

FOR LEASE

School/Daycare
Opportunity

7,400 -
54,000 SF

21 Notre Dame Ave
Cambridge, MA

- Playground On-Site
- North Cambridge
- Off Street Parking



SCHOOL CAMPUS OPPORTUNITY

15-21 NOTRE DAME AVENUE
CAMBRIDGE, MA 02140

MANSARD  

Property Summary



PROPERTY DESCRIPTION

15-21 Notre Dame Avenue & 35 Middlesex Street is a 3-building school campus opportunity located in the vibrant city of Cambridge, Massachusetts. Spaces may be leased from 7,642 SF - 54,148 SF across three buildings. This property is ideally situated in a well-established neighborhood, offering convenient access to local amenities, public transportation, and major thoroughfares. The site is known for its strategic location within the community, making it an attractive prospect for various potential uses. The site features an outdoor play space and 50-car on-site parking.

PROPERTY HIGHLIGHTS

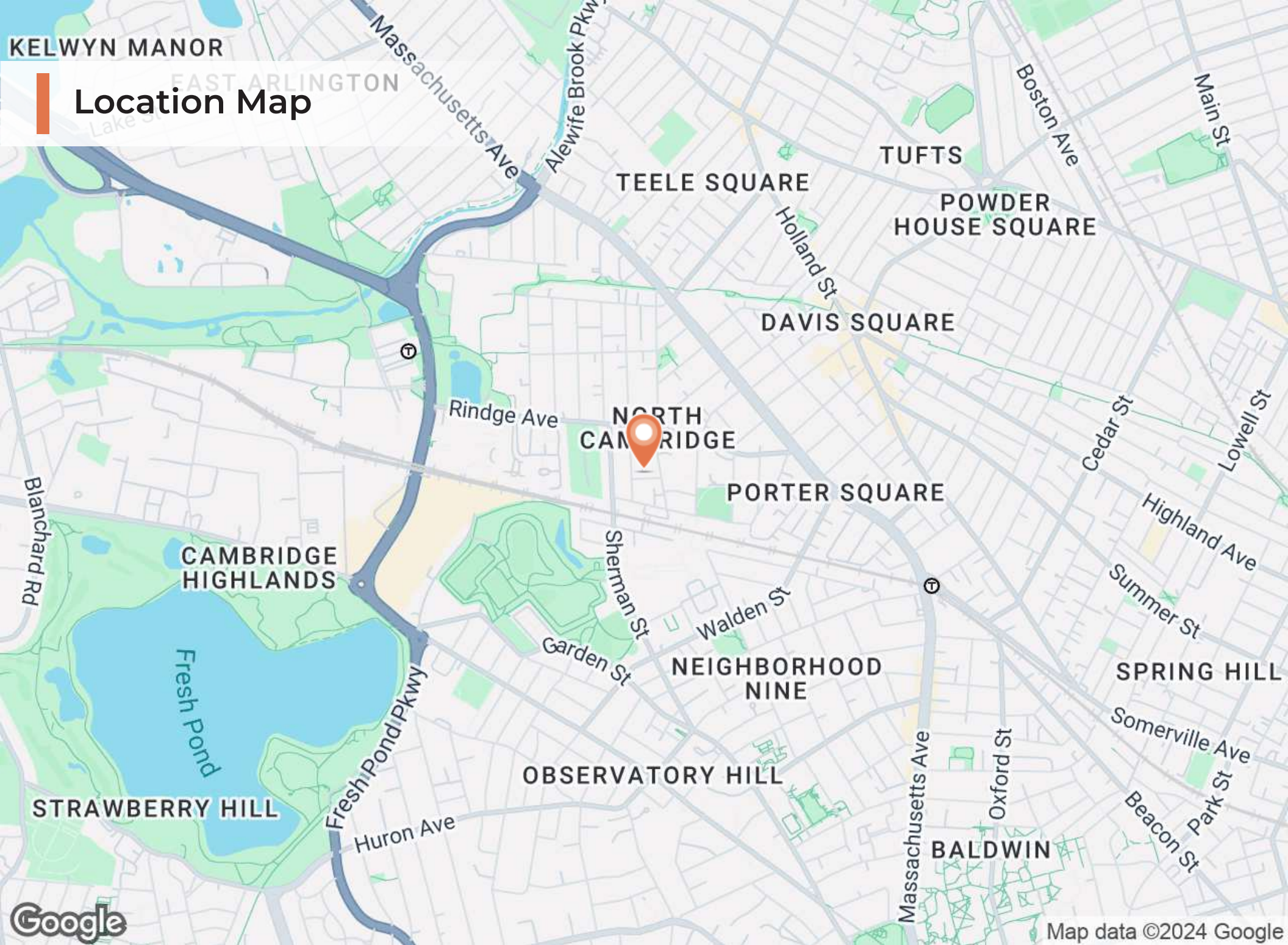
- 50 on-site parking spaces available
- 1-3 buildings available for lease
- Outdoor playground space included
- Turn-key school build-out ready
- Features a cafeteria and a kitchen
- ADA-accessible accommodations provided

OFFERING SUMMARY

Lease Rate:	\$19.95 SF/yr (NNN)
Number of Units:	3
Available SF:	7,642 - 54,148 SF
Lot Size:	124,983 SF
Building Size:	54,148 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	23,952	72,815	146,036
Total Population	54,805	173,131	349,916
Average HH Income	\$192,070	\$173,716	\$167,009

