

15 UNIT NEW CONSTRUCTION MULTIFAMILY OFFERING
LONGWOOD MEDICAL AREA
BOSTON, MASSACHUSETTS

Longwood Terrace

LONGWOOD MEDICAL AREA



Beth Israel Deaconess
Medical Center



HARVARD
MEDICAL SCHOOL



DANA-FARBER
CANCER INSTITUTE



**BRIGHAM AND
WOMEN'S HOSPITAL**



**Boston
Children's
Hospital**
Unit every child's world



Joslin Diabetes Center



HUNTINGTON AVE

\$10,995,000
~5.25% CAP RATE



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

LongwoodTerrace.com

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **Longwood Terrace**. **Longwood Terrace** is a newly constructed 15-unit apartment building located in Boston's thriving Longwood Medical Area neighborhood. Completed in 2017, **Longwood Terrace** offers investors a truly unique and institutional quality investment opportunity in a burgeoning submarket of Boston, Massachusetts.

Longwood Terrace is ideally located just steps from the Longwood Medical Area (LMA). Longwood Medical Area is a 213 acre mega campus 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. **Longwood Terrace** is also proximate to many prominent universities such as Wentworth, Mass College of Pharmacy and Health Science, Northeastern and Simmons.

Longwood Terrace represents an incredible opportunity to purchase a turn-key multifamily property in one of the most globally recognized medical and educational regions of the world. **Longwood Terrace** is offered for sale at \$10,995,000.

WWW.LONGWOODTERRACE.COM



LONGWOOD MEDICAL AREA

Beth Israel Deaconess Medical Center

DANA-FARBER CANCER INSTITUTE

Joslin Diabetes Center

HARVARD MEDICAL SCHOOL

BRIGHAM AND WOMEN'S HOSPITAL

Boston Children's Hospital



0.7 MILES
5 MINUTE DRIVE
12 MINUTE WALK

INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION

Completed in 2017, Longwood Terrace offers Class-A construction quality. Residents benefit from condo quality finishes both in the units and common areas as well as amenities such as an on-site fitness center and garage parking.



TRANSIT ORIENTED

A short walk to the MBTA Green or Orange Lines, Longwood Terrace provides residents with tremendous access to rapid transit. The property also features 8 garage parking spaces and an abundance of indoor bike storage.



DEMOGRAPHICS & TENANCY

As the area and Boston continue to grow with an educated and strongly compensated workforce, Longwood Terrace is a prime candidate to meet the housing needs of these individuals or families; specifically Longwood Medical Area employees and empty nesters.



PROXIMITY TO LONGWOOD MEDICAL AREA

Located just a short distance from LMA, Longwood Terrace is strategically positioned in one of the most powerful medical epicenters in the world. Additionally, Longwood Terrace is within a 15 minute commute to prominent educational institutions such as Harvard Medical School.

PROPERTY DETAILS

ADDRESS

40 Fisher Avenue, Boston, MA

YEAR BUILT

2017

SQUARE FEET

- 22,039 NSF
- 25,712 GSF

FLOORS

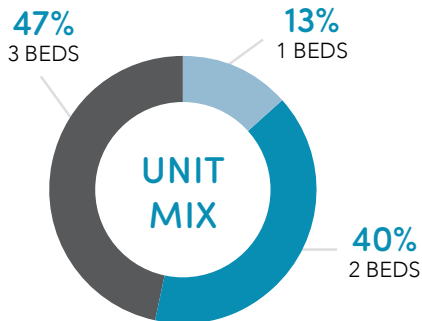
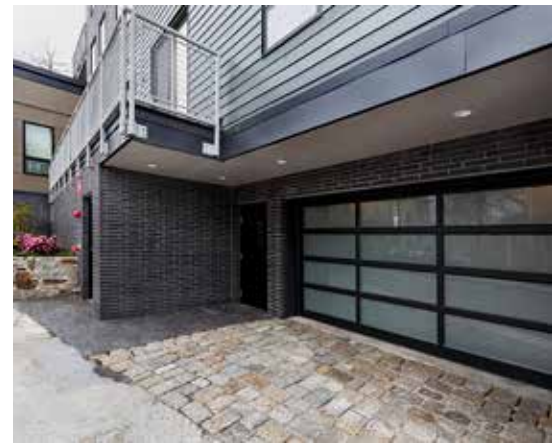
6

PARKING

8 Garage spaces

AMENITIES

Fitness center, garage parking, bike storage, private outdoor space



TYPE	UNITS
■ 1 Bed/1 Bath	2
■ 2 Bed/2 Bath	6
■ 3 Bed/2 Bath	7

WWW.LONGWOODTERRACE.COM

CAPITAL MARKETS

JASON S. WEISSMAN

Founder & Senior Partner

617.850.9608

jweissman@bradvisors.com

NICHOLAS M. HERZ

Managing Director & Partner

617.850.9624

nherz@bradvisors.com

KEVIN BENZINGER

Associate Director

617.850.9647

kbenzinger@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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