

FOR LEASE

33,460 SF Single-
User Educational
Opportunity

33,460 +/- SF

21 Notre Dame Ave
Cambridge, MA

- Cafeteria/Auditorium
- 19 Classrooms
- Kitchen
- Available July 1, 2026

AVAILABLE

21 NOTRE DAME AVENUE
CAMBRIDGE, MA 02140

MANSARD



Property Summary



PROPERTY DESCRIPTION

21 Notre Dame Avenue is a rare 33,460 SF free-standing educational facility in North Cambridge, featuring traditional classrooms, administrative offices, an outdoor play area, and approximately 50 on-site parking spaces. Available as-is (non-sprinklered, limited-ADA compliant). Ownership will provide an amortizing TI allowance for ADA and life-safety upgrades for a credit tenant on a long-term lease, or offer below-market rent for an institutional user funding their own improvements. Ideal for a public school, charter school campus, special education collaborative, or institutional training facility.

PROPERTY HIGHLIGHTS

- Size: 33,460 SF Free-Standing Educational Building
- Outdoor Space: On-site playground/recreation area
- Ideal Uses: Public School Swing Space, Charter School Campus, Private/Parochial School, Special Education Collaborative, Training Facility.
- Condition: "As-Is" — Landlord will structure amortizing TI allowance for ADA/Sprinkler upgrades, or offer below-market rent for tenant-funded improvements

OFFERING SUMMARY

Lease Rate:	\$19.95 SF/yr (NNN)
Number of Units:	1
Available SF:	11,059 - 58,881 SF
Lot Size:	124,983 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	24,229	73,755	145,198
Total Population	55,319	175,086	342,786
Average HH Income	\$190,298	\$174,779	\$165,359

