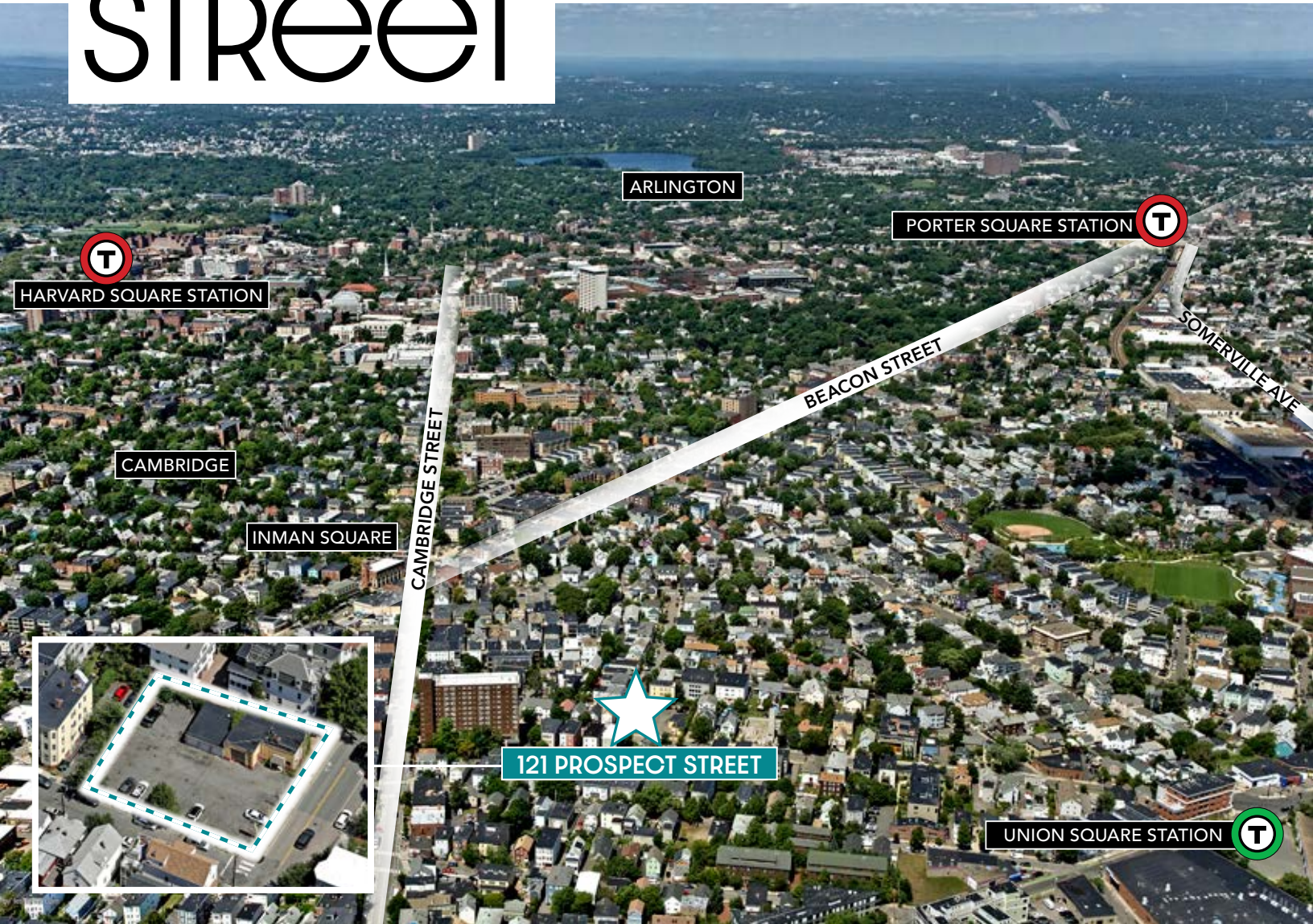


121

SOMERVILLE CAMBRIDGE

PROSPECT STREET



PREMIER DEVELOPMENT OPPORTUNITY • 10,063 SF OF LAND



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

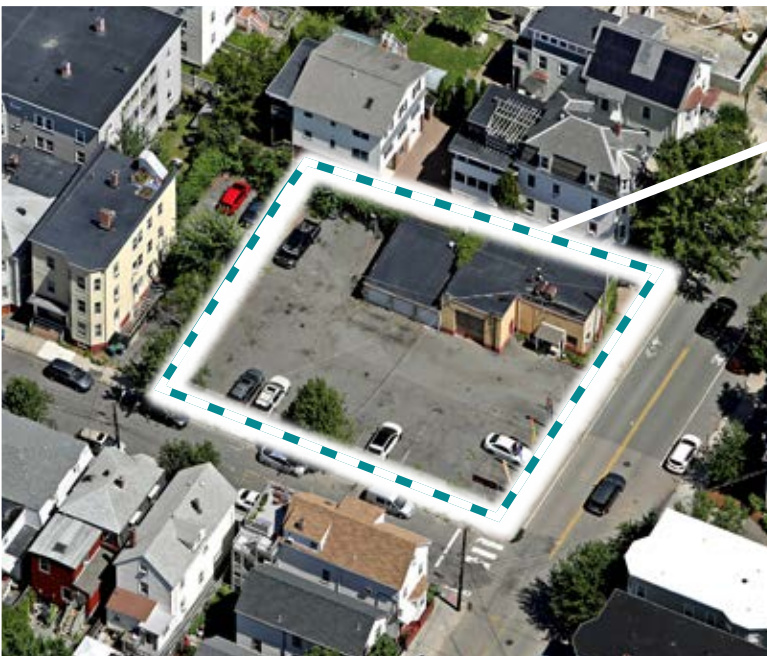
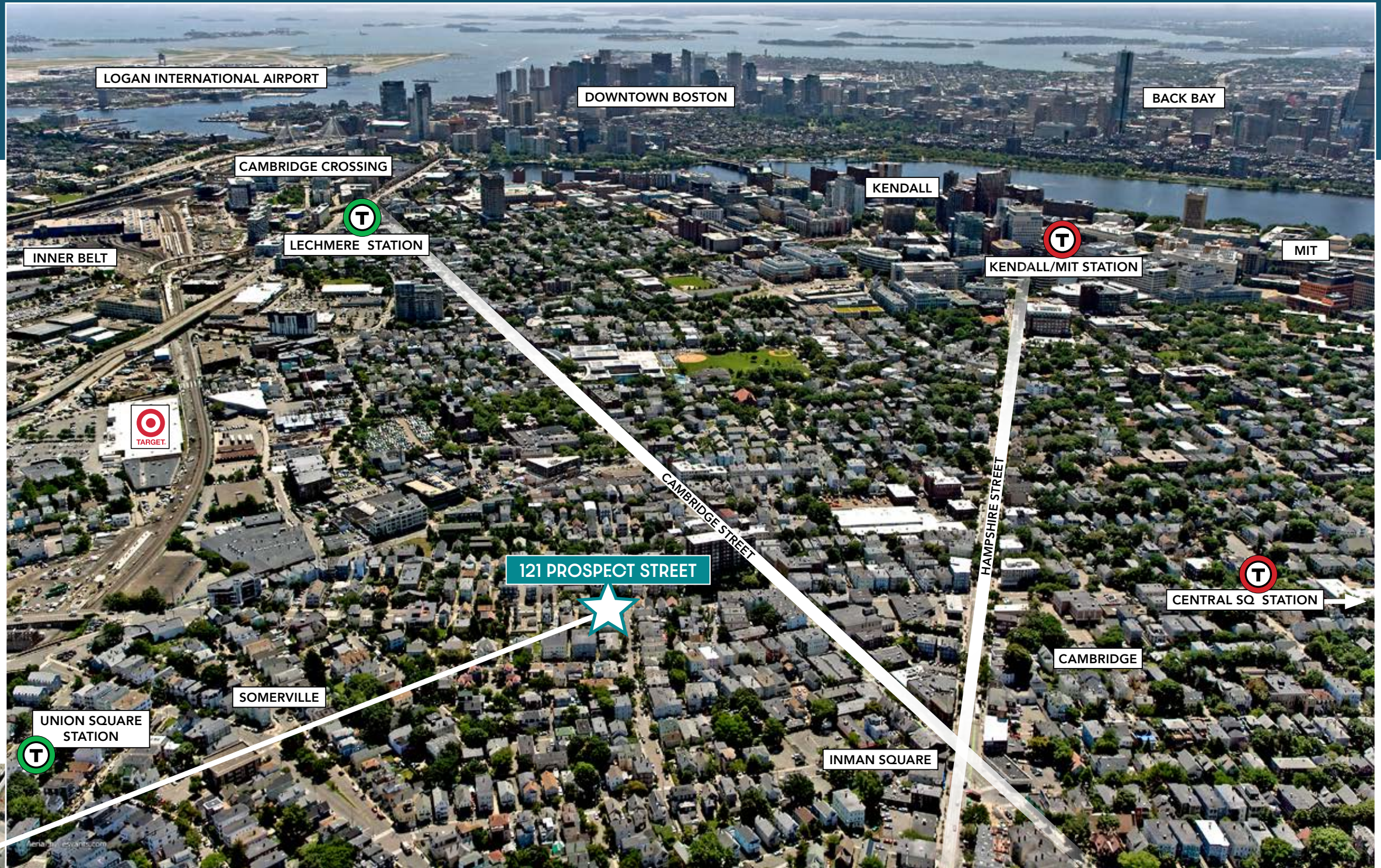
EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **121 PROSPECT STREET**, a premier development opportunity on the Somerville Cambridge line, under a quarter of a mile from the newly anticipated Union Square Station and steps from Cambridge's Inman Square. 121 Prospect Street is approximately a 10,063 square foot corner lot recently up zoned for apartment development.

