

# 417-433 CAMBRIDGE STREET

ALLSTON, MASSACHUSETTS



## PREMIER REDEVELOPMENT SITE



**Boston Realty Advisors**  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **417-433 Cambridge Street**, a premier redevelopment opportunity with strong in-place income located in Allston, MA, for sale or proposals for a joint-venture redevelopment of the property. The offering is comprised of 10,400 square feet of land and a 5,200 building that is currently leased to five retail tenants. The offering is located approximately half-a-mile from the Harvard Avenue Green Line MBTA station and the Boston Landing Commuter Rail station, and directly in the heart of the burgeoning Allston/Brighton market.

New Balance's Boston Landing is the first of many large-scale developments that will be transforming the Allston/Brighton market for the next decade and beyond. There is no better-located neighborhood in Boston that has as much development upside as Allston/Brighton. Much of the pent-up life science demand from Kendall Square will be absorbed by the development in Allston/Brighton, and many of the Kendall Square employees will choose to live in the Lower Allston neighborhood because of Cambridge Street's easy access to Cambridge over the Charles River. 417-433 Cambridge Street will allow investors to take advantage of this unprecedented growth.

While there is significant development value in 417-433 Cambridge Street, it is also advantageously leased to a diverse selection of retail tenants, providing investors with a return on their capital before and during the development process.

417-433 Cambridge 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.

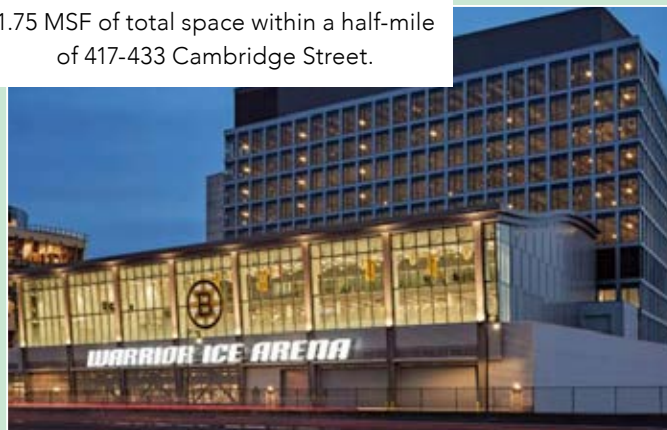
For more information please visit [417Cambridge.com](http://417Cambridge.com).



## AREA X FACTORS

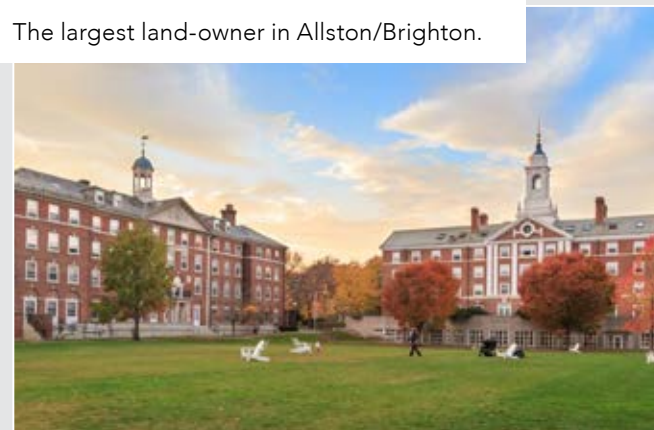
### BOSTON LANDING

1.75 MSF of total space within a half-mile of 417-433 Cambridge Street.



### HARVARD UNIVERSITY

The largest land-owner in Allston/Brighton.



### BOSTON UNIVERSITY

34,000 students, many of whom live in Allston/Brighton.



### INNOVATION WORKFORCE



# INVESTMENT HIGHLIGHTS



## STRONG IN-PLACE INCOME

417-433 Cambridge Street has five retail tenants that will provide an investor with income during the development process.



## UNIVERSITY-DRIVEN

Harvard University is bringing many of its postgraduate programs over the Charles River from Cambridge into Allston, mere blocks away from 417-433 Cambridge Street.



## STRONG DEVELOPMENT PIPELINE

A majority of the prime land sites in Allston already have development plans in-place. As a result, there are several million square feet of development in the pipeline.



## TRANSIT-ORIENTED

417-433 Cambridge Street is less than half-a-mile from the Harvard Avenue Green Line MBTA stop and the Boston Landing Commuter Rail stop, which will take residents directly to downtown Boston. It is also only a few hundred feet away from access to I-90 East and West.



## PROPERTY DETAILS

**PROPERTY ADDRESS:** 417-433 CAMBRIDGE STREET, ALLSTON, MA

**LOT SIZE:** 10,400 SF

**BUILDING SIZE:** 5,200 SF

[417CAMBRIDGE.COM](http://417CAMBRIDGE.COM)

### CAPITAL MARKETS

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