

## 412 Massachusetts Avenue

412 Massachusetts Avenue  
Boston MA, 02118

Residential/Office/Medical Office/Retail Redevelopment Opportunity



AERIAL 360



VIDEO TOUR



## Highlights

### RARE INVESTMENT OR USER OPPORTUNITY IN BOSTON'S SOUTH END

412 Mass Ave represents a rare investment opportunity in the highly desirable South End market. One of the most affluent neighborhoods in Boston, the South End has an average housing value of \$1,320,000 and an average household income of \$158,000. Condos in the neighborhood are routinely trading for over \$1,200 per square foot.

### TREMENDOUS DRIVE-BY & PEDESTRIAN VISIBILITY, MBTA ORANGE & GREEN LINES

According to walkscore.com, the location is a "Walker's Paradise" receiving a Walk Score™ of 97 out of 100. Located just off Huntington Ave and adjacent to the Southwest Corridor Park, the property is a short walk to Symphony Hall, Whole Foods and the Prudential Center. The MBTA Orange Line is within 500 feet of the property and the Green Line is just two blocks to the north, providing access to Longwood Medical District, Back Bay and Downtown Boston. The location also offers tremendous drive-by and pedestrian visibility for potential retail or medical/dental practices wanting the visibility and ease of access.

### GUT RENOVATION AND EXPANSION OPPORTUNITY

412 Mass Ave is currently owned by Youth Enrichment Services (YESkids.org) who will be moving into a new headquarters building currently underway. The property consists of a 3,422 square foot parcel (36.5' x 90') of land and an existing 9,189 GSF three-story office building that could, with the granting of variances, support significantly more gross building area through the addition of floors on top the existing structure or new ground up development, including lower-level garage parking accessed via the alley to the rear of the building. While an "As-Is" purchase is preferred, investors and developers will be granted the time to secure permits and approvals if required.

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### Offering Summary

CBRE Capital Markets has been exclusively retained to sell 412 Mass Ave, which is a 9,189 SF three-story brick office building with an at-grade walk-out lower-level to the rear alley. Substantially rehabilitated in 1985, the building dimensions are 36.5' x 90'; the existing building offers two floors of office space with a small retail suite currently rented to a barber, and a lower level storage area. The building offers extraordinary Boston skyline views and sunset views over Fenway and Longwood. The rear alley walk-out access is ideal for garage parking.

The location is second to none with direct Orange Line access and Southwest Corridor Park access. Furthermore, the Green Line is just two blocks to the north on Huntington Ave together with Symphony Hall, Whole Foods. Prospective occupants are just a short walk to the Christian Science Plaza and The Prudential Center as well as numerous neighborhood restaurants such as Darryl's Corner Bar & Kitchen, Wally's Jazz Cafe, New York Pizza, Toro, SRV, Caffe Bene, Ginger Exchange, Five Horses Tavern, Kun Fu Tea, House of Siam, Cafe Madeline, and Farmer's Horse Coffee, to name a few.

*We are offering this opportunity for sale without an asking price, and will be conducting tours and meetings over the coming weeks with a call-for-offers to follow shortly thereafter. All tours must be coordinate by CBRE and scheduled in advance.*



