

THE ALEXANDRA

SOUTH END REDEVELOPMENT OPPORTUNITY

CORNER OF MASSACHUSETTS AVENUE & WASHINGTON STREET

1769 Washington Street · Boston, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

1761WashingtonSt.com

DOWNTOWN BOSTON

SEAPORT DISTRICT

THE BEEHIVE



barcelona

SOUTH END BUTTERY

Bakery • Café • Market



THE GALLOWES

GASLIGHT

BRASSerie



BACK BAY

B&G OYSTERS

Washington St



TREMONT



ENDURANCE
PILATES AND YOGA STUDIO

Tremont St

flour

TORO



MASS AVE



SYMPHONY

0.5 miles

THE ALEXANDRA

HIGHLIGHTS



SOUTH BOSTON

BOSTON
UNIVERSITY
SCHOOL of
Public Health

SOUTH BAY

BOSTON
MEDICAL
CENTER
EXCEPTIONAL CARE. WITHOUT EXCEPTION.

Massachusetts Ave



REWRITE HISTORY

Built in 1875, the Alexandra Hotel was a 50-key luxury hotel. The site of this former hotel provides investors and developers a rare opportunity to add significant value to this piece of Boston history.



BULLSEYE LOCATION

The South End neighborhood is one of Boston's leading markets. The Alexandra, located at 1769 Washington Street, is in the heart of the popular South End neighborhood and is surrounded by community amenities such as shopping, dining, and entertainment offerings along Washington Street and Massachusetts Avenue.



ACCESS, ACCESS, ACCESS

The Alexandra is located at the corner of two major roadways: Massachusetts Avenue and Washington Street. Massachusetts Avenue takes commuters south to Dorchester and Quincy, and north to Back Bay and Cambridge, while Washington Street takes commuters to Financial District and Roxbury. The Alexandra is also located just steps away from the Silver Line and major bus stops, and is a mere 0.5 miles from the Orange Line's Massachusetts Avenue MBTA Station.



MOVERS AND SHAKERS

The South End is experiencing a renaissance of development. This brownstone-based neighborhood is experiencing a surge in luxury apartments, condos, and hotels coming into the market. The Alexandra will provide an alternative to the ground-up development by offering modern amenities along with classic, Gothic revival style charm.



DEVELOPMENT AND PARKING

The sale includes the abutting 2,858 SF vacant lot with rear access from Comet Street. This land offers the opportunity to explore parking, and/or ground-up development. The city has expressed support for redevelopment of this site.



VALUE-ADD OPPORTUNITY

The asset presents developers and investors a myriad of development options including luxury apartments, condominium conversion, office, retail, hotel, or a mixed-use development.

EXECUTIVE SUMMARY

Boston Realty Advisors has been retained for the sale of the former Alexandra Hotel located at 1769 Washington Street in Boston. This exquisite historic property and adjacent lot features over 30,000 SF of redevelopment potential. The property offers a variety of redevelopment scenarios, including luxury apartments, condominiums, office, hotel, and retail. Available for sale for the first time in over ten years, Boston Realty Advisors is conducting a call for offers marketing process for the purchase of this one-of-a-kind historic urban redevelopment opportunity.

Located in Boston's thriving South End neighborhood, The Alexandra is within minutes to some of the city's top dining destinations: Toro, Flour Bakery & Cafe, Parish Cafe and Orinoco. Additionally, lifestyle amenities including Whole Foods, Starbucks, boutique fitness studios and shopping are readily accessible by foot or public transportation via the Orange Line or multiple MBTA bus routes. With a Walk Score of 95, The Alexandra is ideally positioned to benefit from all that the South End has to offer.

The historical designation of the property's Ruskinian Gothic revival style exterior enhances the allure of The Alexandra. Formerly a luxury hotel, the property features five stories complete with a grand entrance, ability for ground floor retail and full basement. The window lines and 12+ ft ceilings on all levels provide ample light and flexibility. Redevelopment of the existing structure has been previously endorsed by the Boston Redevelopment Authority (BRA).



CAPITAL MARKETS & INVESTMENT SALES

JASON S. WEISSMAN

Founder & Senior Partner

617.850.9608

jweissman@bradvisors.com

CHRISTOPHER D. SOWER

Managing Director & Senior Partner

617.375.7900

csower@bradvisors.com

CHRISTOPHER J. DONATO

Associate

617.850.9618

cdonato@bradvisors.com

DEBT & EQUITY FINANCE

NICHOLAS M. HERZ

Managing Director & Partner

617.850.9624

nherz@bradvisors.com

HOTEL

JONATHAN BRYANT

Analyst

617.850.9647

jbryant@bradvisors.com

OFFICE

RYAN M. HURD

Director

617.850.9665

rhurd@bradvisors.com



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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