

1617 TREMONT

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



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.

1617TREMONT.COM

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



AREA

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.



OVER \$1 BILLION
ANNUAL NIH FUNDING



23
HOSPITALS &
RESEARCH INSTITUTIONS



OVER 1,100
ONGOING CLINICAL TRIALS



58,000
SCIENTISTS
STAFF & STUDENTS

RETAIL MARKET

HARVARD SQUARE

BOSTON UNIVERSITY

LONGWOOD MEDICAL AREA RETAIL

STARBUCKS COFFEE ITALIAN Bertucci's RESTAURANT CVS pharmacy au bon pain boloco SUBWAY DUNKIN' DONUTS MCDONALD'S BRUEGGER'S BAGELS CAFFE NERO B.GOOD FOOD WITH ROOTS

WHEELOCK COLLEGE

Beth Israel Deaconess Medical Center

Boston Children's Hospital
Until every child is well

BRIGHAM AND WOMEN'S HOSPITAL

HARVARD MEDICAL SCHOOL

THE MISSION BAR & GRILL

Stop&Shop DUNKIN' DONUTS FRIDAYS J.P. LICKS Ice Cream • Yogurt • Coffee Walgreens Citizens Bank Bank of America

1617 Tremont Street is located on the fringe of the Longwood Medical Area and one block from the high traffic intersection of Huntington Avenue and Tremont Street which has daily traffic counts of over 40,000 cars. This corner parcel is directly across the street from the One Brigham Circle complex anchored by Stop & Shop, Walgreens, Bank of America, Citizens Bank, J.P. Licks, and a local favorite, The Mission Bar and Grill. Due to the parcel's main street visibility and close proximity to the LMA, there are a multitude of retailer categories that would be highly interested in this prime location.





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

1617TREMONT.COM

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