Location Map



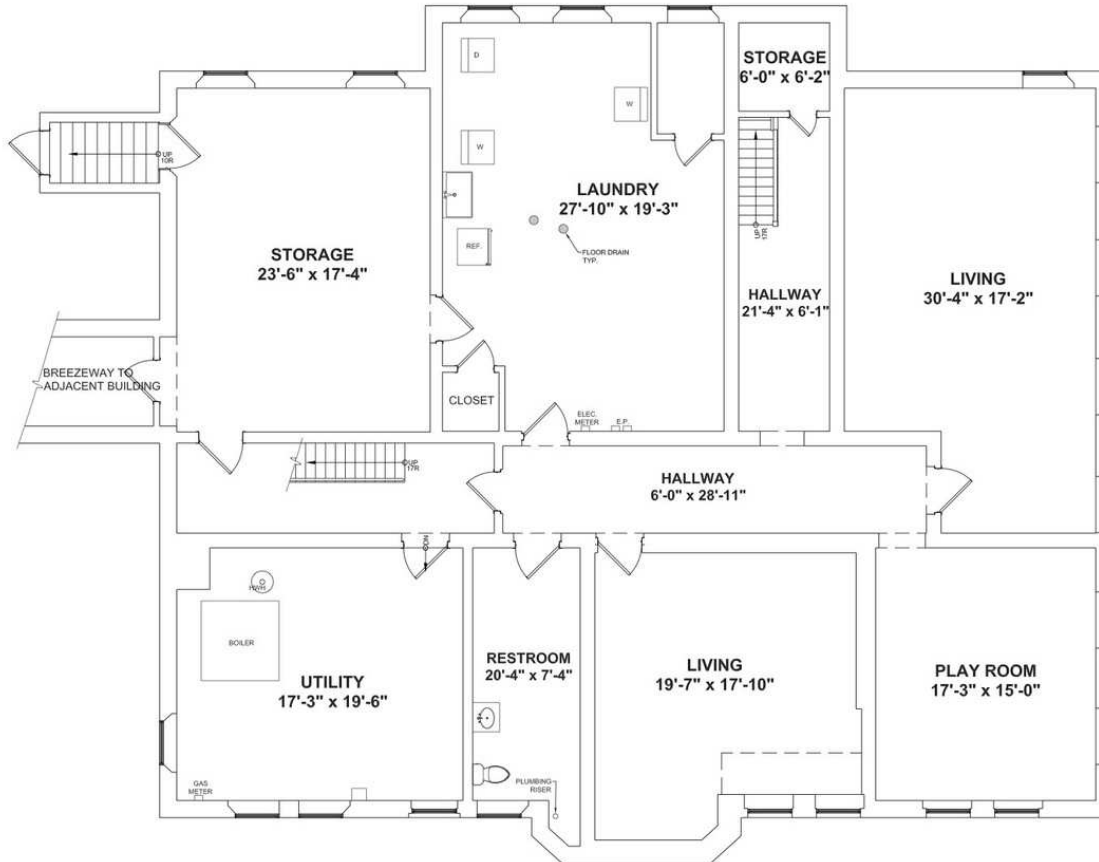
15 Notre Dame - Exteriors



15 Notre Dame - Interiors



15 Notre Dame 14,316 SF GLA



BASEMENT PLAN
Ceiling Height = 9'-7"

CONSULTANTS:

EXISTING CONDITIONS

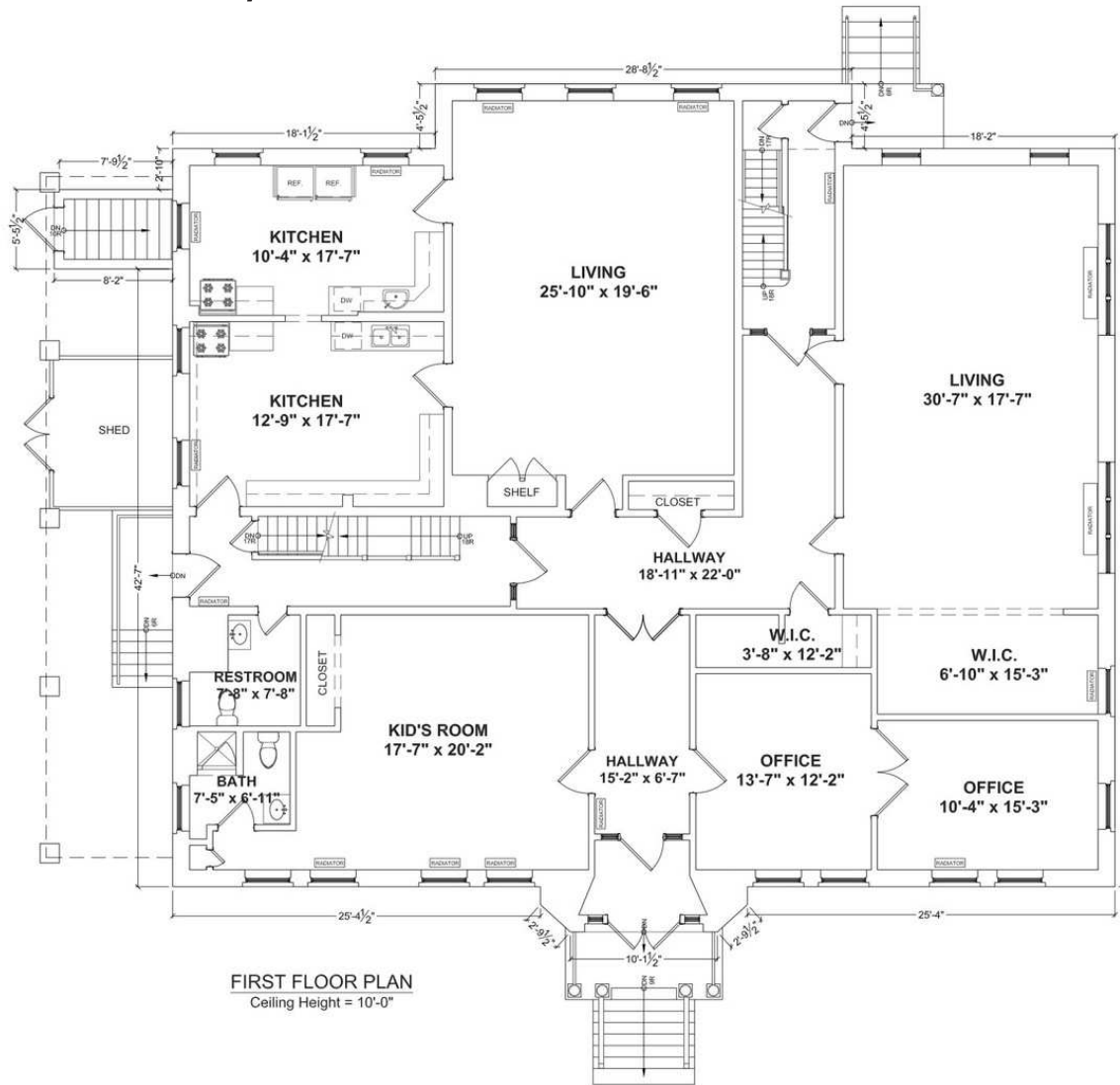
REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH
170 RINDGE AVENUE
CAMBRIDGE, MA 02140
DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING BASEMENT PLAN

