



THE
ALEXANDRA

SOUTH END • BOSTON MA



EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire The Alexandra, a former luxury hotel primed for redevelopment in Boston's thriving South End neighborhood. The Alexandra is a once in a lifetime opportunity to develop a legacy project that will bring notoriety to the developer. It is a piece of Boston's history and is highly anticipated by the neighborhood. The property is situated on a prominent, highly trafficked street corner and features Ruskinian Neogothic style with a richly patterned sandstone façade, strong window lines. The Boston Planning & Development Agency (BPDA) and South End Landmarks District Commission has approved the redevelopment of The Alexandra from a five-story building to a thirteen story, 70-unit condominium project with a gym, bike storage, rooftop terrace with adjoining amenity room, and ground floor retail.

The Alexandra offers 83,865 SF of redevelopment potential and is strategically located on the corner of two major Boston roadways Washington Street and Massachusetts Avenue. The property is within minutes to some of the city's top dining destinations including Toro, Flour Bakery & Café, and Barcelona Wine Bar. Additionally, local neighborhood amenities are in close proximity by foot or public transportation, including Whole Foods, Starbucks, and boutique shopping and fitness destinations.



PROCESS & PRICING

The Alexandra is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with access to the offering memorandum and due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, C&W will schedule a "Call for Offers".

For more information on the property and to sign the confidentiality agreement, please visit multifamily.cushwake.com/Listings/Alexandra

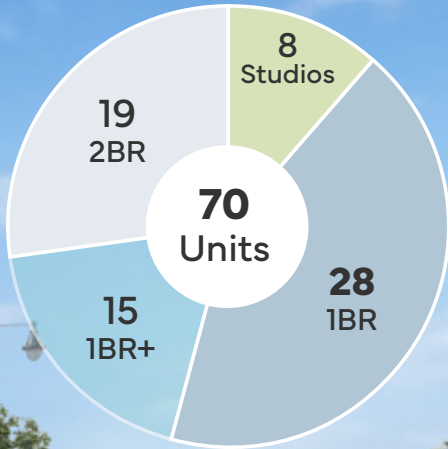


PROPERTY SNAPSHOT

70
UNITS

13
STORIES

83,865
GROSS SF



Unit Type	# Units	Avg SF
Studio	8	406
1BR	28	666
1BR+	15	859
2BR	19	972
Total / Avg	70	755

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INVESTMENT HIGHLIGHTS



TREMENDOUS DEVELOPMENT OPPORTUNITY

The Alexandra has been approved for redevelopment by the BPDA and the South End Landmarks District Commission. The approved redevelopment consists of a 70-unit, 13-story condominium building with a gym, bike storage, rooftop terrace with adjoining amenity room, and ground floor retail.



OUTSTANDING LOCAL AMENITIES

The property is ideally located in proximity to boutique shopping destinations in the South End and is steps away from such restaurants and businesses as Toro Boston, Flour Bakery & Café, Endurance Pilates & Yoga, Bar Lyon, Café Quattro, and Seiyo Boston. Local employers include Boston Medical Center, Boston University School of Medicine, and Northeastern University and Upcoming Exchange (South End) Life Sciences and Technology Urban Campus.



A THRIVING BOSTON MARKET

Boston offers one of the most robust environments for attracting and retaining the best-educated workforce in the country. With a staggeringly low unemployment rate, Boston is well below the national average and offers tremendous employment opportunities throughout downtown, the Seaport, and Cambridge as well as surrounding suburbs. Boston has also seen historic rent increases and the demand for high quality living accommodations is at an all-time high. The City continues to draw new residents not only with its New England charm and stellar sports teams, but also with world-leading hospitals, universities, and unsurpassed quality of life standards.

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