



# 236 Pearl Street

# Somerville

Development Opportunity Site

2 Parcels | 13,914 SF



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



# Executive Summary

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **236 Pearl Street**, a two (2) parcel site containing a total of approximately 13,914 square feet of land with an existing industrial building, in Somerville, Massachusetts. 236 Pearl Street presents a unique development opportunity located steps from the soon-to-be revitalized Gilman Square, boasting a new Green Line T station stop. The offering currently provides an existing industrial structure for short-term cash flow and leasing opportunities. The building has high ceilings with garage door access, ample power for heavy machinery and great accessibility to route 93 via route 28. As a development site, this opportunity allows for early entry into a rapidly changing square of Somerville with an existing structure that remains appealing to R&D/Technology tenants.

Somerville, Massachusetts is considered to be one of the most active and transitional submarkets of Boston, MA. With the recent lease signed by PUMA at Assembly Row – 150,000 SF of the phase 3 construction project that will total 2MSF when fully completed – and a complete re-zoning of the city expected by the end of 2019, Somerville is quickly becoming one of the most sought after submarkets of Boston for development. One of the many catalysts for Somerville's emergence is the MBTA Green Line extension with its most recent completion date anticipated in 2021. The extension will provide easier transit into North Station for Somerville residents as well as more accessibility for residents and workers throughout the city.

236 Pearl Street is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow.

## INVESTMENT HIGHLIGHTS

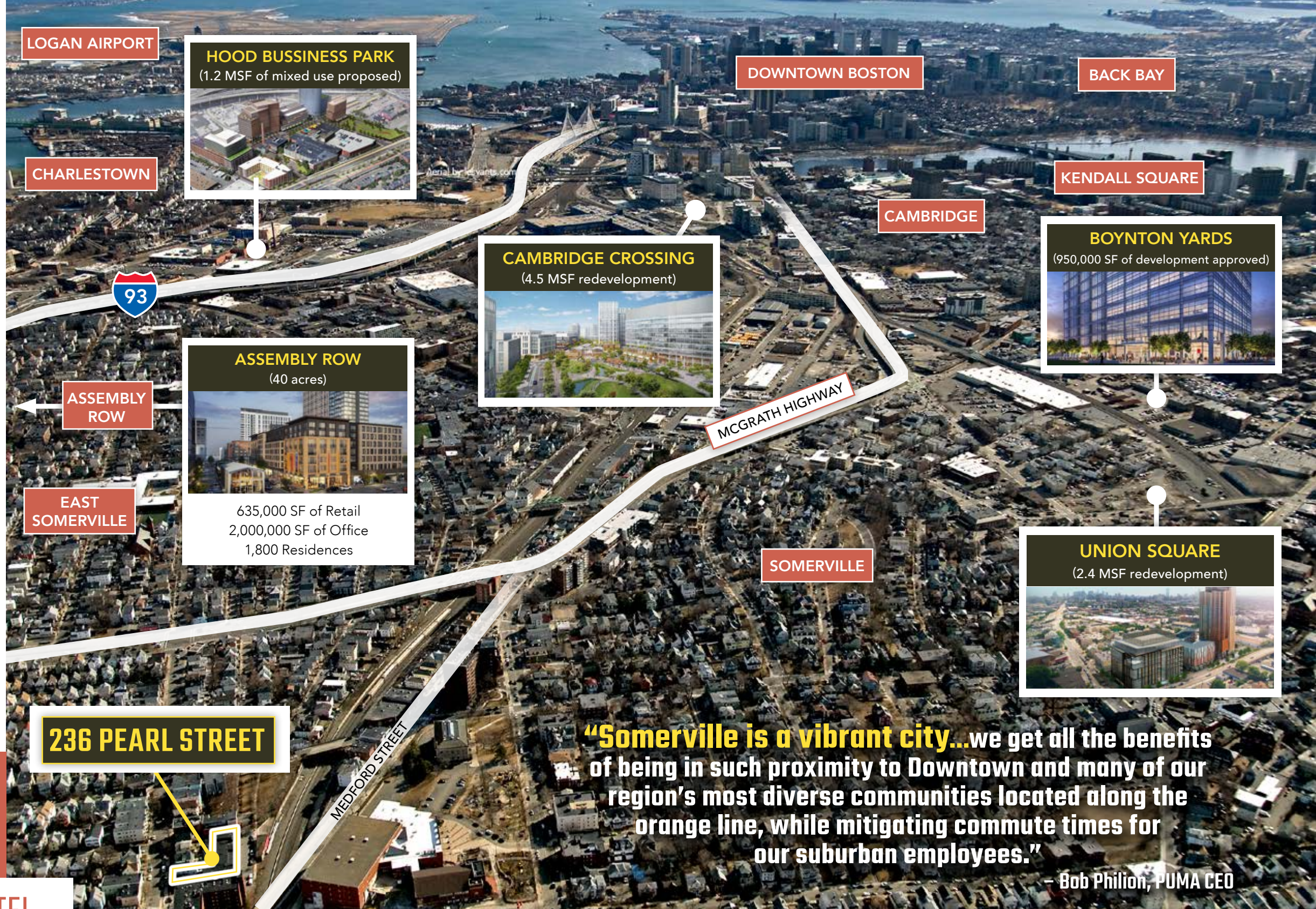
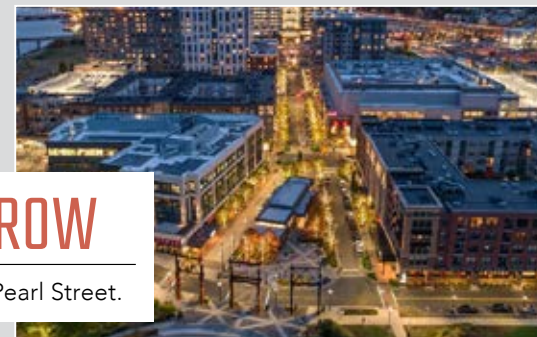