Rendering - New YES Headquarters at 267 Amory Street, Jamaica Plain



# Redevelopment Opportunity

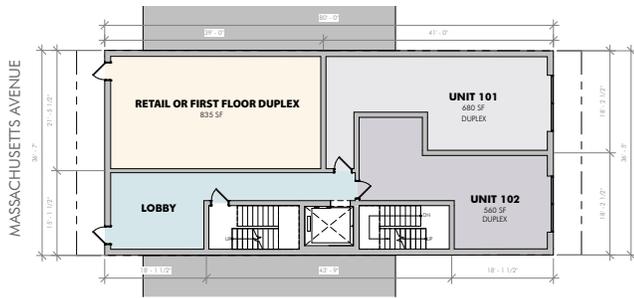
## CURRENT BUILDING FACADE



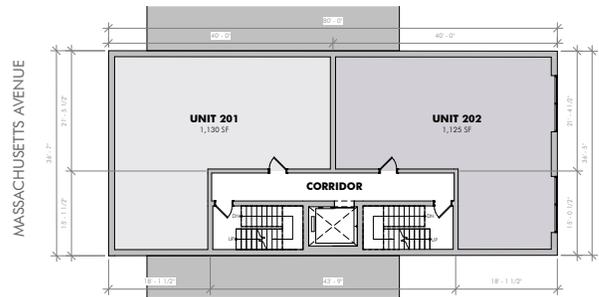
## CONCEPTUAL RENDERING



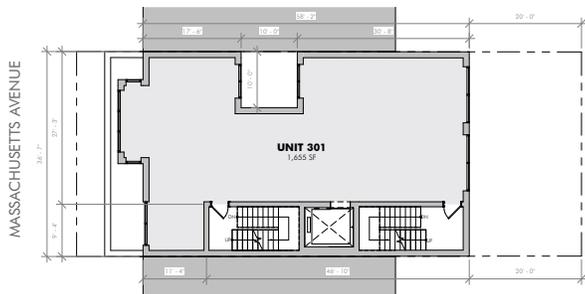
## CONCEPTUAL FLOOR PLANS



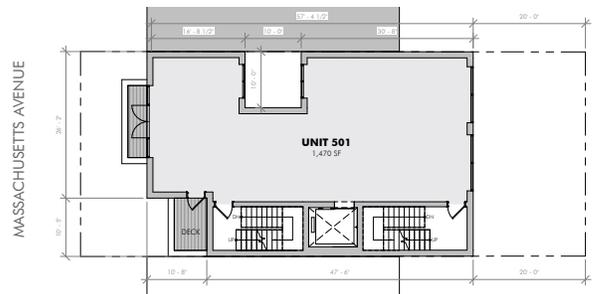
1 FIRST FLOOR - DUPLEX OPTION  
3/32" = 1'-0"



1 SECOND FLOOR  
3/32" = 1'-0"

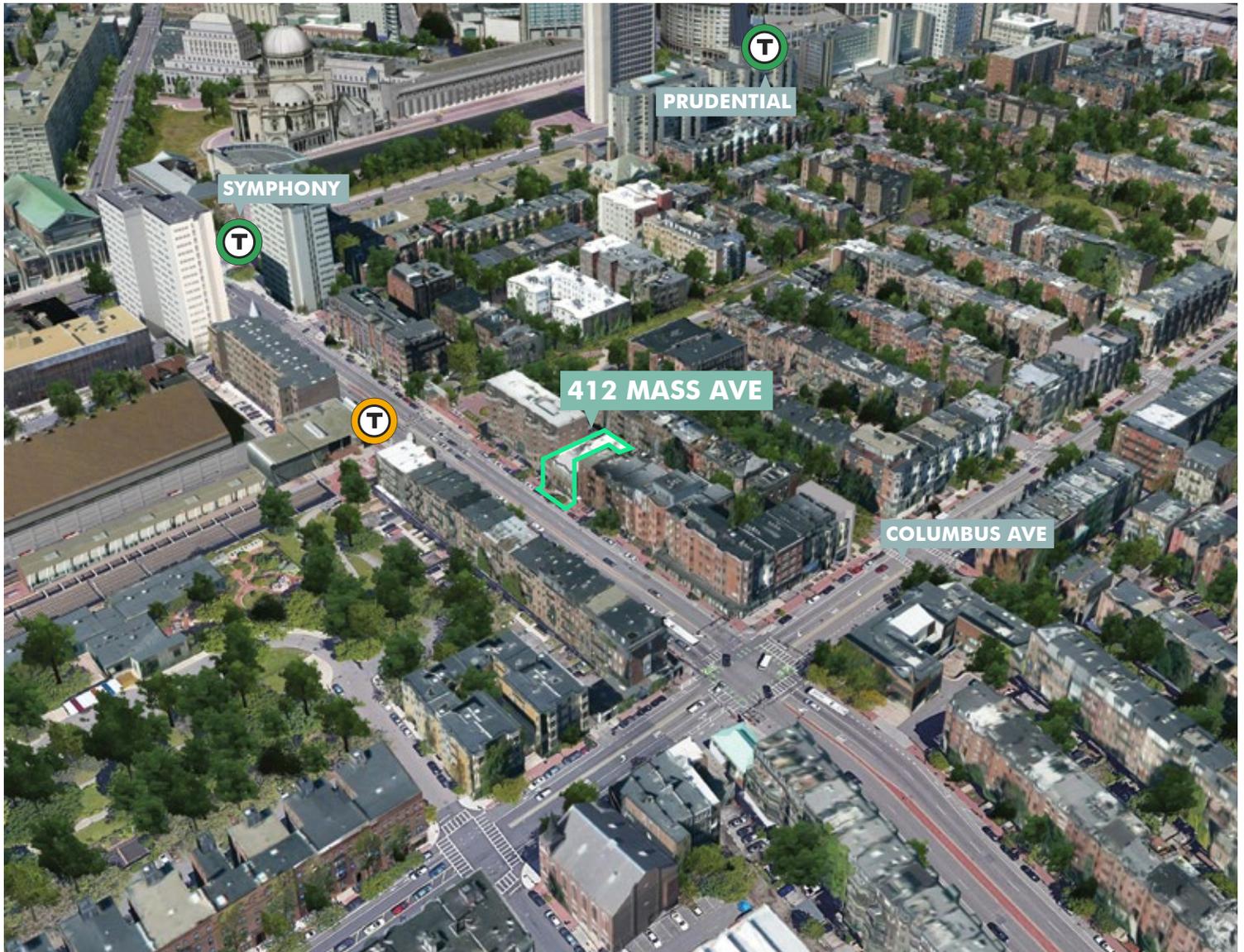


1 THIRD FLOOR  
3/32" = 1'-0"



1 FIFTH FLOOR  
3/32" = 1'-0"





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