EX101

15 Notre Dame 14,316 SF GLA



FIRST FLOOR PLAN
Ceiling Height = 10'-0"

CONSULTANTS:

EXISTING CONDITIONS

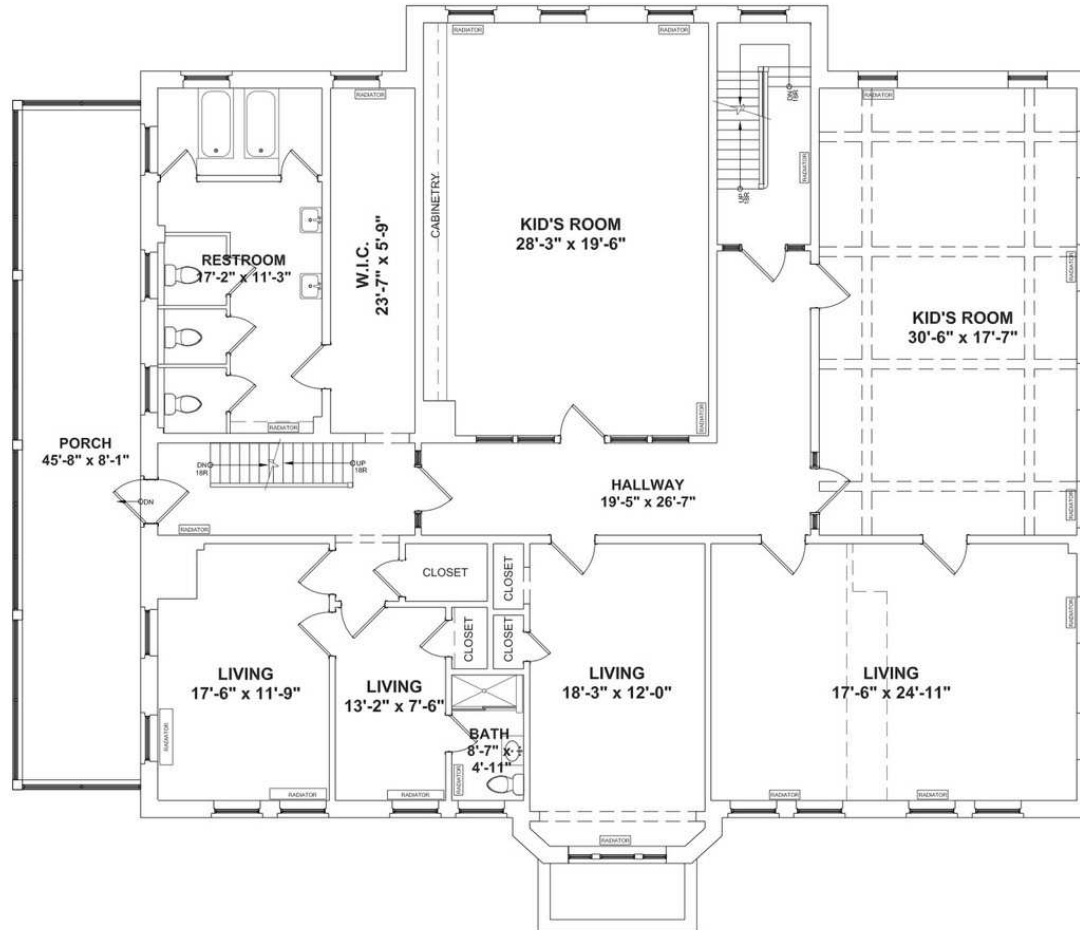
REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH
170 RINDGE AVENUE
CAMBRIDGE, MA 02140
DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING FIRST FLOOR PLAN

EX102

15 Notre Dame 14,316 SF GLA



SECOND FLOOR PLAN
Ceiling Height = 10'-0"

CONSULTANTS:

EXISTING CONDITIONS

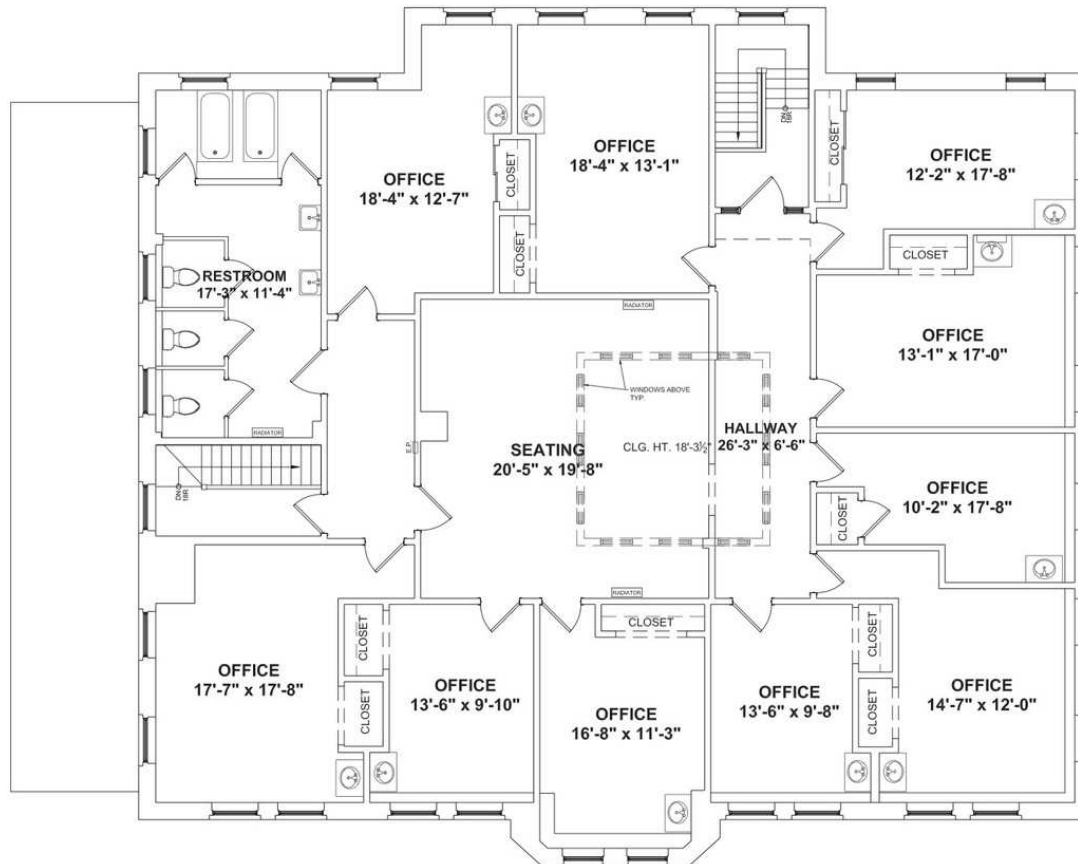
REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH
178 RINDGE AVENUE
CAMBRIDGE, MA 02140
DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING SECOND FLOOR PLAN

