

REDEVELOPMENT OPPORTUNITY LONGWOOD MEDICAL AREA // MISSION HILL BOSTON, MASSACHUSETTS





1617TREMONT.COM

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present an exceptional redevelopment opportunity in Boston's prosperous Mission Hill neighborhood. **1617 Tremont Street** consists of a 5,220 square foot brick and block building which sits on 3,050 square feet of land at the corner of Tremont and Wigglesworth Street. **1617 Tremont** offers investors the opportunity to acquire an irreplaceable piece of real estate in a high barrier to entry market.

Ideally located, **1617 Tremont Street** is just one block from the Longwood Medical Area (LMA). Longwood Medical Area totals 213 acres and is home to world renowned medical institutions such as; Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital and Boston's Children's Hospital. The property also features tremendous access to transportation with the MBTA Green Line just steps away.

1617 Tremont represents a unique opportunity to purchase a redevelopment opportunity in one of the most globally recognized medical and educational regions of the world.
1617 Tremont is offered for sale on an unpriced basis. We will be conducting tours of the properties in the upcoming weeks with a "call-for-offers" to follow.

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INVESTMENT HIGHLIGHTS



LONGWOOD MEDICAL AREA

Located just one block from LMA, 1617 Tremont is strategically positioned in one of the most powerful medical epicenters in the world. Anchored by Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital and Boston's Children's Hospital, the burgeoning area continues to flourish.





TRANSIT-ORIENTED

One block from Huntington Avenue and the MBTA Green Line, 1617 Tremont provides residents with tremendous access to the deep employer base, surrounding amenities and downtown Boston. The property is also proximate to multiple bus routes.





REDEVELOPMENT OPPORTUNITY

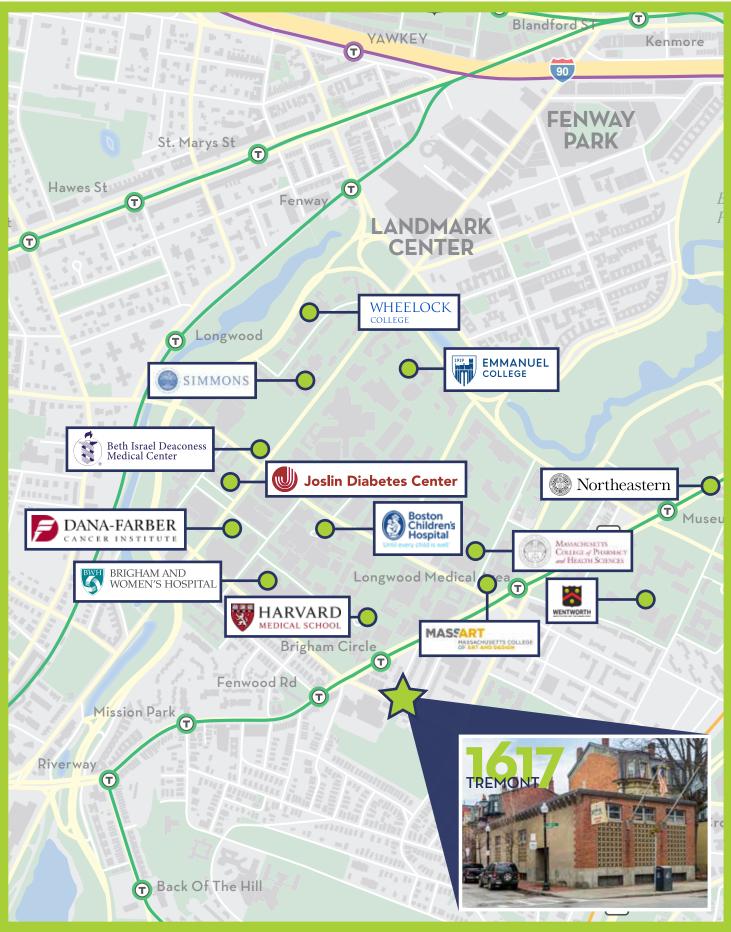
Currently used as an American Legion building, this property is prime for redevelopment into a residential or mixed-use asset. Offering a corner location, large footprint and high visibility, 1617 Tremont would attract credit retail tenants and lends itself to desirable floorplans for residences above.



STRONG MARKET DYNAMICS

With rental rates high and condominium prices climbing, 1617 Tremont will directly benefit from the strong market dynamics that are currently present in the city of Boston and surrounding municipalities.

LONGWOOD MEDICAL



The Longwood Medical Area is the epicenter of medical care and research in Boston. The 213-acre area is one of the city's biggest economic success stories with total revenue exceeding \$2.5 billion annually. The LMA has consistently boasted a near zero vacancy rate and has historically demonstrated an ability to remain stable regardless of market volatility. The concentration of industry leaders in the medical and educational fields in addition to the many institutions and museums in the immediate area is a key factor to the continuing success of the LMA.







