

MEDICAL OFFICE BUILDING WITH APPROVED RESIDENTIAL DEVELOPMENT



2009

HARVARD ST
BROOKLINE, MA

THE OPPORTUNITY

MEDICAL OFFICE BUILDING

Cushman & Wakefield is pleased to offer for sale 209 Harvard Street, an irreplaceable asset and transit-oriented development opportunity in the heart of Coolidge Corner, Brookline, Massachusetts. The prominent 32,223 square foot medical office building is a four story structure on top of a 2 level covered parking garage containing 63 spaces.

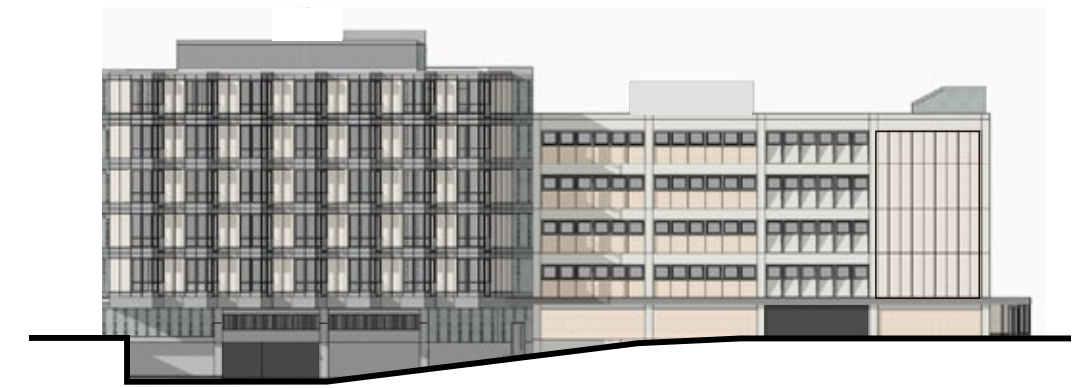


MEDICAL OFFICE BUILDING RENOVATIONS

The Medical Office building renovations include several improvements to the Harvard Street Facade:

- 1) Café with outdoor seating on the ground floor
- 2) New more welcoming facade material replacing the precast concrete with a glass and panelized system that admits more daylight

These features are particularly appropriate given the mission to provide a fit and healthy, community-centric place to live and a Medical Building that supports wellness needs of the area. The site plan shows the new café seating on site along Harvard Street and the entry path to the entry courtyard along the south side of the property. The former, along with the new facade materials and glass addition will activate the street. The latter provides a pleasant arrival sequence for the new residents. Preliminary grading and landscape materials, as well as critical dimensions, are indicated.



FULLY APPROVED 44-UNIT RESIDENTIAL BUILDING

On the back portion of the 24,644 SF Lot - there are approvals to build a 44-unit residential development.

The approved plans allow one to build a new housing component on the rear portion of the lot. The housing portion of this proposal is to build four levels of units, over two levels of parking. The expectation is that these units will constitute a good addition to the range of housing options available in town, particularly for professionals looking for an active lifestyle and valuing both the amenities and the transit options available in Coolidge Corner.

UNIT MIX

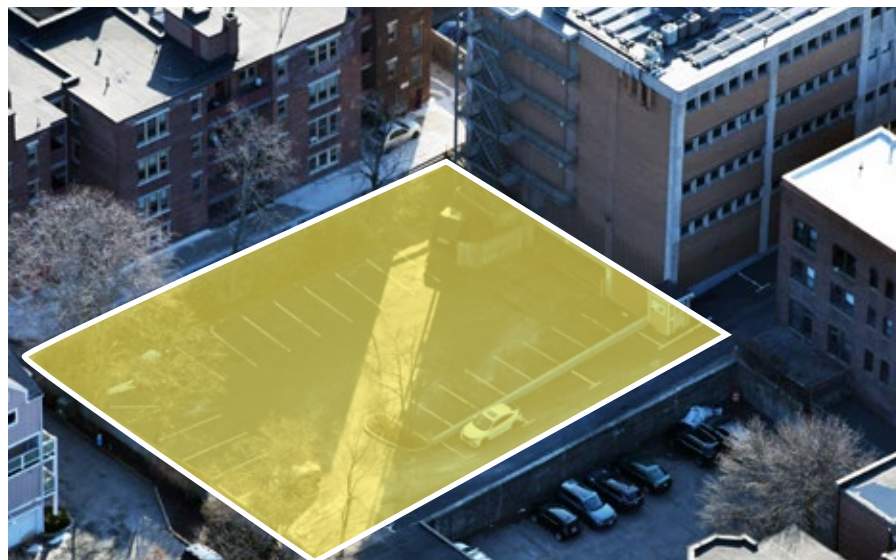
Total units:	44	
Studios:	36	(450 - 483 sf)
Two Bedrooms:	3	(1,145 sf)
Three Bedrooms:	5	(1,214 - 1,263 sf)
Market Rate:	33	
Affordable:	11	
Accessible units:	3	

