



FOR SALE

37,500 SF FLEX-USER OPPORTUNITY
WITH DEVELOPMENT POTENTIAL

281 NEWTONVILLE AVENUE
NEWTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY INSTITUTIONAL EXPERTISE

281NewtonvilleAve.com



INVESTMENT HIGHLIGHTS



MULTIPLE ACQUISITION SCENARIOS

Due to the area's intense demand for vacant office/flex SF, **281 Newtonville Avenue** provides developers with the option of a ground up development or, end users seeking to own/occupy a flex/warehouse building.



RARE REDEVELOPMENT OPPORTUNITY

281 Newtonville Avenue is a 37,500 SF, value-add investment opportunity located in the affluent residential neighborhood of Newtonville, Massachusetts.



STRONG MARKET DYNAMICS

Arguably one of the most sought after office/flex markets in the Greater Boston area, Newton consistently boasts minuscule vacancy rates. This stable occupancy rate has been the product of two related forces: sheer lack of developable land within the area and a voracious demand for space.



VIBRANT RETAIL PROGRAM

Walnut Street, Newtonville's primary commercial and retail corridor, offers a wealth of boutique dining, shopping and entertainment options all just steps away from **281 Newtonville Avenue**. Retailers includes Whole Foods, CVS, Star Market and Starbucks.



TRANSIT ORIENTED LOCATION

Located just 0.3 miles from the Newtonville MBTA Commuter Rail Stop, **281 Newtonville Avenue** provides access to Downtown Boston in less than 25 minutes as well as immediate access to major thoroughfare I-90/Mass Pike.



AFFLUENT DEMOGRAPHIC PROFILE

Situated squarely in one of the most densely populated in-fill urban areas in New England, **281 Newtonville Avenue** benefit from the thriving office/retail market. The immediate area boasts over 362,104 residents with a medium household income of \$130,508, within a five-mile radius.

WORLD CLASS ACADEMIC INSTITUTIONS

WITHIN 3.5 MILES:



NEWTON BY THE NUMBERS



\$138,202
Avg Household Income



\$782,864
Median Housing Value



40.1
Median Age



43%
Renter Occupied Housing

*Source: ESRI/MLS

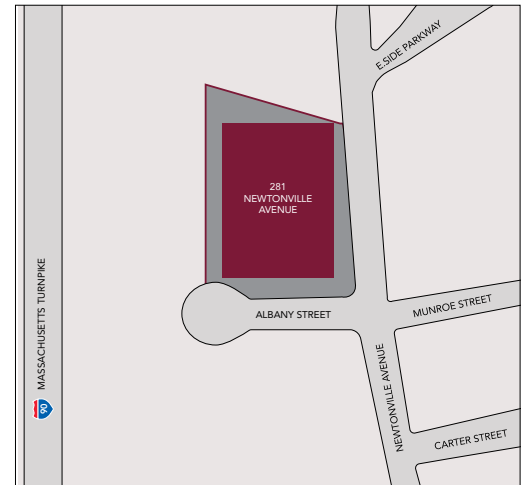
EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire 281 Newtonville Avenue, a rarely available redevelopment/owner occupant opportunity in the highly coveted suburb of Newtonville, Massachusetts. 281 Newtonville Avenue consists of one single story building with six high, deep warehouse/flex bays and 42 deeded parking spaces. Just 8.1 miles west of Boston, 281 Newtonville Avenue is conveniently located minutes from Newtonville Center's thriving downtown district.

The City of Newton is one of the region's most exclusive and affluent residential communities. This well-heeled suburb is recognized for its close proximity to Boston and abundance of locally-based employers including Boston College and The Newton-Wellesley Hospital, helping to attract some of greater Boston's most distinguished working professionals. The combination of excellent schools, convenient public transportation, and abundant retail destinations make Newton one of the most desirable communities in Massachusetts.

281 Newtonville Avenue offers owner/user opportunity in the village of Newtonville, Massachusetts. The property provides direct access to the Newtonville MBTA, I-90 and numerous retail amenities including Whole Foods, Starbucks, CVS, UPS, Bank of America, George Howell Coffee, Down Under Yoga, and Good Harvest Bread Company.

281 Newtonville Avenue presents an unsurpassed redevelopment opportunity located in one of Boston's best suburban neighborhoods. We are offering this unique investment opportunity for sale on an unpriced basis. We will conduct tours over the next several weeks with a call for offers to follow.



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