Site

Rindge Field
Baseball field

Pemberton
Tennis Courts

15 Notre Dame Ave

Playground

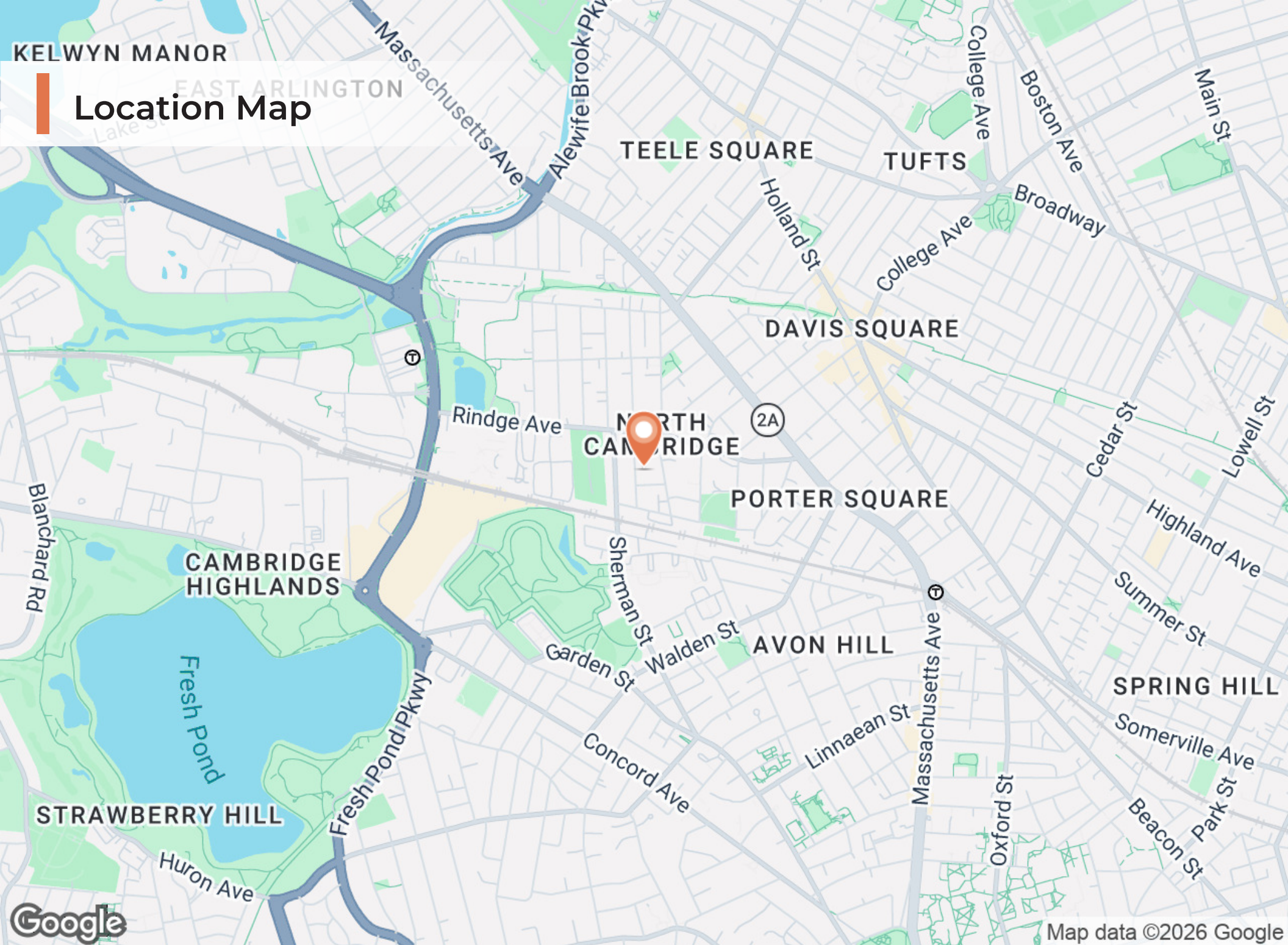
35 Middlesex St

