

CHANDLER STUDIOS

12-SUITE BOUTIQUE HOTEL • BOSTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **CHANDLER STUDIOS**; a 12-key, +/- 8,000 square foot boutique hotel located in the thriving South End district of Boston, Massachusetts. Redeveloped in 2012, specifically designed to provide the independence of apartment living with the comfort and privacy of a select service hotel. Chandler Studios is centrally located within walking distance to public transportation, ample amenities throughout the South End & Back Bay, and the deep employer base within the immediate area.

Chandler Studios features 12 distinct guest rooms ranging from queen studios to a one bedroom suite with Juliet balconies. Each guest room is bold with contemporary design and includes a kitchenette in every room to give travelers the comfort of apartment living with hotel amenities. In addition to the guest rooms, Chandler Studios features one ground floor ancillary office space that can be converted to an additional guest room, check-in office or retail space.

Situated on the corner of Appleton and Berkeley Streets, Chandler Studios benefits from its prominent South End location. The property is steps from fine authentic dining and boutique shopping along amenity rich Tremont Street. Chandler Studios not only benefits from its presence within a mature neighborhood, but the wave of recent and anticipated luxury development projects in the immediate area. Chandler Studios represents an ideal opportunity for investors to acquire a high-performing asset with upside potential located within one of Boston's most desirable submarkets.

LOGAN AIRPORT

30M
PASSENGERS THROUGH
LOGAN AIRPORT



19M
VISITORS

\$8M
OF REVENUE

BEACON HILL

BOSTON COMMON

FINANCIAL DISTRICT

SEAPORT DISTRICT

Chandler Studios



Newbury Street & BACK BAY

The eight blocks of salons, boutiques and dining along Newbury street, coupled with the 75+ stores and restaurants at Copley Plaza and the Prudential Center Towers provide a luxury dining, shopping and entertainment destination just minutes from the Chandler Studios.

PRUDENTIAL CENTER



BACK BAY STATION



COPLEY PLACE



SOUTH END

The South End is known for its tree-lined streets, fine dining, art galleries, open-market and jazz history. With over 150 distinct restaurants, the South End offers a wealth of dining options.

INVESTMENT HIGHLIGHTS

IRREPLACEABLE LOCATION

Located at 56 Berkeley Street, Chandler Studios is strategically positioned in one of the most desirable locations in Boston, Massachusetts. Just steps to restaurant row on Tremont Street offering some of the best dining options in the city, and a short walk to the deep employer base in Back Bay, Chandler Studios offers travelers or tenants tremendous access and accessibility.

TURN-KEY OPPORTUNITY

The property was completely redeveloped in 2012 and consists of an extremely high quality boutique product that is rarely available throughout the market. The Guest Rooms offer gleaming hardwood floors, luxury kitchenettes and pristine common spaces.

TRANSPORTATION

Just three blocks from Back Bay Station, direct access off major thoroughfares and walking distance or short Uber rides to the surrounding neighborhoods, Chandler Studios truly offers transients or residents easily accessible transportation options.

MULTIPLE USES

Currently being used as a boutique hotel or a short-term stay lodging option, the offering is already set up for multiple uses. Each room is equipped with a kitchenette including microwave, hot-plate and refrigerator which gives future ownership the ability to operate the property as a hotel, apartment building or potential future condominium building.

PROPERTY DETAILS

12 Guest Rooms

1 Ground Floor Office Space

4 Outdoor Parking Spaces

On-site Fitness Center

1 Elevator

Keyless Entry System



CAPITAL MARKETS

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