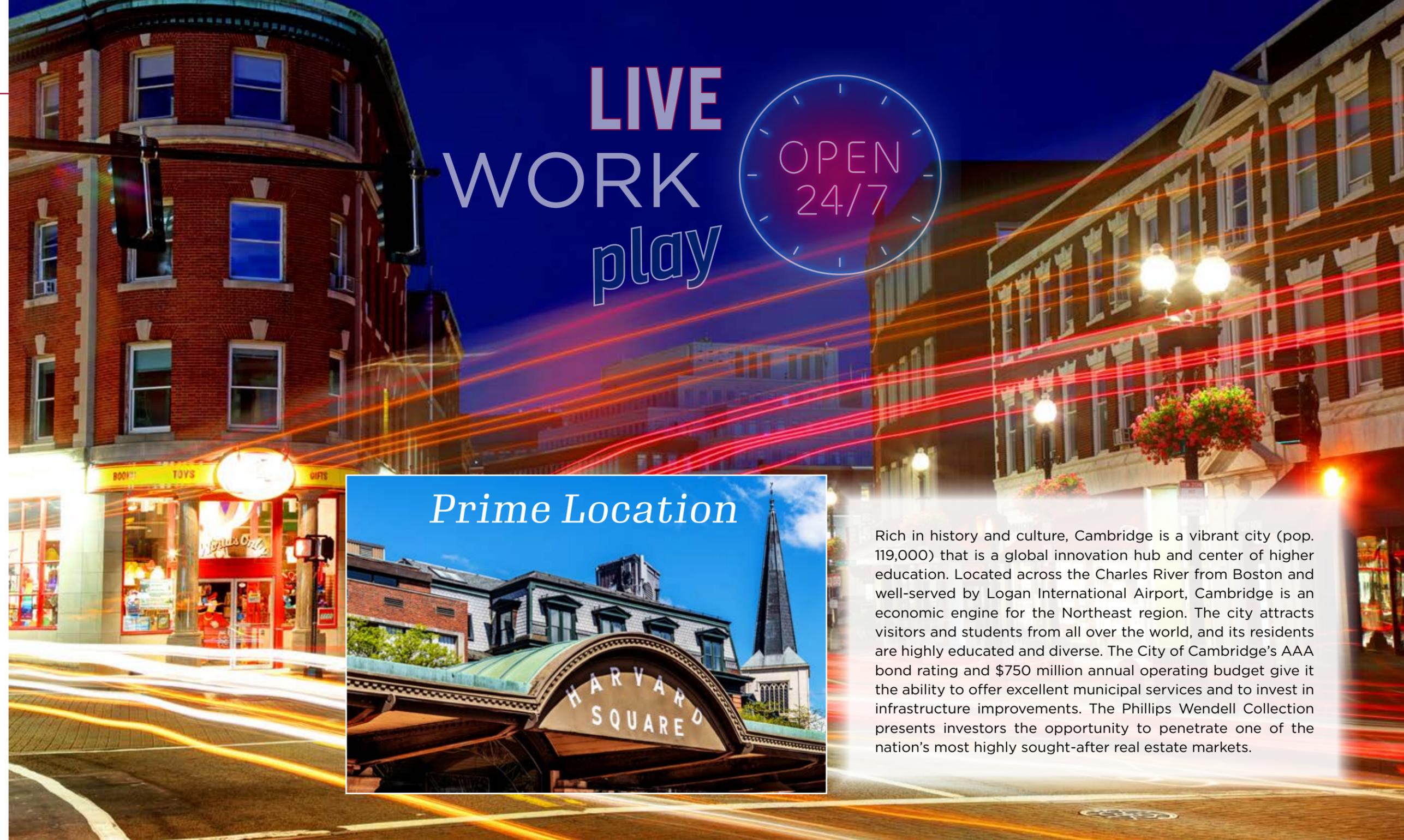
## *Amenity Rich Neighborhood*

There is no shortage of retail and dining options surrounding the Phillips Wendell Collection. Both Porter and Harvard Square offer a mix of larger national chains such as Target, CVS and Star Market and smaller, local boutiques and shops. Cambridge is also a foodie paradise, offering a variety of cultures and cuisines for all to enjoy.



## *Excellent Employment Access*

Cambridge is home to some of the Commonwealth's most prominent employers including Takeda Pharmaceuticals, Google, Biogen and Hubspot. There are 11 hospitals and numerous universities and world-renowned research institutions employing thousands of individuals in the area. Many of these employment opportunities are within a walking distance of Phillips Wendell Collection with others only a short train, bus, bike or car ride away. With its convenient access to public transportation, residents of Cambridge can also take advantage of the variety of companies located in Boston and other suburbs.



