

REDEVELOPMENT OPPORTUNITY

42 West

TRANSIT ORIENTED | TRANSFORMATIVE SUBMARKET | SOUTH BOSTON, MA



EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to offer for sale, **42 West**; an exceptional redevelopment opportunity in the thriving South Boston submarket. Consisting of three buildings situated on 5 contiguous parcels, the site lends itself to many future uses and offers tremendous access to transit, with the Broadway MBTA Station directly across the street as well as immediate proximity to major thoroughfares such as I-93 and the Mass Pike.

South Boston has become the pre-eminent investment destination for both local and international capital. The submarket continues to reap the benefits of the neighboring Seaport District, which is currently undergoing one of the largest real estate rejuvenations in the world. Additionally, the relocation of General Electric's headquarters has created the "GE Effect", which will have long term positive economic, social and demographic impacts to South Boston.

42 West offers investors a "covered-land-play", stable in-place cash flow with tremendous redevelopment potential. We are offering this unique investment opportunity for sale on an unpriced basis. We will be conducting tours over the coming weeks with a call-for-offers to follow.

INVESTMENT HIGHLIGHTS



HIGH GROWTH NEIGHBORHOOD

In the past five years, South Boston residential condominiums have increased in value over 61% and the weighted average based upon square feet has increased over 125%. This submarket has experienced unprecedented growth which will continue as development persists and company migration to South Boston increases.



TRANSIT ORIENTED

42 West offers un-paralleled access to the Broadway MBTA Station located directly across the street. The Redline connects residents or travelers to the city's most prominent centers such as South Station, Park Street and Harvard Square. Additionally, 42 West is within minutes to major thoroughfares such as I-93 and the Mass Pike.



SEAPORT DEVELOPMENT

More than \$20 billion in investments have fueled over 1.5 million square feet of completed development with an additional 2 million square feet under construction or slated for future development. The construction boom has had major impacts on attracting best in class retailers to the submarket which has significantly pushed rents higher year-over-year.



GE EFFECT

GE's corporate relocation to the submarket has put South Boston on the international map for all retailers to join GE for the long-term growth happening in the neighborhood. Their relocation solidifies Boston as one of the most important innovation hubs in the country. GE's decision will have long lasting effects that will continue to grow Boston's business economy, talent pool, and connections with the world.





**DOWNTOWN
CROSSING**

FINANCIAL DISTRICT

SOUTH STATION 

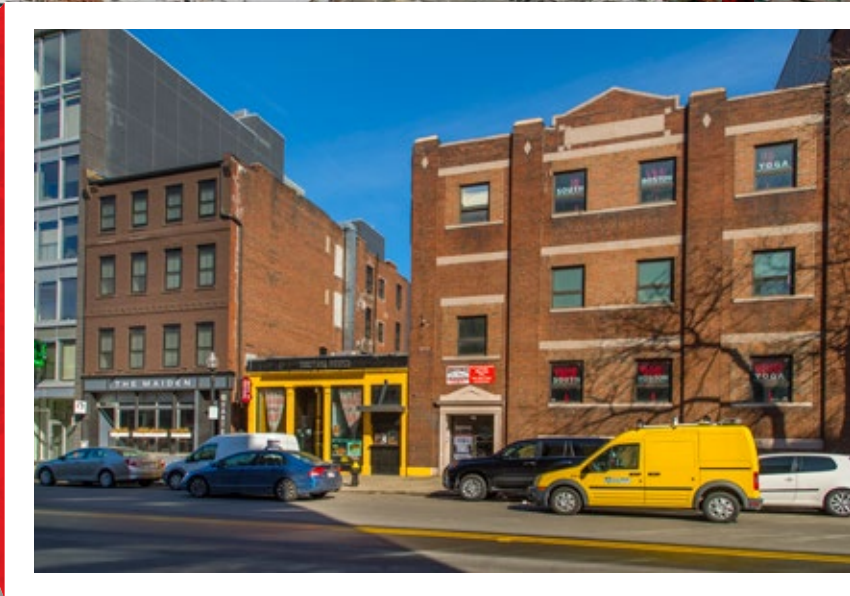
**FUTURE SITE OF
GE HEADQUARTERS**

FORT POINT CHANNEL

FORT POINT



BROADWAY 



PROPERTY DETAILS

28 WEST BROADWAY

Bldg SF: 7,952 SF
Stories: 4

32-34 WEST BROADWAY

Bldg SF: 2,633 SF
Stories: 1

36-42 WEST BROADWAY

Bldg SF: 15,900 SF
Stories: 3

PARCELS

- 1 2,674 SF
- 2 2,658 SF
- 3 5,428 SF
- 4 1,390 SF
- 5 1,390 SF

TOTAL: 13,540 SF

42WESTBROADWAY.COM



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