

BLUE HILL

— P O R T F O L I O —

20-28 BLUE HILL AVENUE & 14-16 PARTRIDGE PLACE | BOSTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

INVESTMENT HIGHLIGHTS



CENTRAL LOCATION

Strategically positioned at the intersection of Blue Hill Avenue and Dudley Street, the portfolio is easily accessible by multiple lines of public transportation.



REDEVELOPMENT OPPORTUNITY

Comprised of a collection of assets on over 26,000 SF of land, this portfolio is prime for redevelopment. Historically used as office and warehouse space, the assets offer a multitude of future uses.



COMMUTER ACCESS, TRANSIT ORIENTED

The properties offer immediate access to multiple bus routes as well as close proximity to the MBTA Commuter Rail.



AMENITY RICH NEIGHBORHOOD

Located in the Dudley neighborhood of Boston, the neighborhood is populated with shopping, restaurants, banks, community organizations and multiple bus stops for commuters.

DOWNTOWN BOSTON

BACK BAY

SOUTH END



NEWMARKET SQUARE

MELNEA CASS BLVD



BLUE HILL AVENUE

BLUE HILL
— PORTFOLIO —

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire the properties located at **20-28 Blue Hill Avenue** and **14-16 Partridge Place** in Boston, MA. The properties are a collection of industrial assets totaling +/- 23,000 NSF amongst 4 parcels situated on over 26,000 SF of land. Located at the corner of Dudley Street and Blue Hill Avenue, the properties offer significant street presence with the potential to further develop the site as the wave of development has presented itself throughout the neighborhood. The collection of assets presents investors with the opportunity to acquire a site that is poised to benefit from the ongoing rejuvenation of the submarket.

This portfolio is offered for sale on an unpriced basis. We will be conducting tours of the properties in the coming weeks with a "call-for-offers" to follow.

PROPERTY DETAILS

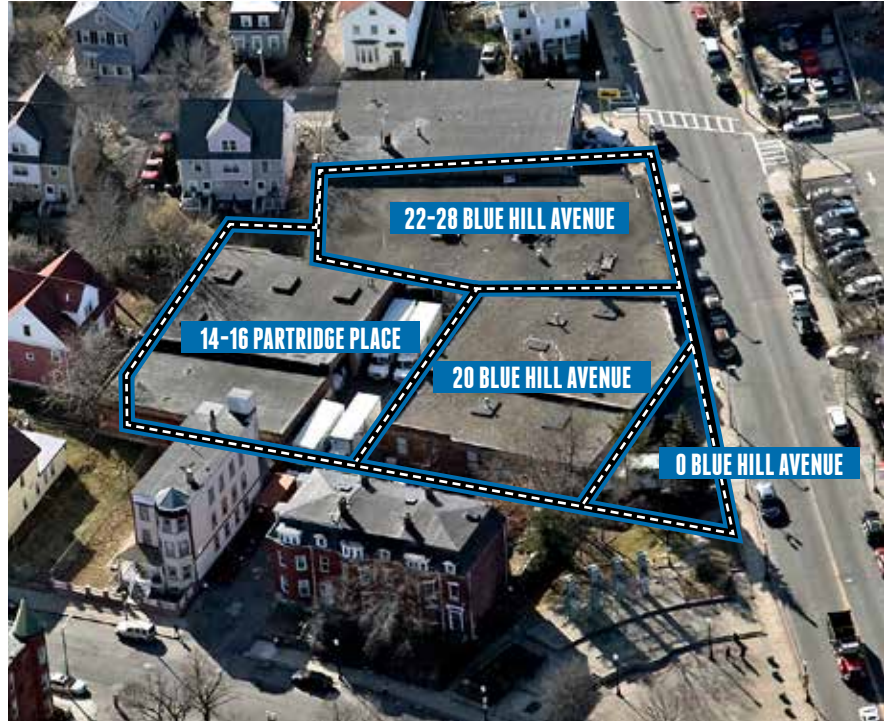
20 BLUE HILL AVENUE

| | |
|--------------------|---|
| ADDRESS | 20 Blue Hill Avenue, Boston, MA 02119 |
| PARCEL | 0802848000 |
| BUILDING SIZE | 7,599 SF |
| LAND SIZE | 7,786 SF |
| ZONING DISTRICT | Roxbury Neighborhood |
| ZONING SUBDISTRICT | ST Patrick's NS |
| OVERLAYS | Boulevard Planning, Neighborhood Design Review |



22-28 BLUE HILL AVENUE

| | |
|--------------------|---|
| ADDRESS | 22-28 Blue Hill Avenue, Boston, MA 02119 |
| PARCEL | 0802847000 |
| BUILDING SIZE | 7,762 SF |
| LAND SIZE | 9,343 SF |
| ZONING DISTRICT | Roxbury Neighborhood |
| ZONING SUBDISTRICT | ST Patrick's NS |
| OVERLAYS | Boulevard Planning, Neighborhood Design Review |



14-16 PARTRIDGE PLACE

| | |
|--------------------|---|
| ADDRESS | 14-16 Partridge Place, Boston, MA 02119 |
| PARCEL | 0802857000 |
| BUILDING SIZE | 7,474 SF |
| LAND SIZE | 7,340 SF |
| ZONING DISTRICT | Roxbury Neighborhood |
| ZONING SUBDISTRICT | ST Patrick's NS |
| OVERLAYS | Boulevard Planning, Neighborhood Design Review |

0 BLUE HILL AVENUE

| | |
|--------------------|---|
| ADDRESS | 0 Blue Hill Avenue, Boston, MA 02119 |
| PARCEL | 0802847000 |
| BUILDING SIZE | No Building |
| LAND SIZE | 1,939 SF |
| ZONING DISTRICT | Roxbury Neighborhood |
| ZONING SUBDISTRICT | ST Patrick's NS |
| OVERLAYS | Boulevard Planning, Neighborhood Design Review |

CAPITAL MARKETS

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