EX103

15 Notre Dame 14,316 SF GLA



THIRD FLOOR PLAN
Ceiling Height = 8'-10" / 18'-3 1/2"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH

170 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

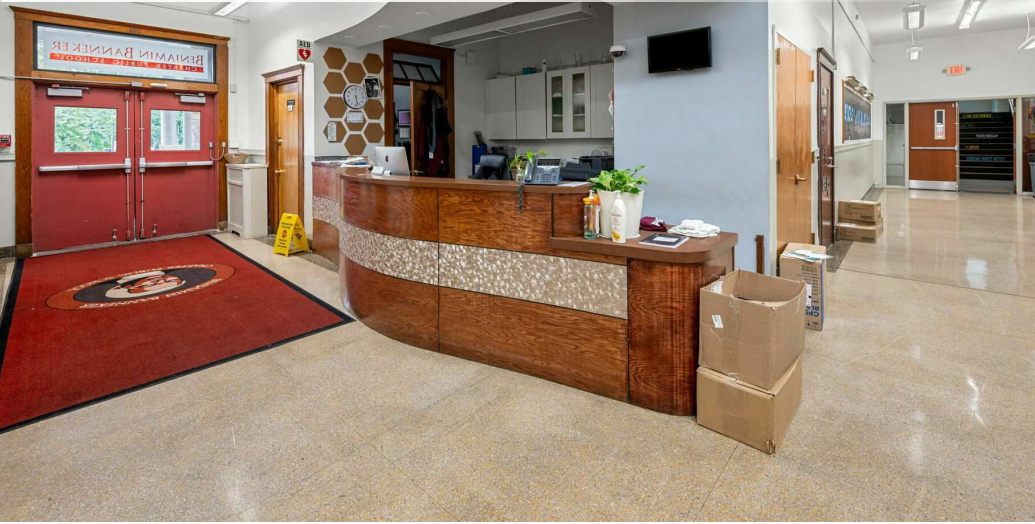
EXISTING THIRD FLOOR PLAN

EX104

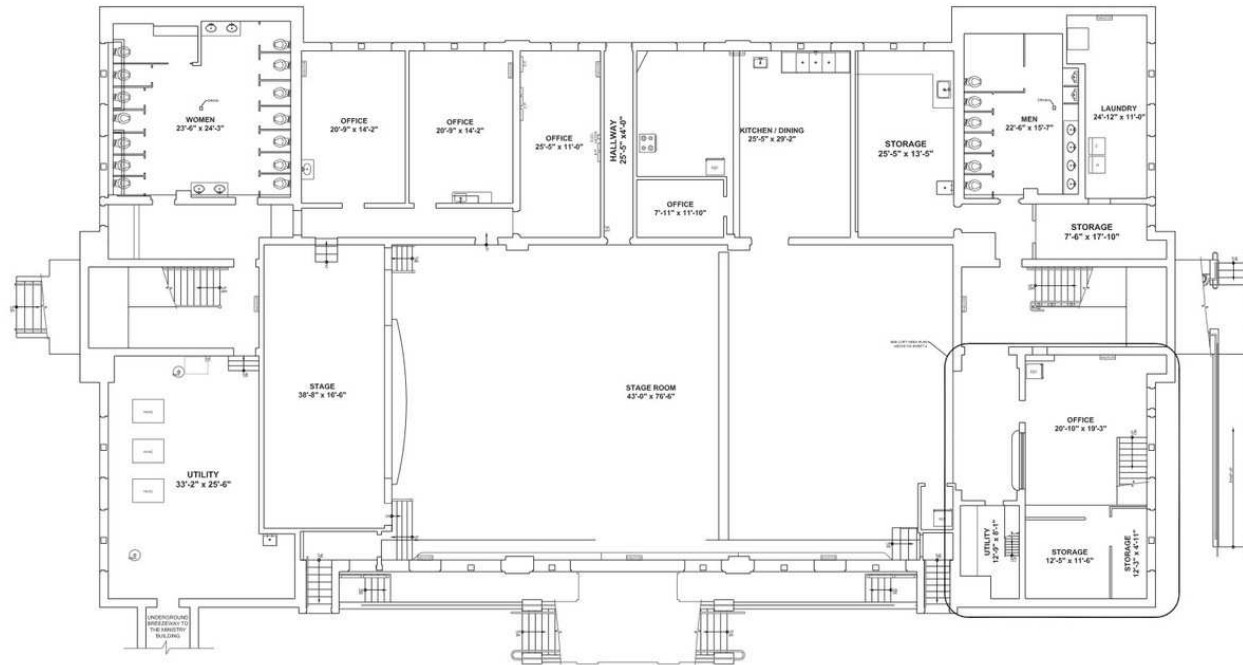
21 Notre Dame - Exteriors



21 Notre Dame - Interiors



21 Notre Dame 32,190 SF GLA



BASEMENT PLAN
Ceiling Height = 14'-8"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH

