
541 CAMBRIDGE STREET

Development Opportunity | Allston, MA



DEMAND DRIVERS



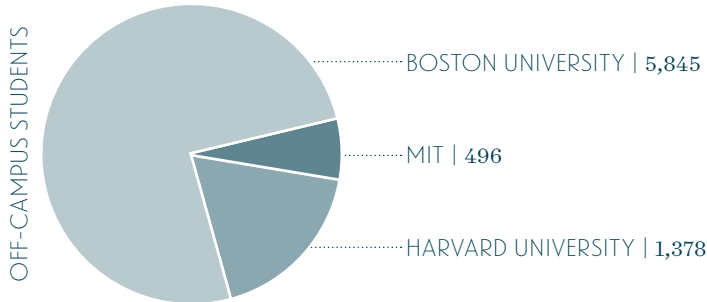
TRANSIT-ORIENTED LOCATION

Just minutes from Cambridge, Longwood Medical Area, Fenway and Back Bay, 541 Cambridge Street is an ideal location for commuters. 541 Cambridge offers exceptional access to public transportation via the Green Line as well as direct access to the Mass Pike. The site is also walking distance from the new Boston Landing Commuter Rail station expected to be completed in 2016.



UNIVERSITY CONNECTION

541 Cambridge is ideally located within three miles of several of the country's most prestigious academic institutions. Additionally, Harvard's continued expansion into Allston further solidifies the neighborhood as a development hot spot. The University just received approval for a 500,000 SF Science and Engineering Complex expected to open for the 2020 academic year.



DYNAMIC TRANSFORMATIVE SUBMARKET

Anchored by New Balance's 250,000 SF headquarters and a new Commuter Rail station, the 15-acre campus that is Boston Landing will continue to transform Allston-Brighton into a destination location. Major projects including the new Boston Bruins and Celtics practice arena will further contribute to the vibrant, mixed-use environment surrounding 541 Cambridge.



ALLSTON DEVELOPMENT BOOM

500+
Residential Units

95,200
SF Retail

140,000
SF Hotel



BOSTON LANDING

650,000 SF

Office & Lab

FUTURE BOSTON LANDING HOTEL

175

Room Boutique Hotel with Restaurant

CAMBRIDGE

B
new balance
HEADQUARTERS

FUTURE HOME TO



PRACTICE FACILITY



NEW BOSTON LANDING COMMUTER RAIL STATION

MBTA Worcester Line — 3 stops to Downtown Boston



Mass Pike

#64 BUS
to Central Square



541 CAMBRIDGE STREET

#57 BUS
to Kenmore Square



Cambridge Street

0.4 Miles to Allston MBTA Station

7 Minute Walk to Green Line

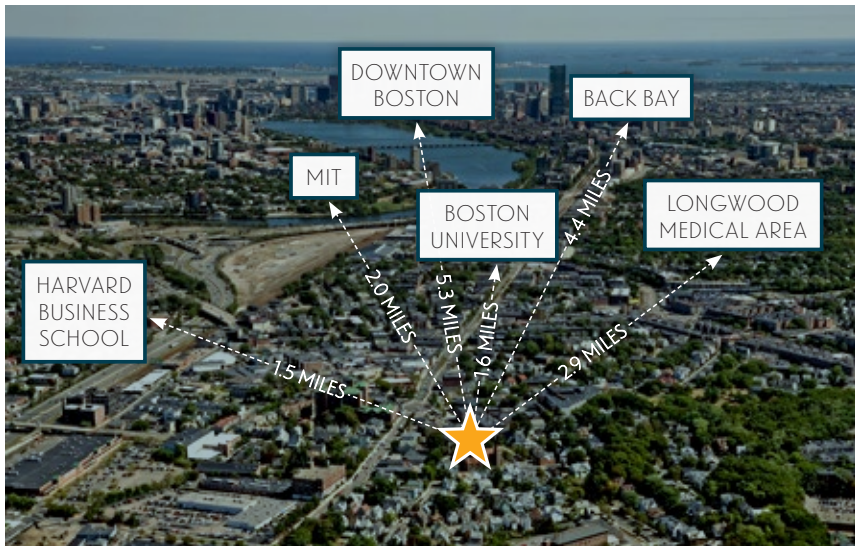


Brighton Avenue

EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to offer for sale, 541 Cambridge Street in Allston, MA. The offering consists of a 10,000 square foot office building on over 14,000 square feet of land. 541 Cambridge Street is ideally situated in close proximity to Boston Landing, a 15 acre campus which is home to the new 250,000 square foot headquarters of New Balance. Located less than a half mile from the MBTA Green Line and the new Boston Landing Commuter Rail, 541 Cambridge Street presents exceptional access to the amenity-rich neighborhood and downtown Boston. With the ongoing transformation of the submarket, 541 Cambridge Street is a prime candidate for further redevelopment.

541 Cambridge Street is offered for sale on an unpriced basis. We will be conducting tours by appointment in the upcoming weeks with a “call-for-offers” to follow. For more information, please visit www.541Cambridge.com.



CAPITAL MARKETS

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