LIVE  
WORK  
play



## *Prime Location*

Rich in history and culture, Cambridge is a vibrant city (pop. 119,000) that is a global innovation hub and center of higher education. Located across the Charles River from Boston and well-served by Logan International Airport, Cambridge is an economic engine for the Northeast region. The city attracts visitors and students from all over the world, and its residents are highly educated and diverse. The City of Cambridge's AAA bond rating and \$750 million annual operating budget give it the ability to offer excellent municipal services and to invest in infrastructure improvements. The Phillips Wendell Collection presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.

# Portfolio Specifications

PROPERTY ADDRESS	CURRENT USE	YEAR BUILT	ZONING	LOT SF*	BUILDING GSF	LIVING AREA	# STORIES	# DORM BEDS	# APT UNITS
3 Phillips Place	Office	1925	C-2	7,132	14,465	10,786	3	N/A	N/A
5 Phillips Place	Office	1860	A-2	11,686	7,930	4,574	2.5	N/A	N/A
14 Wendell Street	Dorm	1890/2015	C-1	5,268	7,624	6,888	3	24	N/A
16-18 Wendell Street	Dorm	1862/2016	C-1	10,407	12,300	11,471	2.75	42	N/A
20 Wendell Street	Multi-Family	1855	C-1	7,499	3,997	2,464	2	N/A	2
22 Wendell Street	Duplex	1902	C-1	4,725	3,660	2,168	2.5	N/A	1
24 Wendell Street	Duplex	1869	C-1	4,751	3,397	2,033	2.5	N/A	1
28F Wendell Street	Multi-Family	1930	C-2A	11,360	6,080	6,020	4	N/A	14
28R Wendell Street	Multi-Family	1930	C-2A	included above	6,124	5,984	4	N/A	13
30-32 Wendell Street	Tennis Court	N/A	C-2A	11,249	0	0	N/A	N/A	N/A
34 Wendell Street	Office	1890	C-2A	6,624	3,960	2,690	2.75	N/A	N/A
6 Sacramento Street	Dorm	1880	B	7,169	15,696	11,610	3	N/A	N/A

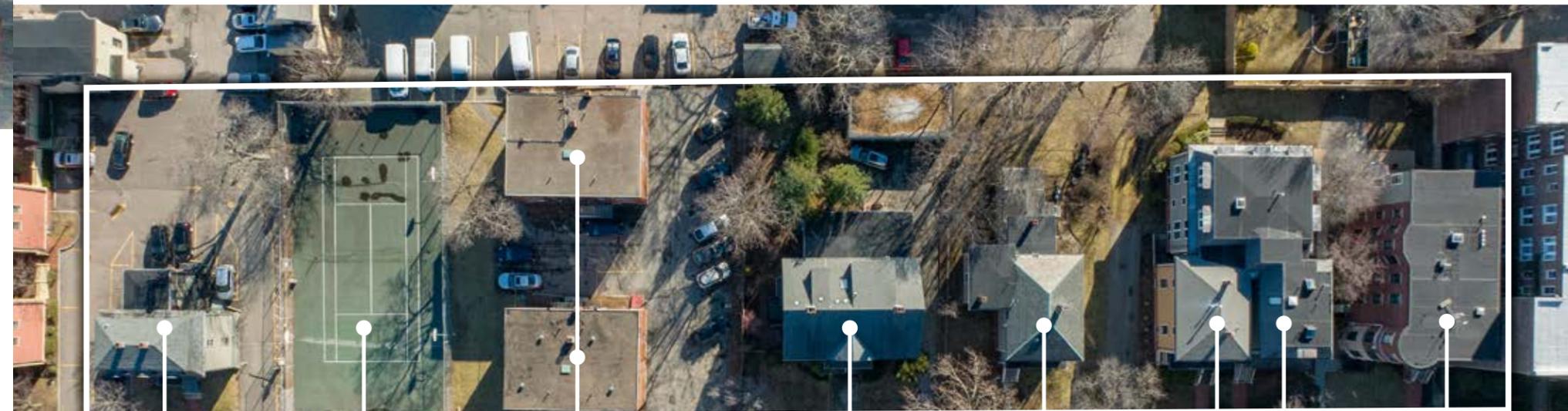
\*Lot size and Building GSF figures obtained from City of Cambridge assessor's website.

**10**  
Properties

**85,233**  
Square Feet\*

**31**  
Apartments

**66**  
Dorm Beds



34 WENDELL ST

30 WENDELL ST

28 WENDELL ST

22 & 24 WENDELL ST

20 WENDELL ST

16 & 18 WENDELL ST

14 WENDELL ST



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