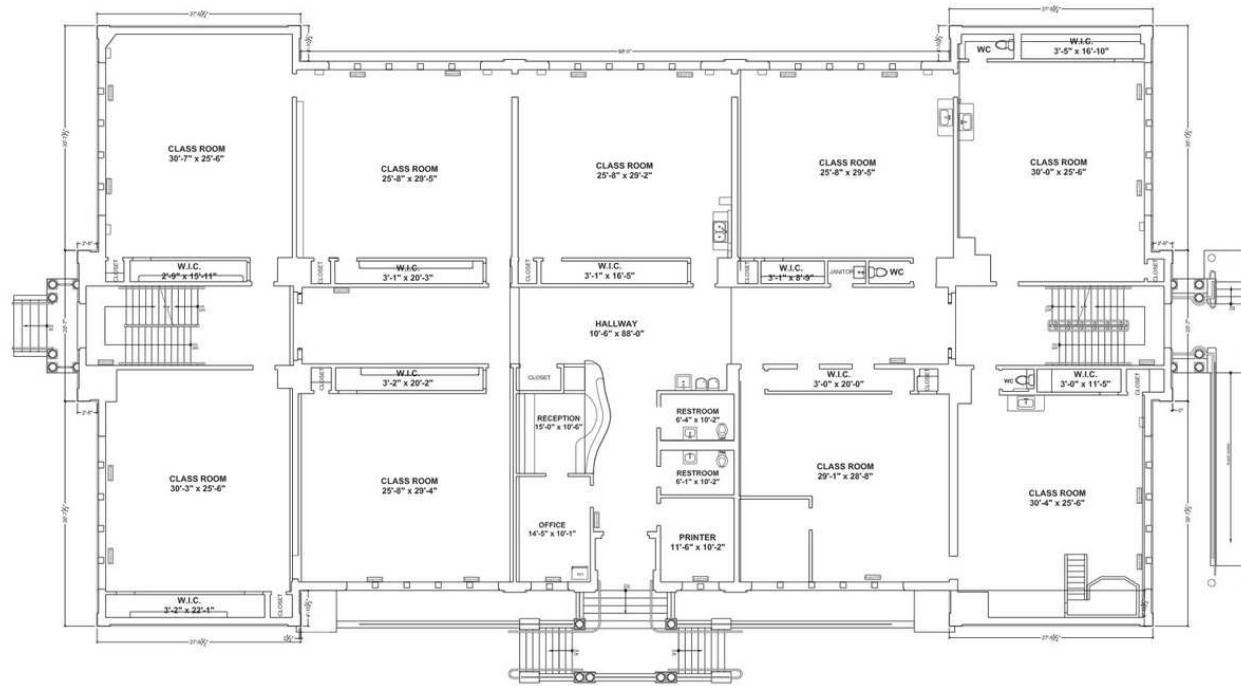
178 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING BASEMENT PLAN

EX112

21 Notre Dame 32,190 SF GLA



FIRST FLOOR PLAN
 Ceiling Height = 12'-8"

CONSULTANTS:

EXISTING CONDITIONS

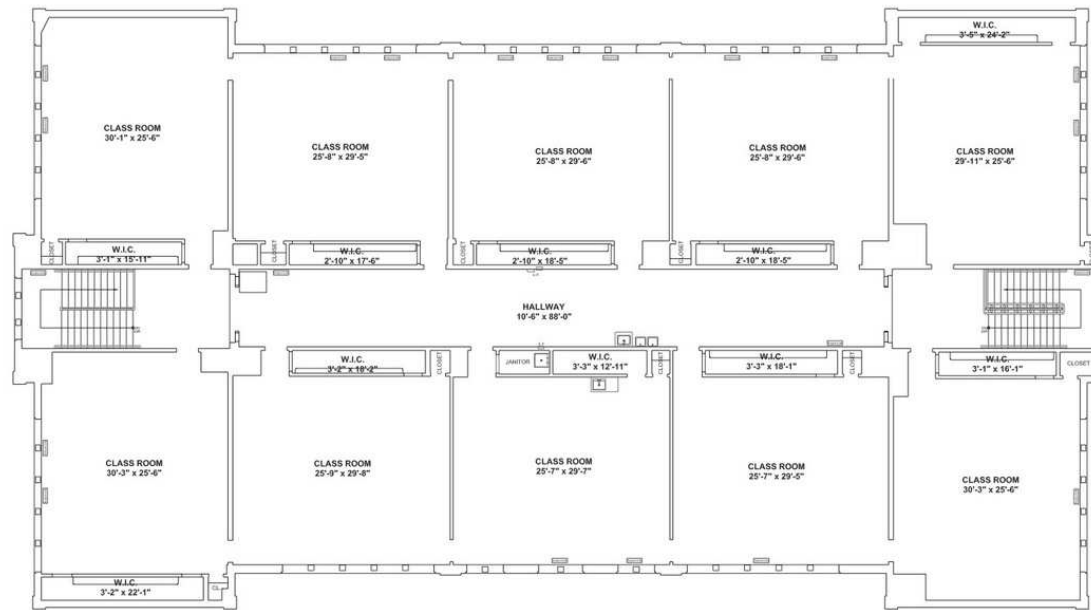
REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH
 170 RINDGE AVENUE
 CAMBRIDGE, MA 02140
 DATE ISSUED: 01/22/2024
 PROJECT # 23108

EXISTING FIRST FLOOR PLAN

EX113

21 Notre Dame 32,190 SF GLA



SECOND FLOOR PLAN
 Ceiling Height = 12'-0"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH

