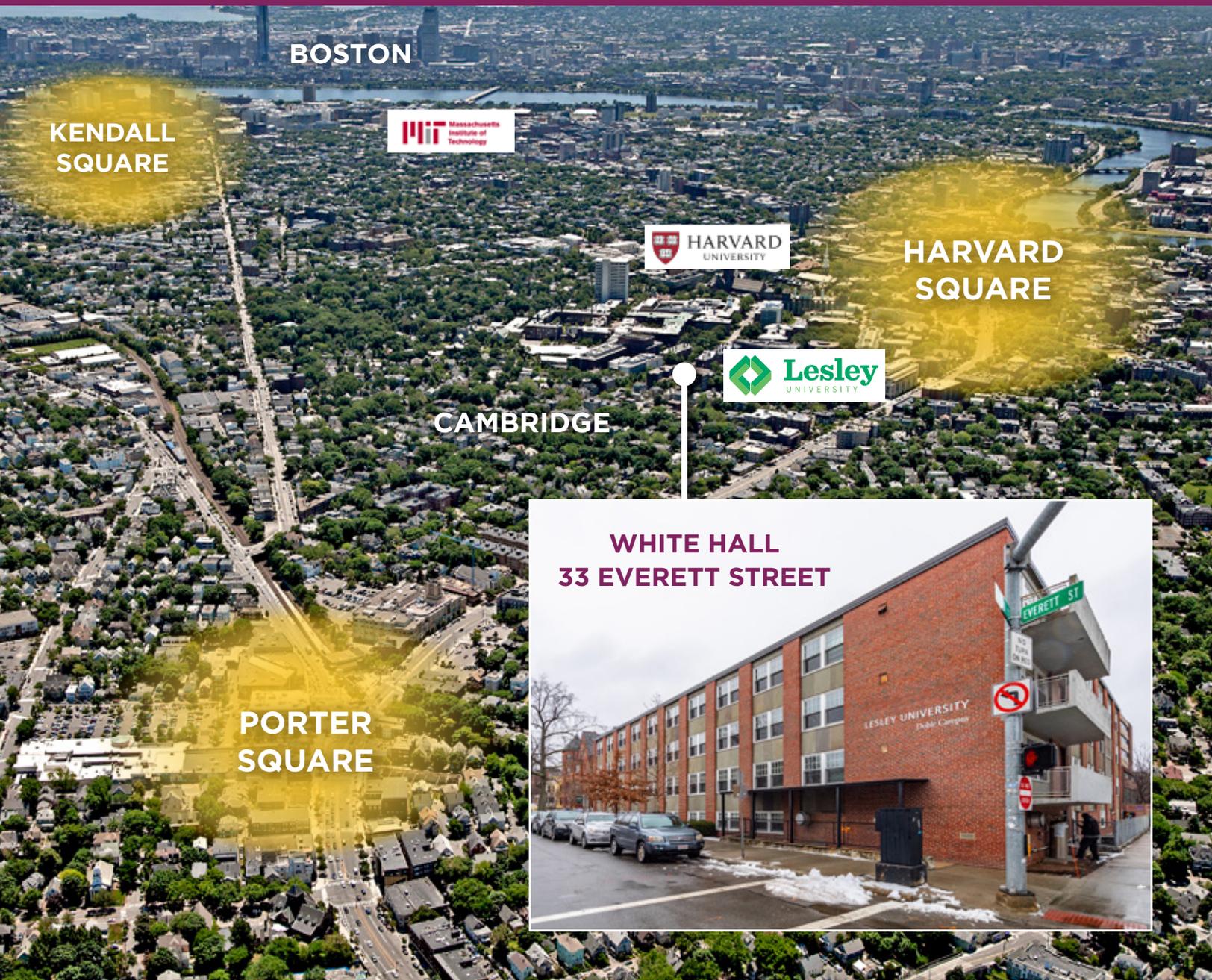


WHITE HALL

33 EVERETT STREET
CAMBRIDGE, MA

Master Lease Housing Opportunity / 69 Rooms / 120 Beds



BOSTON

KENDALL
SQUARE



HARVARD
SQUARE



CAMBRIDGE

PORTER
SQUARE

WHITE HALL
33 EVERETT STREET



EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present a master lease housing opportunity, 33 Everett Street. The property consists of 69 rooms, and is located in the Harvard Square area within the heart of Cambridge, Massachusetts. Currently configured for dormitory use, each floor of the building features a common bathroom and lounge space with soft seating, refrigerator, and oven. 33 Everett Street is located on Lesley University's Doble Campus and has previously been used as student housing. The university would maintain access to the first floor's commercial kitchen and cafeteria to be shared with the tenant and can deliver the property furnished with existing dormitory furniture.