AREA

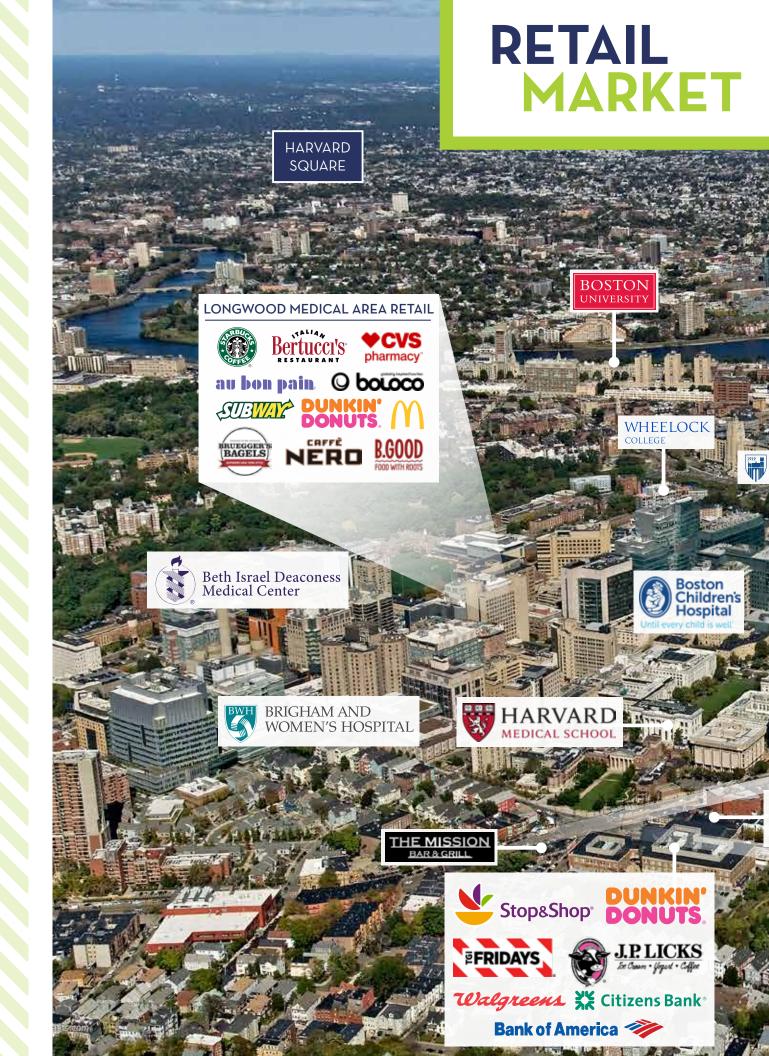


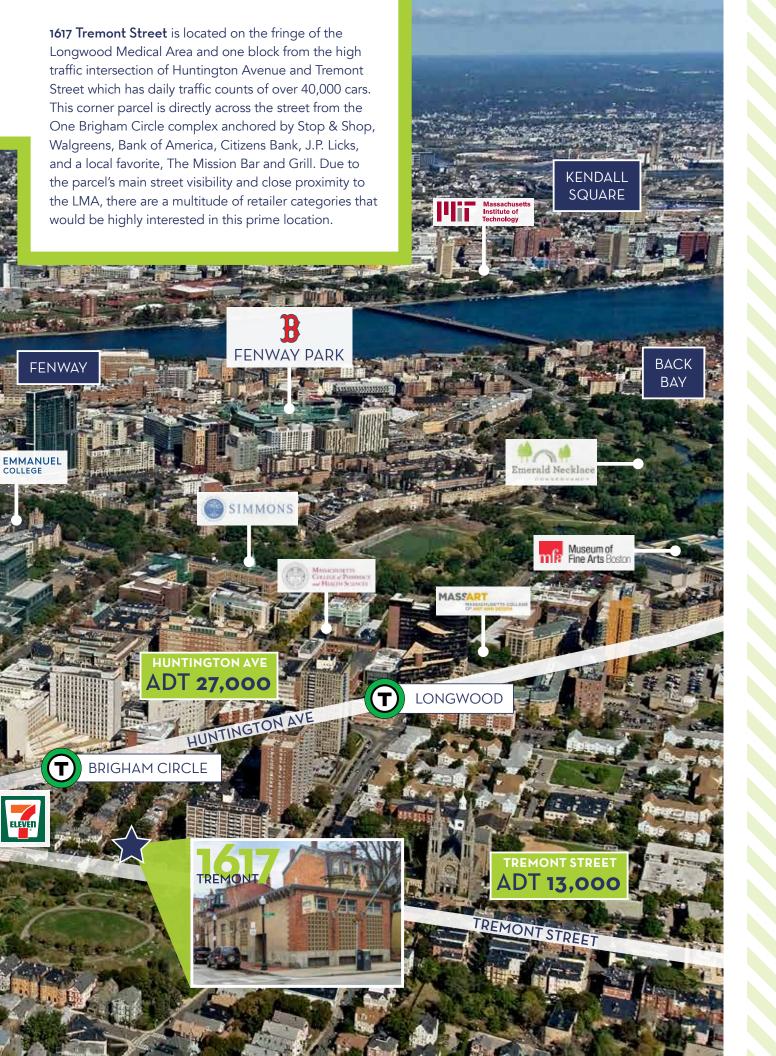




OVER 1,100 ONGOING CLINICAL TRIALS











PROPERTY DETAILS

ADDRESS 1617 Tremont Street, Boston, MA

> YEAR BUILT 1949

SQUARE FEET 5,220 GSF

LAND AREA 3,050 SF

FAÇADE Brick & Block

FLOORS 2 (1 partial below-grade)

ZONING DETAILS

ZONING DISTRICT Mission Hill Neighborhood

ZONING SUBDISTRICT MFR/LS

SUBDISTRICT TYPE Multifamily Residential/Local Services

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