21 Notre Dame Ave

50 ON-SITE PARKING SPACES AVAILABLE

KELWYN MANOR

Location Map

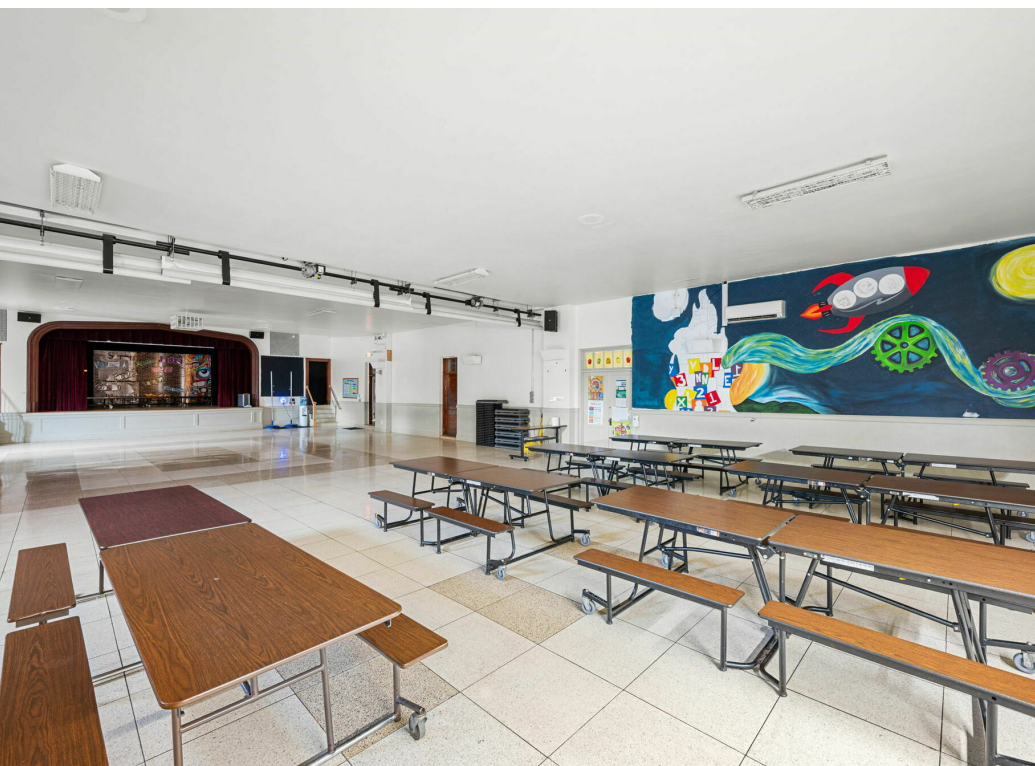
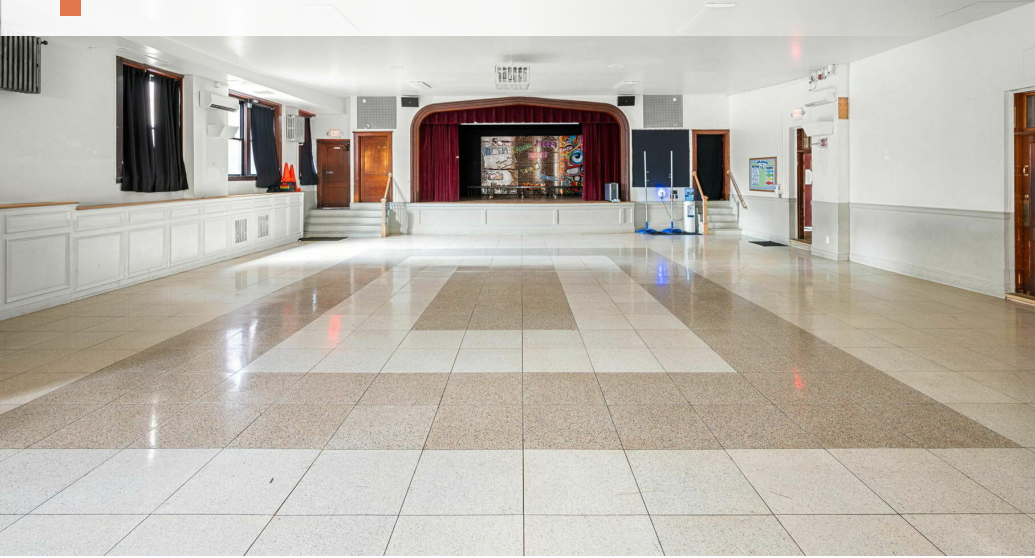


