

EXCLUSIVE OFFERING

THE CALVIN

AT COOLIDGE CORNER



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exclusive opportunity to acquire THE CALVIN, a truly exceptional new construction mixed-use building located in Brookline, Massachusetts. The offering is a collection of (25) units over 4.5 stories, ranging from studios to three bedrooms, and two grand penthouses. The building also features (3) ground floor retail spaces, including acclaimed Tatte Bakery & Café, 24 below-grade parking spaces and one (1) office space. THE CALVIN presents investors the opportunity to own an exceptional asset in a transformative market in Massachusetts.

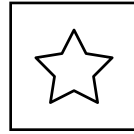
Brookline is considered to be an increasingly sought after destination due to its authentic community, plethora of amenities, and overall proximity to surrounding areas. With pedestrian-friendly streets, expansive green space and a variety of shops and restaurants in Coolidge Corner, Washington Square and Brookline Village, Brookline features a charming mix of vibrant urban life and attractive suburban amenities. Furthermore, surrounded by outstanding colleges and universities and in close proximity to the world-renowned Longwood Medical Area, Brookline is at the nucleus of a robust employment hub and student haven. Connectivity to the LMA, as well as to other research and academic institutions, along with easy access to public transit and a plethora of amenities, residents and tenants of THE CALVIN will benefit from everything the area has to offer.

THE CALVIN offers investors the unique opportunity to purchase a newly constructed asset with size and scale in a premier urban location. THE CALVIN is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

[THE-CALVIN.COM](https://www.the-calvin.com)

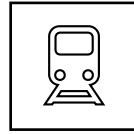
INVESTMENT DRIVERS

WEALTH PRESERVATION



THE CALVIN offers investors an institutional grade asset by every measurable standard in one of the most prominent submarkets in the world, Brookline, MA. Completed in 2020, THE CALVIN features quality construction, luxury finishes and high end amenities attracting best of class residents and retail tenancy.

TRANSIT ORIENTED



Situated just a few blocks from Coolidge Corner and in close proximity to the MBTA Green Lines B and C at Coolidge Corner and Harvard Avenue Stations, THE CALVIN provides residents with tremendous access to the deep employer base, surrounding amenities and Downtown Boston. The property is also proximate to multiple bus routes.

STRONG MARKET DYNAMICS



Brookline continues to showcase its location with the increase in rental rates and condominium prices year over year. Along with the continuous increase in real estate prices, Brookline is a haven for successful young professionals and families. These market demand drivers produce incredible demand for housing and retail focused needs.

SUPREME AREA AMENITIES



Located in the heart of Brookline, just a step away from Coolidge Corner, THE CALVIN is surrounded by many popular coffee shops, ethnic restaurants and small independent boutiques and bookstores. Additionally, with easy access to some of Boston's most exciting neighborhoods, including Fenway-Kenmore, Jamaica Plain, and The Back Bay; Brookline truly exemplifies an amenity rich neighborhood in every sense of the phrase.



PROPERTY DETAILS

ADDRESS | 420 Harvard Street,
Brookline, MA 02446

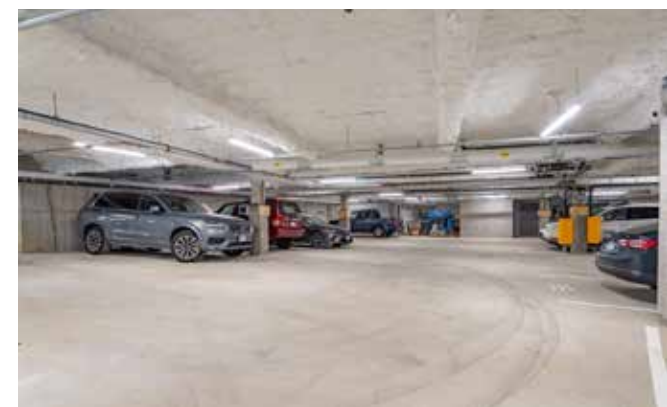
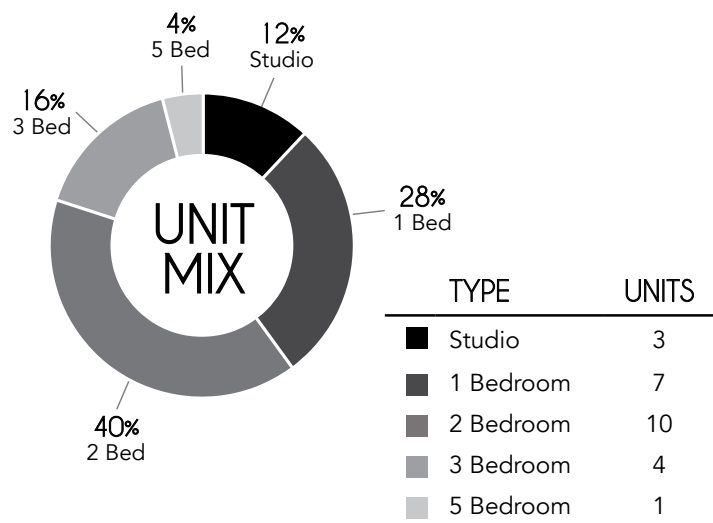
YEAR BUILT | 2020

RESIDENTIAL UNITS | 25

RETAIL UNITS | 3

OFFICE UNITS | 1

PARKING SPACES | 24 Covered + 4 Tandem



THE CALVIN

THE-CALVIN.COM

CAPITAL MARKETS

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