

243 Hampshire

REDEVELOPMENT OPPORTUNITY

INMAN SQUARE CAMBRIDGE, MA



BOSTON

KENDALL SQUARE

CAMBRIDGE

INMAN SQUARE



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE

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Executive Summary

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **243 Hampshire Street**, a unique mixed-use asset located in Cambridge, Massachusetts. The offering features an existing 5,656 GSF commercial and residential building on a 4,140 SF lot. **243 Hampshire Street** presents the rare opportunity to own a truly one-of-a-kind asset in a world-renowned city; Cambridge, Massachusetts.

Located in the heart of Inman Square the property's location is directly influenced by the many economic drivers fueling Cambridge's growing economy. The city of Cambridge is anchored by two of the most prominent academic institutions in the world - Harvard University and MIT – along with global companies that make up the tenant base of Kendall Square - Cambridge, Massachusetts is diverse, transit-oriented and a magnet for long-term growth. With immediate access to public transportation, the deep employer base that makes up the area, and the wealth of amenities, the property benefits from all Cambridge has to offer.

243 Hampshire Street offers investors a distinctive mixed-use asset in a class A+ location with significant value-add potential. The property is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow.

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UNRIVALED MARKET

Cambridge is a world-renowned city by every sense of the term. Innovation and education have been the main power source for the success and strength of the submarket. Home to Harvard University, MIT and some of the largest biotech firms in the world, Cambridge presents both stable investment qualities and long-term growth opportunity. These market drivers produce incredible demand for housing and retail focused needs.



TRANSIT-ORIENTED

Situated at the corner of Hampshire Street and Cambridge Street, the property is only a 0.7 mile walk to the Central Square Red Line MBTA Station, providing easy access to Cambridge's top locations as well as Downtown Boston. Additionally, it is steps away from multiple Bluebike stations and bus stops.



VALUE-ADD OPPORTUNITY

243 Hampshire offers investors and/or owner users the opportunity to immediately execute their business plan. The property is nearly vacant which allows for an immediate renovation program.



SUPERIOR AREA AMENITIES

Located right on Inman Square and just a 15 minute walk from Central Square, area amenities are unmatched. Ranging from some of the best restaurants in New England to boutique shops and diverse nightlife, **243 Hampshire Street** offers endless food and entertainment options.

Inman Square Revitalization

Inman Square is currently going through a redesign which will improve the road scape and realign the intersection. 243 Hampshire stands to benefit immensely from this project with increased side walk and green space at the front of the building.



MBTA Green Line Extension



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CAPITAL MARKETS

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