Map data ©2026 Google

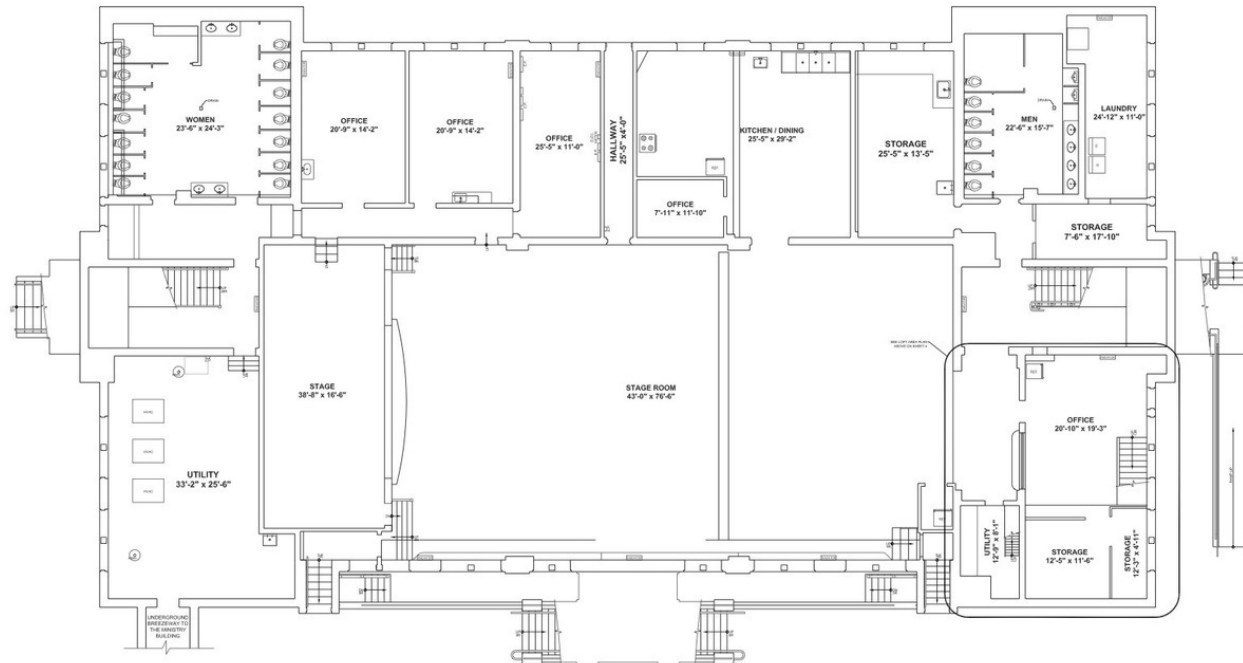
21 Notre Dame



21 Notre Dame Interiors



21 Notre Dame Lower Level



BASEMENT PLAN
Ceiling Height = 14'-8"

CONSULTANTS:

EXISTING CONDITIONS

REVISIONS:

PROJECT NAME:
**RESERVOIR
CHURCH**

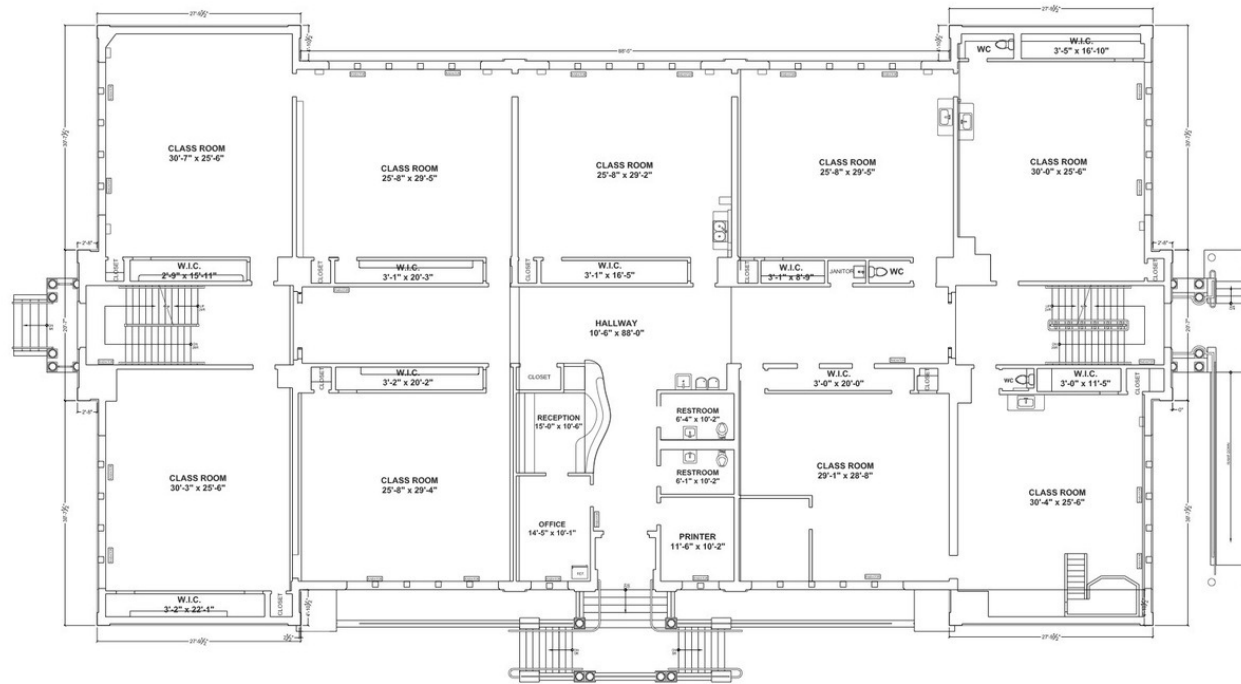
170 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING BASEMENT PLAN

