

FOR SALE | GROUND LEASE OPPORTUNITY

601 NEWBURY ST

BOSTON • MASS





THE UNIVERSITY CONNECTION

The Fenway neighborhood is home to some of the most prestigious academic institutions in the world. Boston University, The Berklee College of Music, Northeastern University, Emmanuel College, and Boston Architectural College are all within one mile of 601 Newbury Street.

				=	59,000	+	6,500

INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY

The asset presents developers and investors a myriad of development options including a conversion to luxury apartments or condominiums, office or retail space.

"AAA" LOCATION

Situated in the booming Kenmore/Fenway neighborhood of Boston, **601 Newbury** is well-positioned to benefit from the development in Fenway, the Longwood Medical Area, Downtown Boston, Kenmore Square and more.

ULTIMATE VISIBILITY

The asset is strategically positioned directly along the Massachusetts Turnpike with direct visibility from both East and Westbound travelers allowing for unmatched exposure and advertising opportunities.

EPICENTER OF DEVELOPMENT

601 Newbury sits in the epicenter of development surrounded by numerous large scale retail and mixed-use projects. The property is adjacent to the 149-room Hotel Commonwealth which is undergoing a \$45M expansion bringing 96 additional guest rooms.

TRANSIT-ORIENTED

601 Newbury is serviced by numerous modes of transportation including direct access along the MBTA Green Lines B, C and D at Kenmore Square, commuter rail access at Yawkey Station and nearby access to local area highways I-90, I-93 and Storrow Drive.

LONGWOOD MEDICAL AREA

 Joslin Diabetes Center

 HARVARD
MEDICAL SCHOOL



 Beth Israel Deaconess
Medical Center



Children's Hospital Boston



 DANA-FARBER
CANCER INSTITUTE

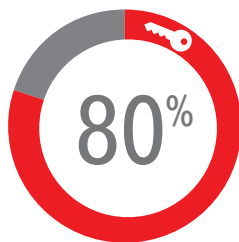


A DESTINATION LOCATION



82,821
Population

462
Businesses



Renter Occupied Housing

0.2

Miles from Fenway Park

56.3% 
20-34 years old

EXECUTIVE SUMMARY

Boston Realty Advisors has been exclusively retained to market **601 Newbury Street** in Boston, Massachusetts. The building presents an exceptional, immediately available redevelopment opportunity in the heart of the Kenmore Square/Fenway neighborhood. The freestanding building comprises 22,677 SF across three stories and has six parking spaces as of right. The current zoning allows for a 4.0 FAR presenting a potential opportunity to add additional density.

The offering provides effortless access to several world-class academic institutions: Boston University, Berklee College of Music, Northeastern University, and Emmanuel College as well as countless other amenities including Whole Foods Market, Wegmans, Target, CVS Pharmacy, Starbucks and many local area shops and restaurants along Commonwealth Avenue and Brookline Avenue.

Additionally, the property is located one mile away from the Longwood Medical Area ("LMA"), a concentrated community of healthcare and academic institutions. The LMA encompasses more than 15.5 million square feet and has earned a reputation as one of the world's most prestigious medical, research and education epicenters in the world.

The property is serviced by multiple forms of public transportation located just steps away from the Kenmore MBTA Station providing access to over 50 stations throughout Boston, Newton, Brookline, Allston, Brighton, and Cambridge.

The building presents an unsurpassed opportunity to own a one-of-a kind trophy asset in Boston's Kenmore Square/Fenway neighborhood. Boston Realty Advisors is offering this unique investment opportunity for sale or as a ground lease on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a call for offers to follow.



PROPERTY DETAILS

Address:	601-603 Newbury Street Boston, Massachusetts
Parking:	6 Spaces
Year Built:	1915
Access:	From Newbury Street via Brookline Avenue or Kenmore Street

BUILDING SPECIFICATIONS

Lot Size:	8,700 Square Feet
Building Size:	22,677
As of Right FAR:	4.0

MULTI-FAMILY

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