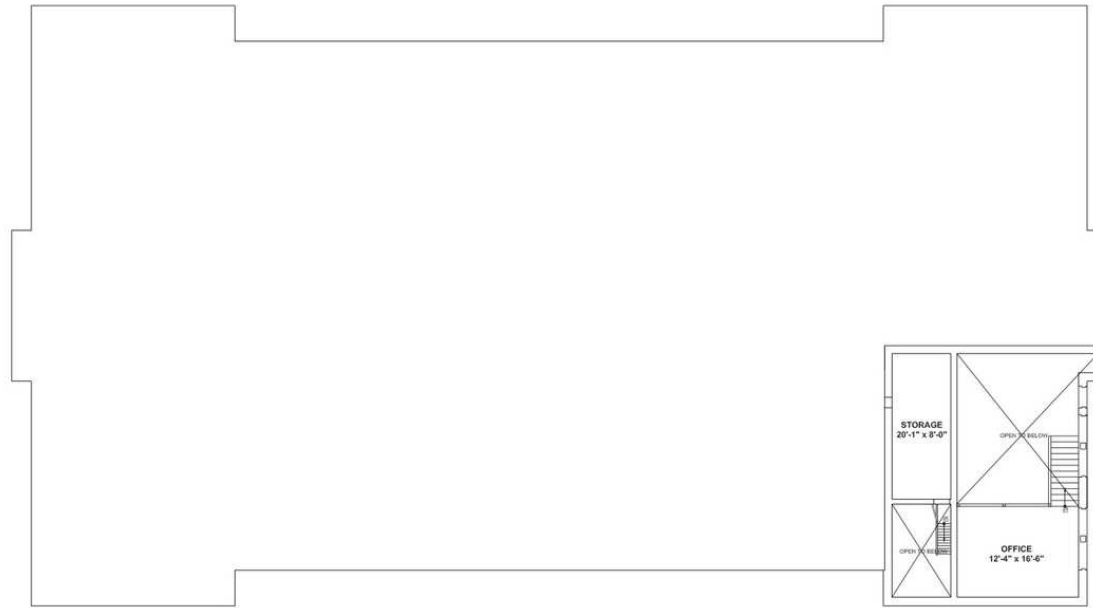
170 RINDGE AVENUE
 CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
 PROJECT # 23108

EXISTING SECOND FLOOR PLAN

EX114

21 Notre Dame 32,190 SF GLA



LOFT AREA PLAN
Ceiling Height = 6'-7"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR
CHURCH

170 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING
LOFT AREA
PLAN

EX115

35 Middlesex - Exteriors



35 Middlesex - Interiors



35 Middlesex 7,642 SF GLA



BASEMENT PLAN
Ceiling Height = 8'-5"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH

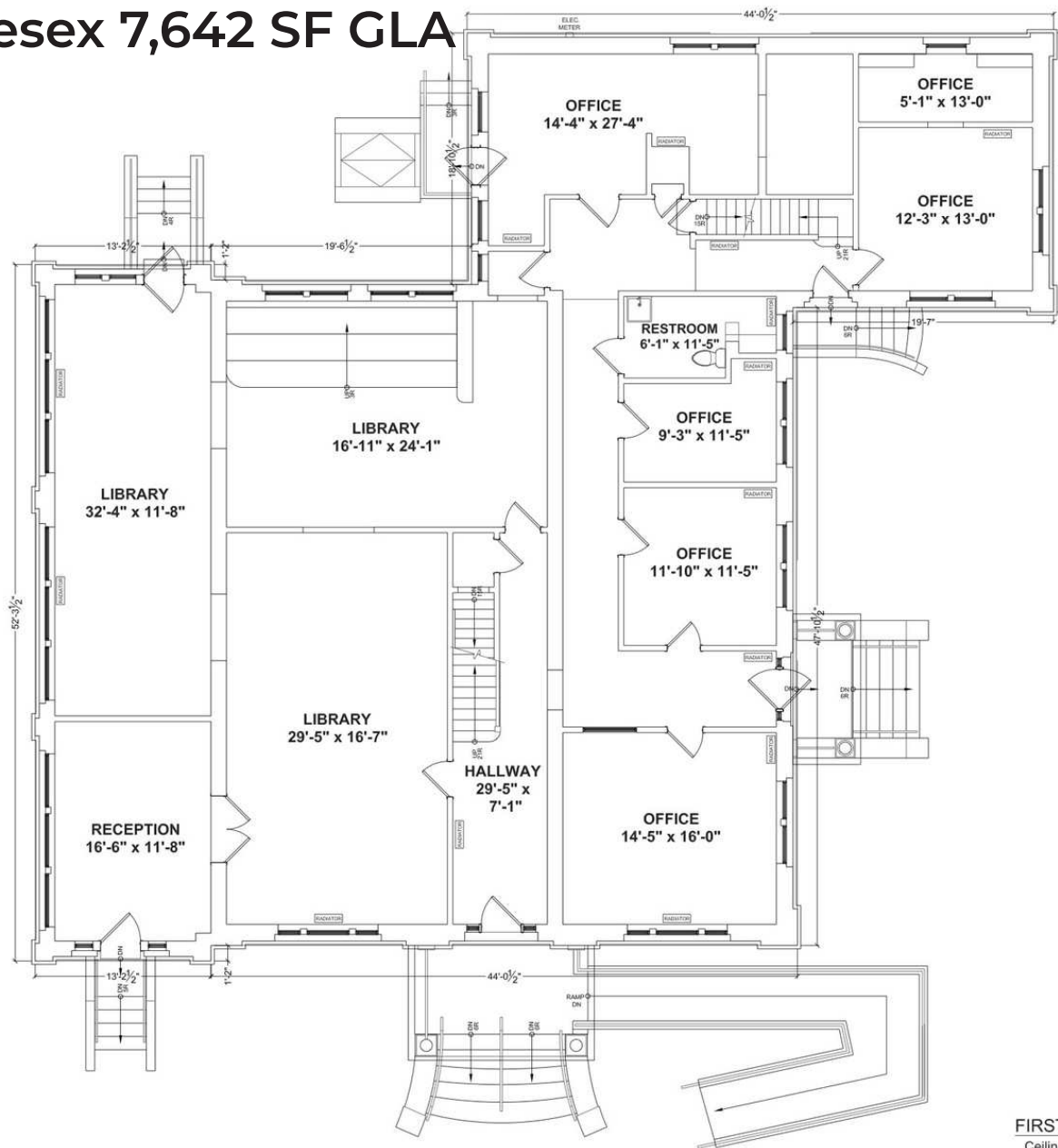
170 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING BASEMENT PLAN