### ENCORE HOTEL

\$2.5 B Resort  
2 miles just from 236 Pearl Street.  
4,250 positions for employment

### ASSEMBLY ROW

1.1 miles just from 236 Pearl Street.



LOGAN AIRPORT

HOOD BUSSINESS PARK  
(1.2 MSF of mixed use proposed)

DOWNTOWN BOSTON

BACK BAY

CHARLESTOWN

KENDALL SQUARE

CAMBRIDGE

BOYNTON YARDS  
(950,000 SF of development approved)

CAMBRIDGE CROSSING  
(4.5 MSF redevelopment)

ASSEMBLY ROW  
(40 acres)

635,000 SF of Retail  
2,000,000 SF of Office  
1,800 Residences

ASSEMBLY ROW

EAST SOMERVILLE

MCGRATH HIGHWAY

SOMERVILLE

UNION SQUARE  
(2.4 MSF redevelopment)

236 PEARL STREET

**"Somerville is a vibrant city...we get all the benefits of being in such proximity to Downtown and many of our region's most diverse communities located along the orange line, while mitigating commute times for our suburban employees."**

– Bob Phillion, PUMA CEO

## GREEN LINE EXTENSION



Gilman Square stop just a short walk from the property, with an anticipated delivery of 2021.

## INNOVATIVE WORKFORCE

\$1m "innovative fund" from the city

clypd

evergage

PARTNERS HEALTHCARE

Recorded Future

formlabs

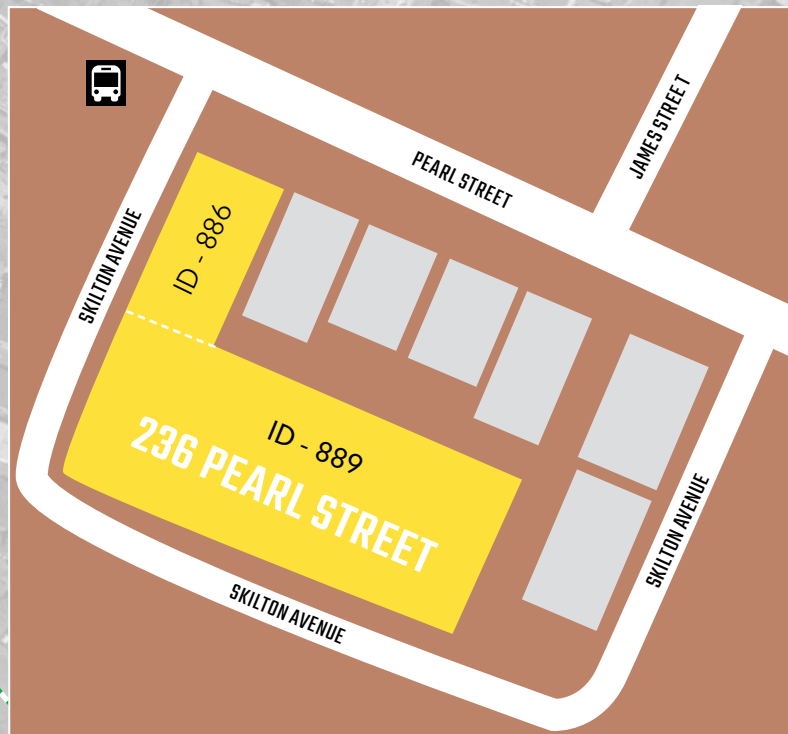
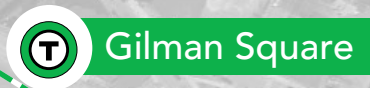
GREENTOWN LABS

PUMA

And many more.



# THE OPPORTUNITY



## ACCESS

Accessible from Medford Street or via Massachusetts Route 28. Site also has access from Gilman Street to Walnut Street.

Parcel ID	886 and 889
Current Zoning	BA
Potential Future Zoning	MR4
Existing Building Year Built	1920
Gross Area	13,914 SF
Living Area	13,052 SF
Roof Type	Flat/T&G Rubber
Heating Fuel	Gas
Heating Type	Forced Air-Duc

## CAPITAL MARKETS

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