PROPOSED RESIDENTIAL BUILDING

Site area	12,289 sf
Building Floor Area	39,107 sf
F.A.R. (12,289 sf)	3.18
Height	66.5'
Open space/ Landscaped	3,582 sf
Open space/ Useable	1,972 sf

SETBACKS

Front (west)	n/a
Left (north)	9.75'
Right (south)	11.5'
Rear (east)	10.75'
Rear (east)	10.75'



FINAL PROJECT

SUMMARY OF GROUND COVERAGE:

Total Lot Area	24,644 sf	
Building Footprint		
Existing Medical Office Building	7,616 sf	30.9%/0
Proposed Residential Building	6,230 sf	25.3 %
Proposed Residential Building w/ overhangs	7,576 sf	30.7%
Parking /Paved for Vehicular Traffic:	5,251sf	21.3%
Open(pedestrian) Areas:	1,670 sf	6.8%

ENTIRE SITE (POST CONSTRUCTION)

Site area	24,644 sf
Building Floor Area	70,331 sf
F.A.R. (24,644 sf)	2.85
Height	66.5'
Open space/ Landscaped	5,846 sf
Open space/ Useable	1,900 sf

SETBACKS

Front (west)	10'
Left (north)	9.75' - 24.5'
Right (south)	7.67' -11.5'
Rear (east)	10.75'

THE LOCATION

209 Harvard Street is situated in the heart of the coveted **Coolidge Corner neighborhood of Brookline**, an affluent highly sought-after town that boasts one of the best school systems in the country. The transit-oriented property is a 3-minute walk from the MBTA Green Line and is proximate to countless amenities throughout Coolidge Corner, Brookline and Boston. The property offers immediate access to the area's major employers, academic institutions, shops, dining and entertainment destinations, throughout Downtown Boston, Longwood Medical Area (LMA), Fenway and the Back Bay.

HEALTHCARE

1. Beth Israel Medical Center
2. Brigham & Women's Hospital
3. Women's Health Services
4. Jewish Family & Childrens Services
5. Brookline Dental Specialists
6. Beacon Place Dental Group
7. Partners Urgent Care
20. Dunkin' Donuts
21. Starbucks
22. Otto
23. Osaka
24. Coolidge Corner Clubhouse
25. Ganko Ittetsu Ramen
26. Zaftigs Delicatessen

EDUCATION

8. Sunshine Academy Early Education Center
9. Florida Ruffin Ridley School
10. Hebrew School of the Arts
11. Pierce Elementary School

FITNESS

12. BodyScapes Fitness
13. Pure Barre
14. Healthworks
15. Coolidge Yoga

FOOD & DRINK

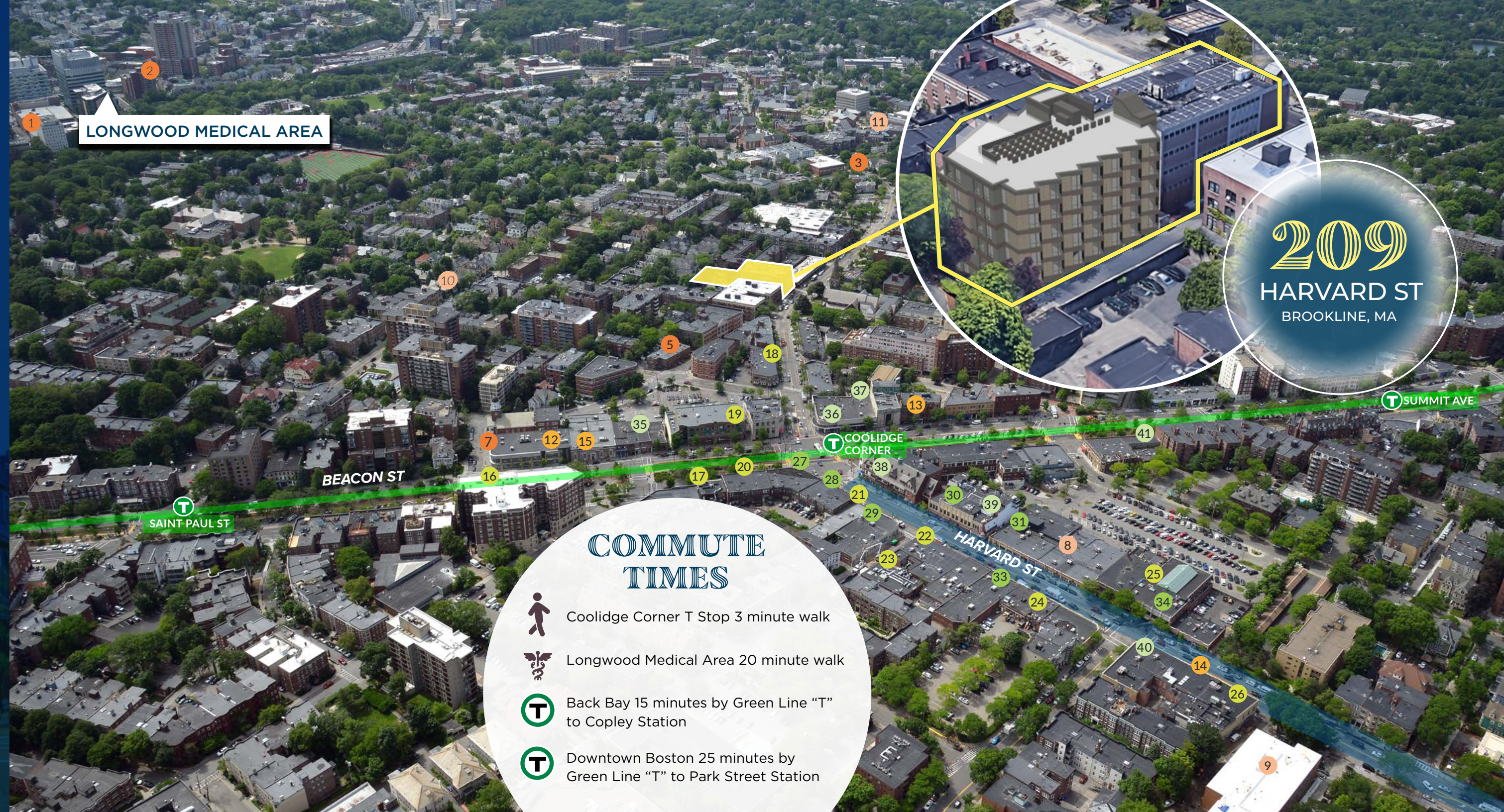
16. FuGaKyu Japanese Cuisine
17. Hops N Scotch
18. Bruegger's
19. Trader Joe's

