

FOR SALE / LEASE

15-17 WINTER STREET EAST CAMBRIDGE

218 MONSIGNOR O'BRIEN HWY

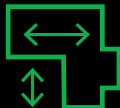


BUILDING SIZE



3,234 SF

AVAILABILITY



1st Floor: 1,617 SF
2nd Floor: 1,617 SF

LEASE TERM



Flexible:
1-5 years

LEASE RATE



\$29.00/SF

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present 15-17 Winter Street (also know as 218 Monsignor O’Brien Hwy) in East Cambridge for sale or lease. This 3,234 SF two (2) story building is conveniently located on the fringe of East Cambridge – the hub of innovation, world-class universities and technology companies. Ideally suited for companies seeking value while within close proximity to Kendall Square and Downtown Boston.

15-17 Winter Street sites directly next to the Cambridge Crossing development that is delivering over 4.5 million square feet of commercial and residential space respectfully. Walking distance to the Lechmere Stop as part of the green line extension, 15-17 Winter Street offers tenants and or buyer groups a fantastic opportunity to join a fast growing community.

BUILDING HIGHLIGHTS

Land Area:	1,689 SF
Stories:	2
Construction:	Brick & steel frame
Year Built:	1944
Roof:	Rubber
HVAC:	None
Heat:	Gas
Parking:	None
Real Estate Taxes:	\$3.65/SF (FY 21)
Operating Expenses:	Est. 3.35/SF (CY 20)



TRANSIT-ORIENTED & CONVENIENTLY LOCATED



AMENITIES

- Steps to MBTA's Lechmere Station (Green Line)
- Conveniently located to Downtown Boston, MIT, Kendall Square and CambridgeSide Galleria Mall
- Abundant amount of convenience stores within walking distance
- Ample Parking lots within short walk.

FLOOR PLANS

WALK
SCORE



93

BIKE
SCORE

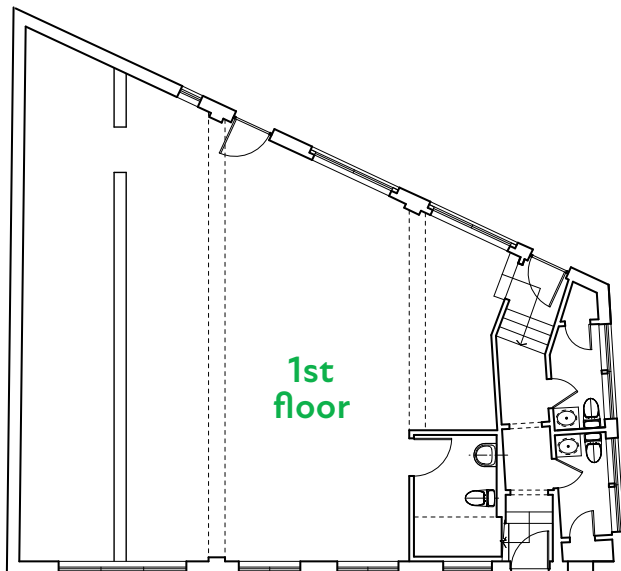


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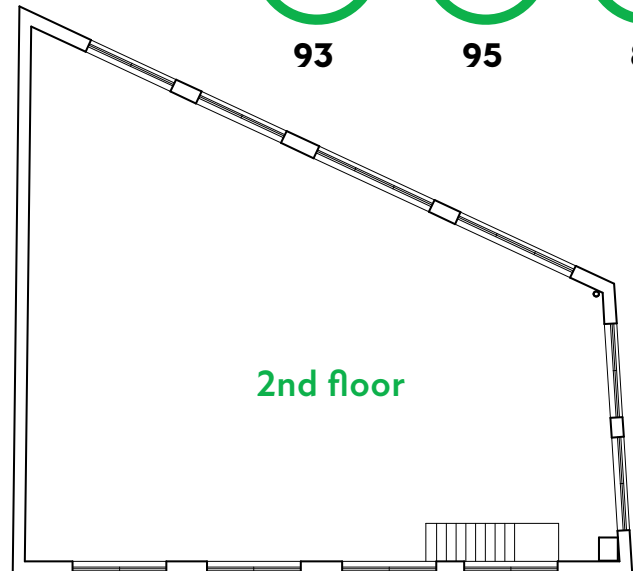
TRANSIT
SCORE



88



1st
floor



2nd floor

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