EX112

21 Notre Dame First Floor



FIRST FLOOR PLAN
Ceiling Height = 12'-8"

CONSULTANTS:

EXISTING
CONDITIONS

REVISIONS:

PROJECT NAME:
RESERVOIR
CHURCH

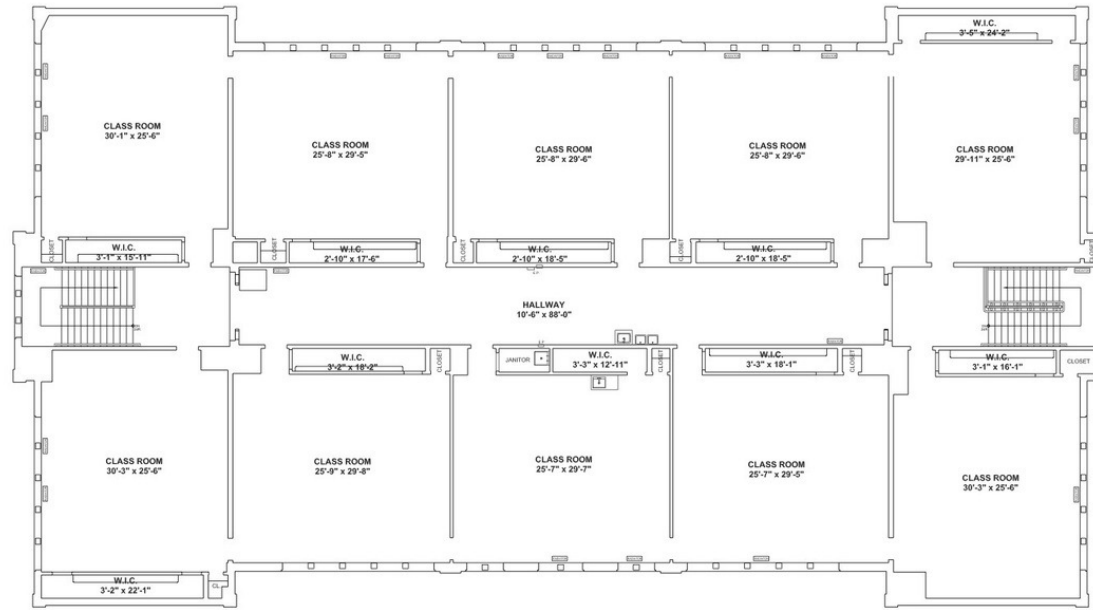
178 RINDGE AVENUE
CAMBRIDGE, MA 02140

DATE ISSUED: 01/22/2024
PROJECT # 23108

EXISTING
FIRST FLOOR
PLAN

EX113

21 Notre Dame Second Floor



SECOND FLOOR PLAN
 Ceiling Height = 12'-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