33 Everett Street 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. The building is immediately adjacent to Harvard University and within a 10-minute walk of both Porter and Harvard Stations along the MBTA's Red Line and Commuter Line.

For more information on the property and to sign the confidentiality agreement, please visit: multifamily.cushwake.com/TMS/Listings/33Everett



Massachusetts Avenue



PORTER SQUARE TRAIN STATION

PORTER SQUARE

BOSTON

CAMBRIDGE SNAPSHOTS



Walk Score: 93
Bike Score: 98



Transit Score: 74



Population: 118,927



Household Income:
\$103,154



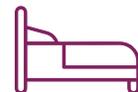
HARVARD SQUARE →



240 SEAT CAFETERIA



69 ROOMS



120 BEDS

INVESTMENT HIGHLIGHTS



TRANSIT ORIENTED

33 Everett Street 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. The 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.



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. 33 Everett Street presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.



AMENITY RICH NEIGHBORHOOD

There is no shortage of retail and dining options surrounding 33 Everett Street. 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.



LIVE WORK *play*



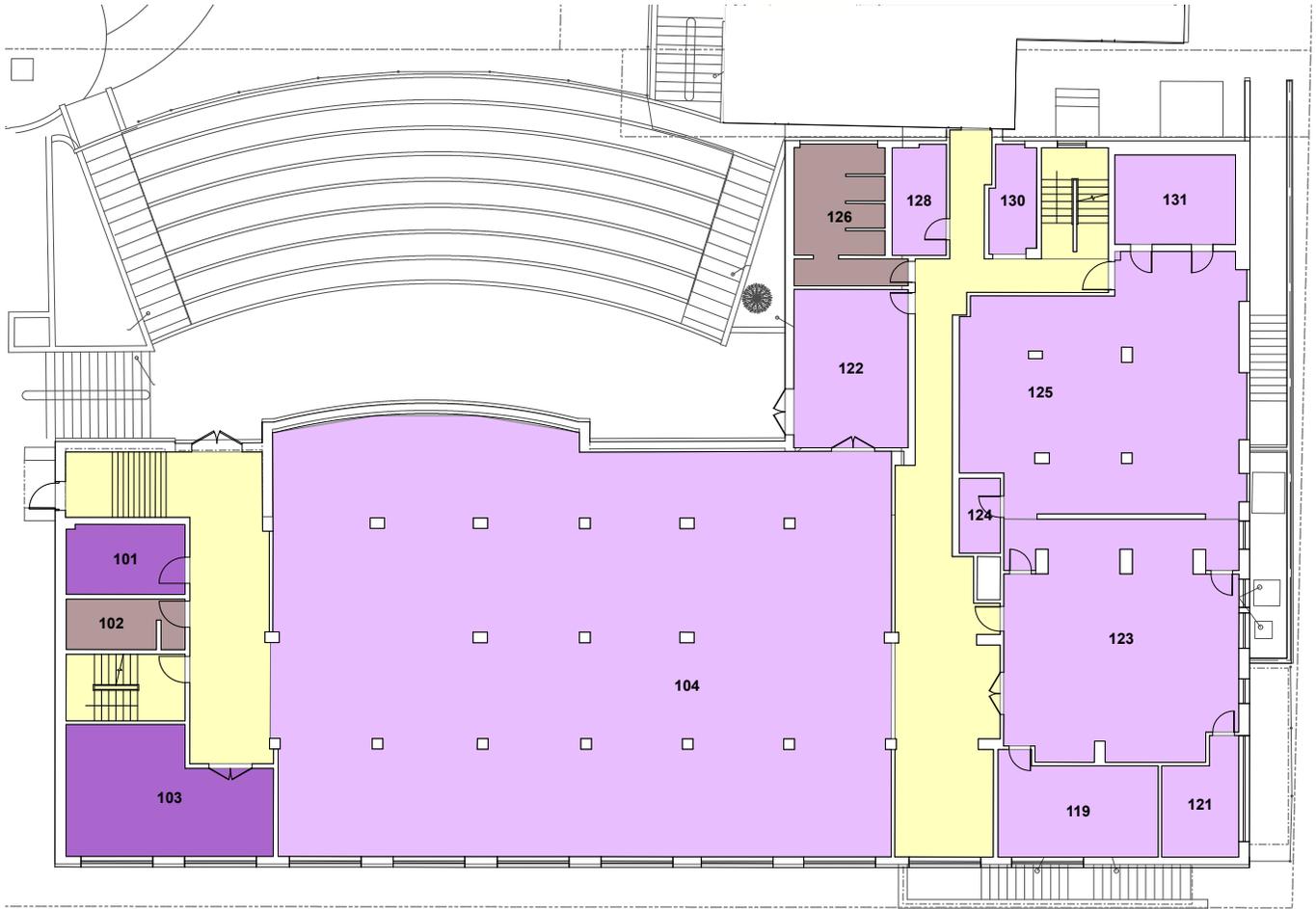
EXCELLENT EMPLOYMENT ACCESS

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 33 Everett Street 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.



