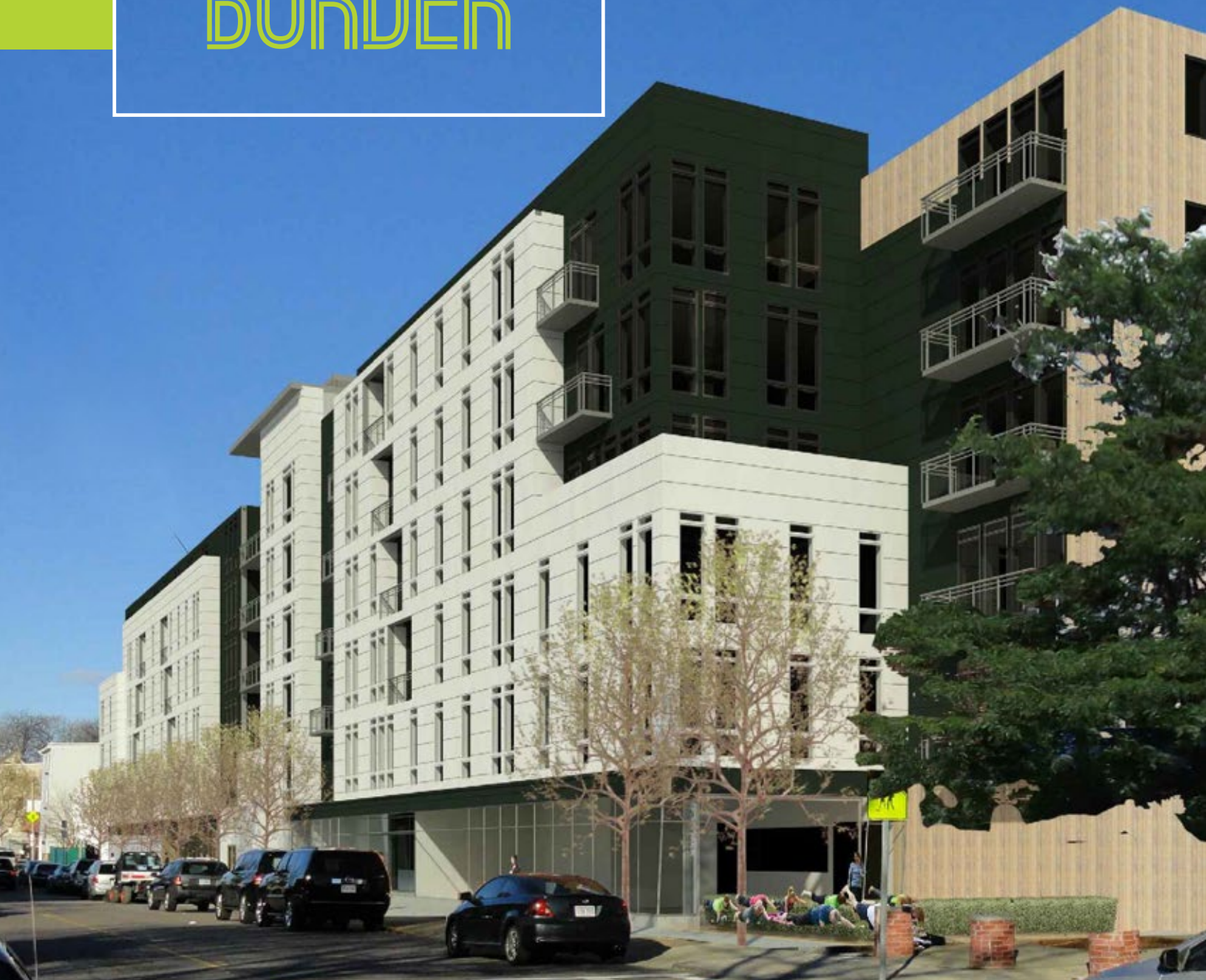


301 BORDER

FULLY APPROVED DEVELOPMENT SITE
EAST BOSTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

301BORDERSTREET.COM




SEAPORT

DOWNTOWN BOSTON

MAVERICK SQ MBTA

- Aquarium (3 min)
- State Street (4 min)
- Bowdoin (7 min)





INVESTMENT HIGHLIGHTS

CRITICAL MASS

301 Border presents the opportunity to create 64 condominium units in an ever increasingly popular submarket. East Boston is under-served with new housing supply which translates to quick absorption and gives developers a substantial project that is already fully approved.

STRONG DEMOGRAPHICS

East Boston has become a prominent destination for developers because of the strong demographics the area has recently attracted. Since 2010, condominium prices have increased 93% with new product commanding as high as \$700/SF.

FULLY APPROVED

301 Border is fully approved by the Boston Planning and Development Agency as well as the Zoning Board of Appeals. This allows for future ownership to expedite the process for building permits.

TRANSIT ORIENTED

East Boston is located directly across the Harbor from Downtown Boston which offers a deep employer base. Residents of **301 Border** are just 0.7 miles from the Maverick MBTA Station and Airport Station which are on the Blue Line. From there, Downtown Boston is one stop away offering a total commute time of about 20 minutes.

EXECUTIVE SUMMARY

PROPERTY DETAILS

Lot Size: 17,817 SF
Gross Area: 75,167 SF
Net Residential Area: 56,868 SF
Floors: 6
984 SF of Commercial Space for
Yoga Studio/Juice Bar

UNIT MIX



64 Residential Units
■ 56 Market Rate
■ 8 Affordable

Boston Realty Advisors is exclusively retained to present **301 Border Street** as a joint venture opportunity. Fully approved for over 75,000 gross square feet which includes 6 Stories, 64 Residential Units, 984 Square Feet of Commercial Space and 42 Parking Spaces, **301 Border** is an exceptional opportunity to revitalize an underutilized site and take advantage of its ideal location.

East Boston is considered to be at the epicenter of development and an increasingly sought after destination due to its authentic community, convenient transportation access, breathtaking views of the Boston Skyline and overall proximity to surrounding areas. **301 Border** is just 0.7 miles to the nearest MBTA Station offering residents an easy commute and 0.4 miles to major thoroughfares such as the Mass Pike. By car, Logan Airport is just a 5 minute drive which will have travelers to their gate in under 20 minutes, door to door.

301 Border not only offers the opportunity to add a critical mass housing to an under-served submarket, but also provides developers the opportunity to create public benefits. The project will create 8 affordable condominium units, commercial retail space that will encourage neighborhood shopping, a yoga studio and plenty more.

301 Border Street is offered on an unpriced basis. We will be conducting tours of the property in the coming weeks with a call-for-offers to follow.

For more information please visit 301BORDERSTREET.COM.

COMMON ROOF DECK · 42 PARKING SPACES · PODIUM STRUCTURE · 64 BICYCLE SPACES · RESIDENT GYM



CAPITAL MARKETS

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