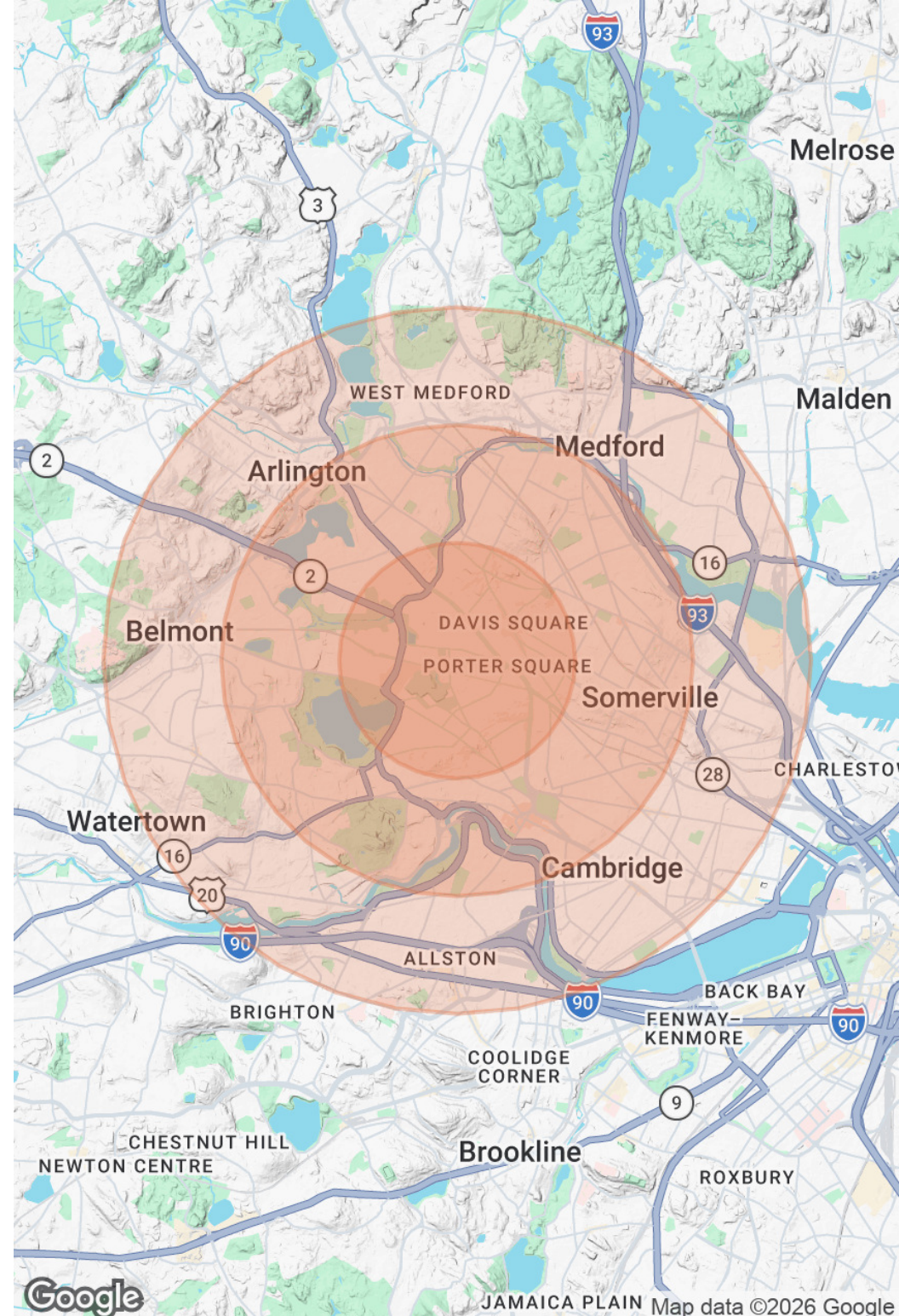
EX114

Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	55,319	175,086	342,786
Average Age	34.2	34.2	35.1
Average Age (Male)	34.3	34.0	34.5
Average Age (Female)	34.8	35.1	36.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	24,229	73,755	145,198
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$190,298	\$174,779	\$165,359
Average House Value	\$1,139,729	\$1,021,247	\$974,707

2023 American Community Survey (ACS)



Google

JAMAICA PLAIN Map data ©2026 Google