Conveniently located within a mile of Harvard, MIT and Central Square, 121 Prospect Street allows future residents convenient access to public transportation, and all that Somerville and Cambridge has to offer. To maximize its potential and compete with neighboring markets, the City of Somerville has shifted its focus to revitalization through its "Somervision" plan, which will result in thousands of residential units and millions of office & lab square footage to be delivered within the next decade. With the green line extension, residents will have easy access to Tufts University as well, bridging the gap between institutions.

The greater Boston market is home to World's largest cluster of Life Science and Biotech Companies, complemented by a dominant higher educational presence. Between Union Square, Boynton Yards, Assembly Row, Kendall Square, Cambridge Crossing, and Hood Business Park, there is no better location for young professionals and students of all ages to be located.

121 Prospect Street is currently zoned for residential development. The existing lot of 10,063 square feet, is offered for sale on an un-priced basis. We will be sharing the details of the site and zoning information with a "call-for-offers" to follow.



TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY



UNIVERSITY-DRIVEN DEMAND



NEW, FAVORABLE ZONING ALLOWING FOR GREATER DENSITY



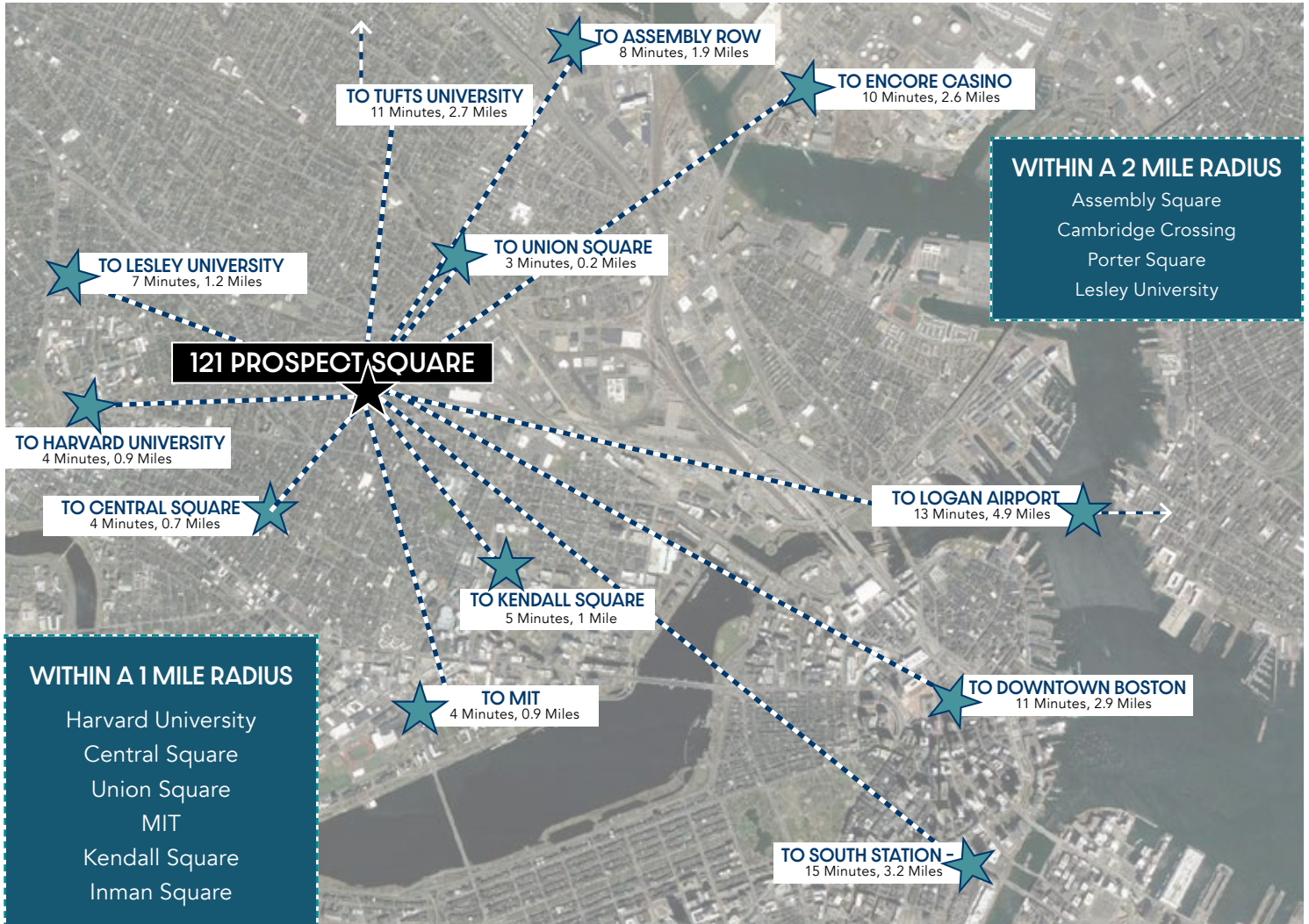
STRONG, STABLE MARKET FUNDAMENTALS



HIGH AREA EMPLOYMENT

THE RIPPLE EFFECT

With Kendall Square, Union Square, Harvard and MIT all within 1 mile of 121 Prospect Street, this location is one of the most advantageous development opportunities in the greater Boston Area. In under a 5 minute walk to the upcoming Union Square Station, residents will have access to all of what the MBTA system has to offer including easy access to Tufts University as well as Downtown Boston.



CAPITAL MARKETS

JASON S. WEISSMAN
 Founder & Senior Partner
 617.850.9608
 jweissman@bradvisors.com

NICHOLAS M. HERZ
 Managing Director & Partner
 617.850.9624
 nherz@bradvisors.com

KEVIN R. BENZINGER
 Associate Director
 617.850.9647
 kbenzinger@bradvisors.com

ANDREW B. HERALD
 Associate Director
 617.850.9619
 aherald@bradvisors.com

DANIEL J. DEWING
 Associate
 617.850.9620
 ddewing@bradvisors.com



745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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