EX105

35 Middlesex 7,642 SF GLA



FIRST FLOOR PLAN
Ceiling Height = 10'-10 1/2"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH

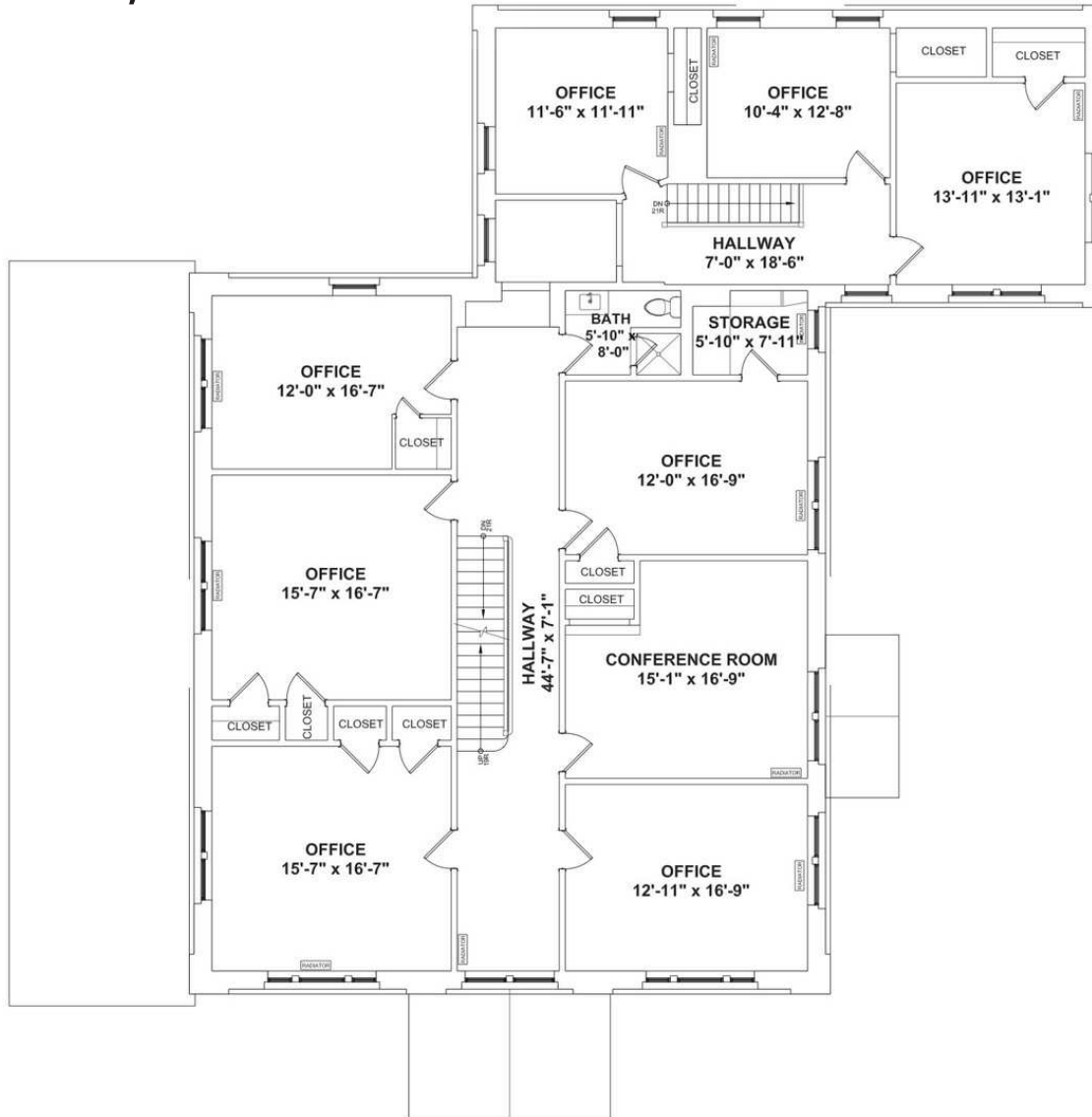
170 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING FIRST FLOOR PLAN

EX106

35 Middlesex 7,642 SF GLA



SECOND FLOOR PLAN
Ceiling Height = 9'-9½"

CONSULTANTS:

EXISTING CONDITIONS

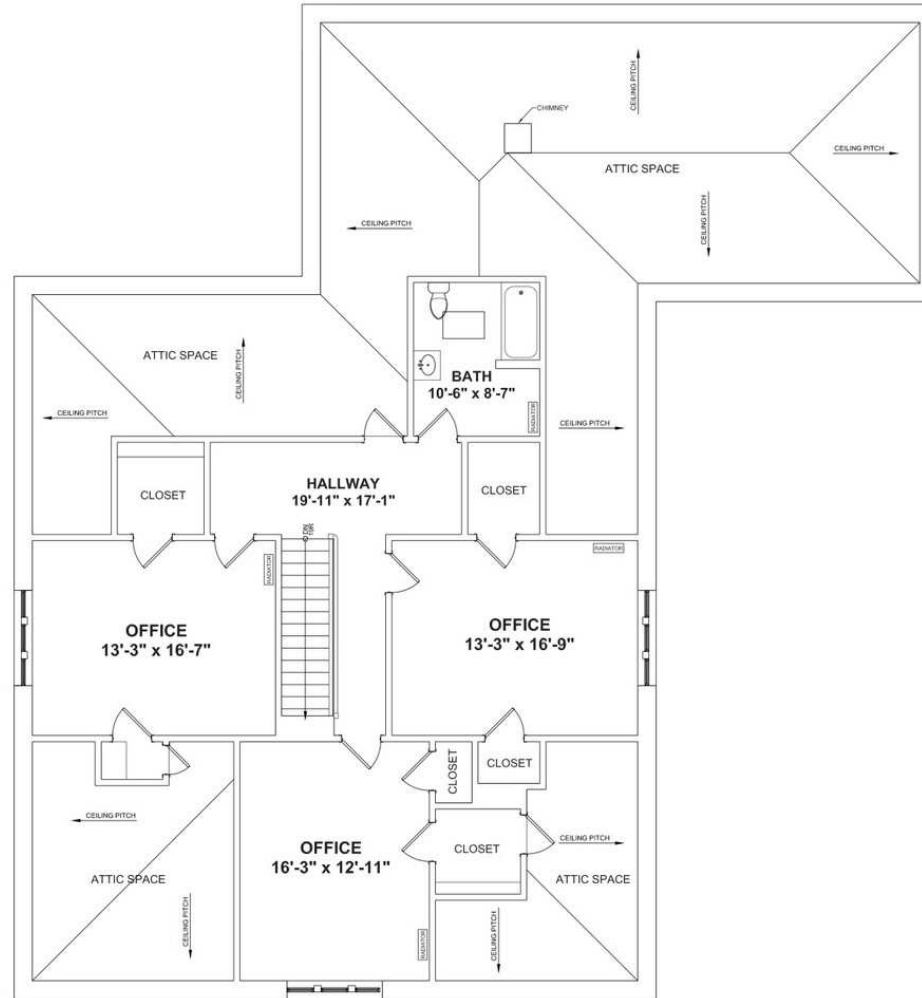
REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH
170 RINDGE AVENUE
CAMBRIDGE, MA 02140
DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING SECOND FLOOR PLAN

EX107

35 Middlesex 7,642 SF GLA



THIRD FLOOR PLAN
Ceiling Height = 8'-9"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR CHURCH

170 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING
THIRD FLOOR
PLAN

EX108

Demographics Map & Report

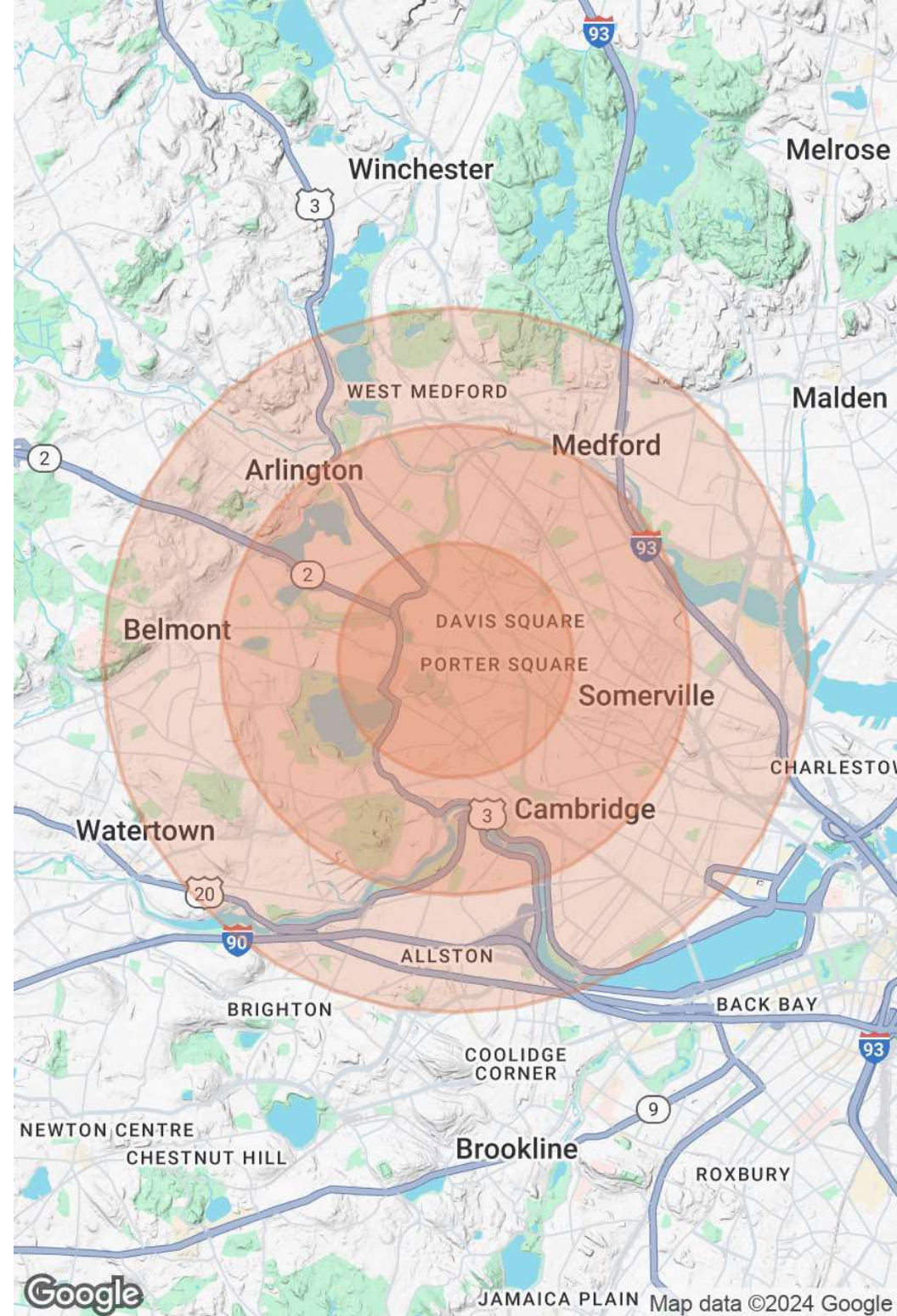
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	54,805	173,131	349,916
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	23,952	72,815	146,036
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$192,070	\$173,716	\$167,009
Average House Value	\$1,193,643	\$1,083,171	\$1,015,364

Demographics data derived from AlphaMap



JAMAICA PLAIN Map data ©2024 Google