FLOOR PLANS

GROUND FLOOR



FLOORS 2-4



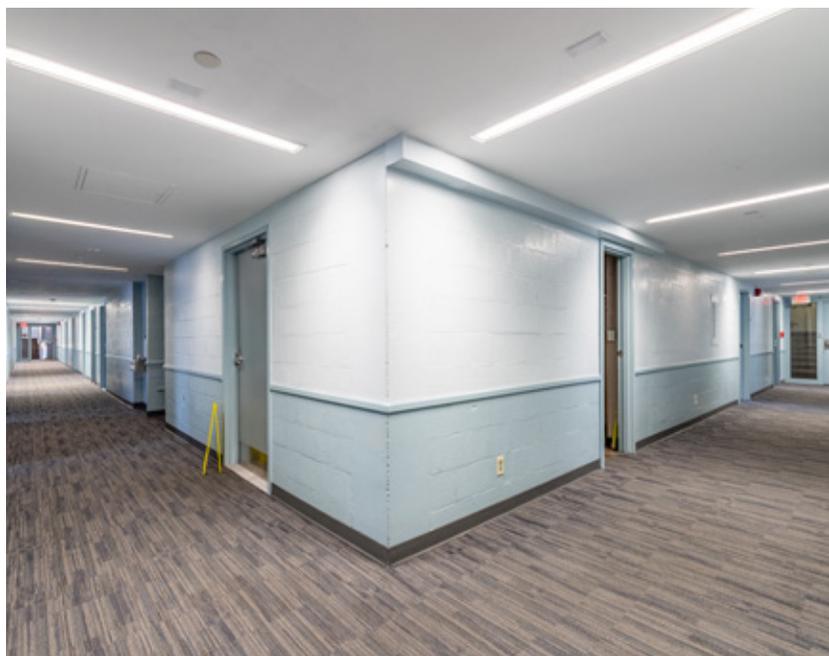
Room Use

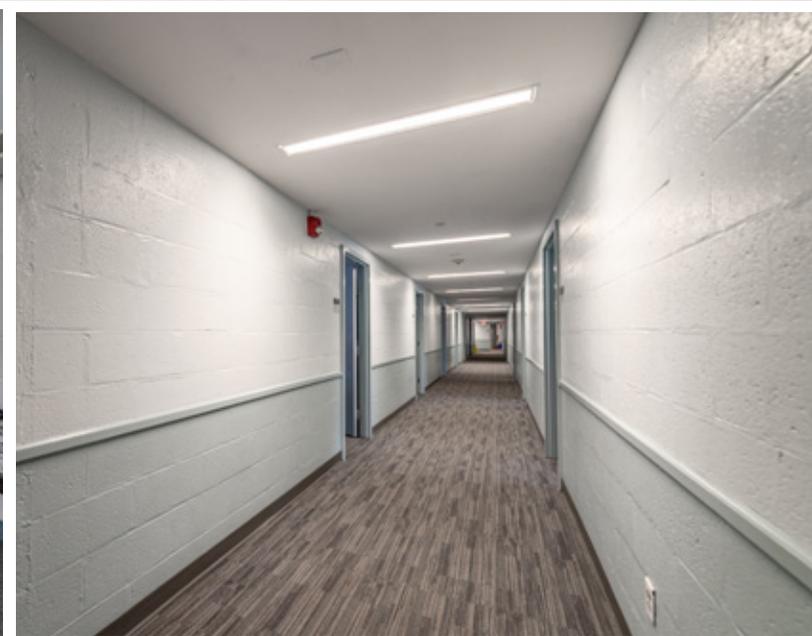
 Inactive/Unfinished	 Exhibition/Gallery
 Classroom	 Food Service
 Lab	 Lounge/Stud. Center
 Senior Studios	 Retail/Food
 Office/Office Support	 Plant Operations
 Conference Room	 Health Services
 Library/Study	 Student Residence
 Recreation/PE	 Residential Rental
 Clinical/Demonstration	 Circulation
 Assembly	 Restroom/Janitorial
	 Mechanical

WHITE HALL

33 EVERETT STREET, CAMBRIDGE, MA











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