SHOPPING

27. CVS
28. GameStop
29. Brookline Booksmith
30. Simons Shoes
31. CVS
32. Boston General Store
33. New England Comics

OTHER

34. United States Postal Service
35. Bank of America
36. The UPS Store
37. Brookline Bank
38. Coolidge Corner Theater
39. Citizens Bank
45. FedEx Office Center



LONGWOOD MEDICAL AREA

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HARVARD ST
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COMMUTE TIMES



Coolidge Corner T Stop 3 minute walk



Longwood Medical Area 20 minute walk



Back Bay 15 minutes by Green Line "T" to Copley Station



Downtown Boston 25 minutes by Green Line "T" to Park Street Station



INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY

209 Harvard Street offers a generational opportunity for an investor/developer to acquire a pride of ownership commercial property and development opportunity in Brookline, Massachusetts.

IRREPLACEABLE BROOKLINE LOCATION

Situated in the heart of Coolidge Corner, 209 Harvard Street is a minutes' walk from public transit and innumerable amenities, including grocery stores, local shops, cafes and a vibrant array of upscale and casual restaurants.

RESIDENTIAL/MIXED-USE DEVELOPMENT OPPORTUNITY

209 Harvard Street presents a rare opportunity to acquire a cash flowing property with significant redevelopment potential in one of region's most sought-after neighborhoods.

THE LONGWOOD CONNECTION

209 Harvard Street is located approximately one mile from the Longwood Medical Area, home to some of the nation's largest and most prestigious hospitals and institutions. The Boston Children's Hospital, Dana Farber Cancer Institute, Brigham & Women's Hospital, and The Harvard Medical School are all located in the LMA and employ more than 37,000 doctors, nurses, and researchers. Additionally, 14,000 medical students call the LMA home



TRANSIT ORIENTED

The property is a 3-minute walk from Coolidge Corner Station on the MBTA's Green Line and is in walking distance of a variety of bus routes. These public transit options provide easy commuter access to major white-collar employers and universities/colleges in downtown Boston, Longwood Medical Area (LMA), the Fenway area and the Back Bay.

EXCEPTIONAL DEMOGRAPHICS

Desirable trade area demographics with ±456,000 residents with an Avg. HH. Income of \$117,575 and a daytime population of 424,508 within a three-mile radius of the property.

	1 Miles	3 Miles	5 Miles
Population	73,394	455,851	1.0 M
Households	30,350	189,750	416,513
Avg. HH Income	\$113,389	\$117,575	\$125,647
Daytime Employees	109,254	424,508	821,117



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MULTIFAMILY ADVISORY GROUP

CHRISTOPHER SOWER

Executive Managing Director
(617) 816-5257
Chris.Sower@cushwake.com

JONATHAN BRYANT

Senior Director
(508) 505-0832
Jonathan.Bryant@cushwake.com

BRUCE LUSA

Senior Director
(617) 448-6308
Bruce.Lusa@cushwake.com

JOHN FLAHERTY

Director
(617) 997-1557
John.Flaherty@cushwake.com

KEVIN JONES

Financial Analyst
(508) 314-4452
Kevin.Jones1@cushwake.com

INVESTMENT SALES TEAM

BRIAN DOHERTY

Executive Managing Director
617-204-4135
Brian.Doherty@cushwake.com

DAVE PERGOLA

Executive Managing Director
617-204-4134
Dave.Pergola@cushwake.com

TOM SULLIVAN

Executive Director
(617) 204-4157
Tom.Sullivan@cushwake.com

ROSS FISHMAN

Senior Associate
(860) 463-1934
Ross.Fishman@cushwake.com

EQUITY, DEBT & STRUCTURED FINANCE

