



ARLINGTON & CORTES

BAY VILLAGE | BOSTON MA

58-Room Portfolio | Four (4) Individual Brownstone Properties



143 ARLINGTON STREET



EXECUTIVE SUMMARY

Cushman & Wakefield’s New England Multifamily Advisory Group is pleased to present for sale Arlington & Cortes, a 58-room portfolio consisting of four (4) individual brownstone properties in Boston’s Bay Village neighborhood. The portfolio is designated with full Lodging Licenses for 84 occupants. The buildings are equipped with recently renovated systems, including new roofs and life safety systems, and beautifully re-pointed brick facades. Interior units present value-add potential or benefit from strong cash flow based on the existing tenants.

The properties are positioned in one of Boston’s most convenient and supply-constrained neighborhoods, Bay Village, which offers superb transit options and easy access to major highways. The properties are centrally located to Boston’s top employment districts, including Downtown Boston, the Longwood Medical Area, and Back Bay. Arlington & Cortes are also proximate to many of Boston’s top institutions and amenities in South End, Back Bay, and Downtown Boston.

PRICING & PROCESS

Arlington & Cortes 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, Cushman & Wakefield will schedule a “Call for Offers”.

For more information and to sign the confidentiality agreement, please visit: <https://multifamily.cushwake.com/Listings/XXX>




1, 3, & 5 CORTES STREET




PORTFOLIO SNAPSHOT

4 Total Properties 58 Total Rooms

84 Total Occupancy 15,108 Total SF

 Lodging License

 5 Minute Walk to MBTA Green Line

INVESTMENT HIGHLIGHTS

LOCATION

Located just southwest of Downtown Boston, Bay Village is a historic neighborhood with gas light lined streets, historic facades, and brick sidewalks. Residents of the neighborhood enjoy easy walking access to the surrounding parks, shops, restaurants, and theaters of Downtown Boston, Back Bay, and the South End.

STRONG DEMAND

Despite the influx of luxury and super-luxe apartments that have come to market from developments such as Avalon at Exeter and 1 Dalton, Arlington & Cortes remain positively positioned to absorb the demand for middle market housing product. Boston's increasing population, combined with extremely low vacancy rates in both the Back Bay & South End, leaves the moderately priced marketplace extremely under-supplied.

CHARLES RIVER

BEACON HILL

BACK BAY

BOSTON COMMON
& PUBLIC GARDEN

Arlington St MBTA



COLUMBUS AVENUE

ARLINGTON STREET

BERKELEY STREET

CORTES STREET



Large, shared backyard that connects all 4 buildings

143 Arlington St

1, 3, 5 Cortes St

BAY VILLAGE

Within a half mile from
Arlington & Cortes



256
Restaurants



150
Clothing Stores



30
Hotels



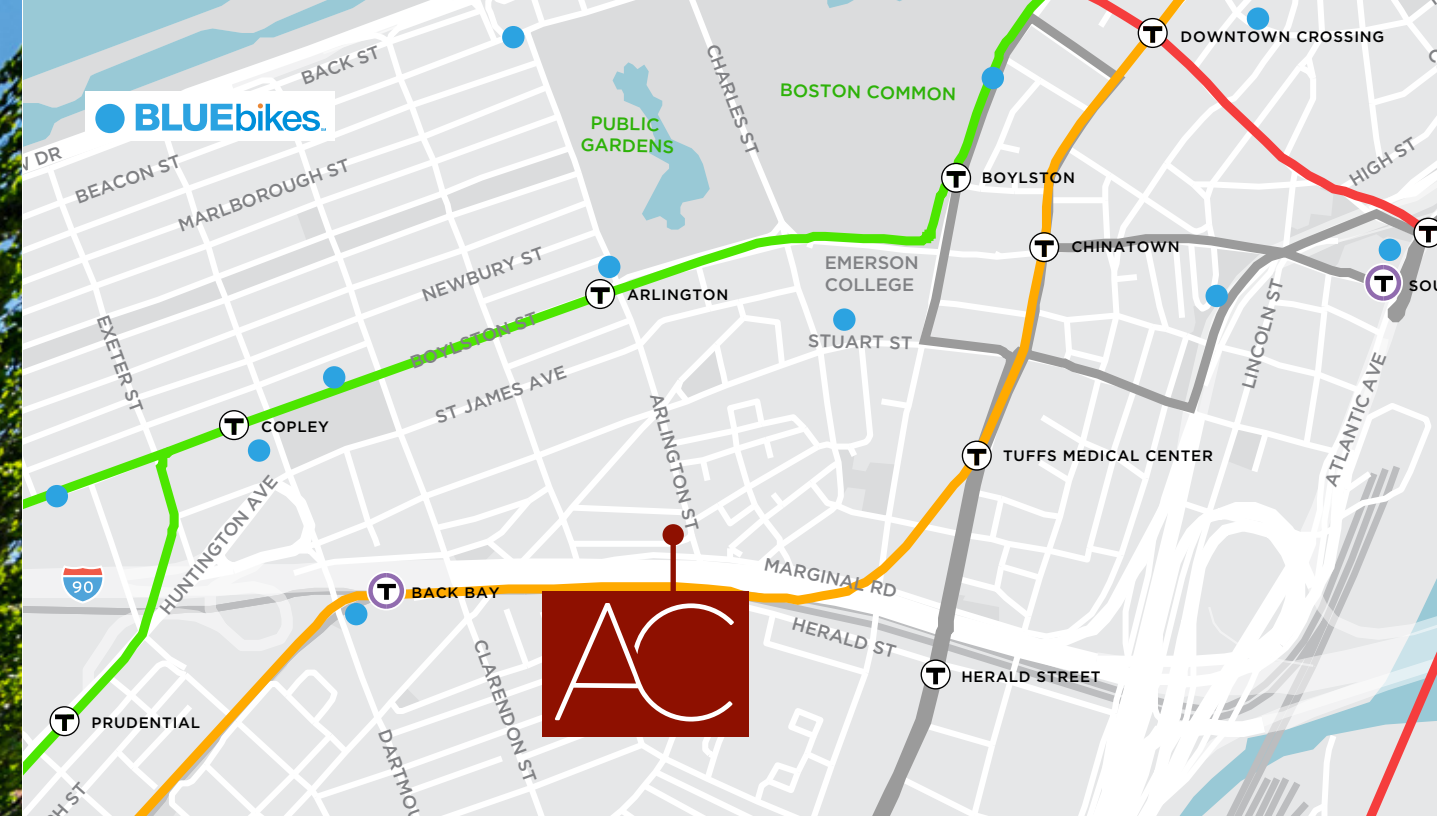
7
Fitness Studios

INVESTMENT HIGHLIGHTS

CLASSIC BOSTON ARCHITECTURE

Complete with unique architectural features, this four (4) building portfolio epitomizes the classic bow-front brick brownstone aesthetic.

BLUEbikes



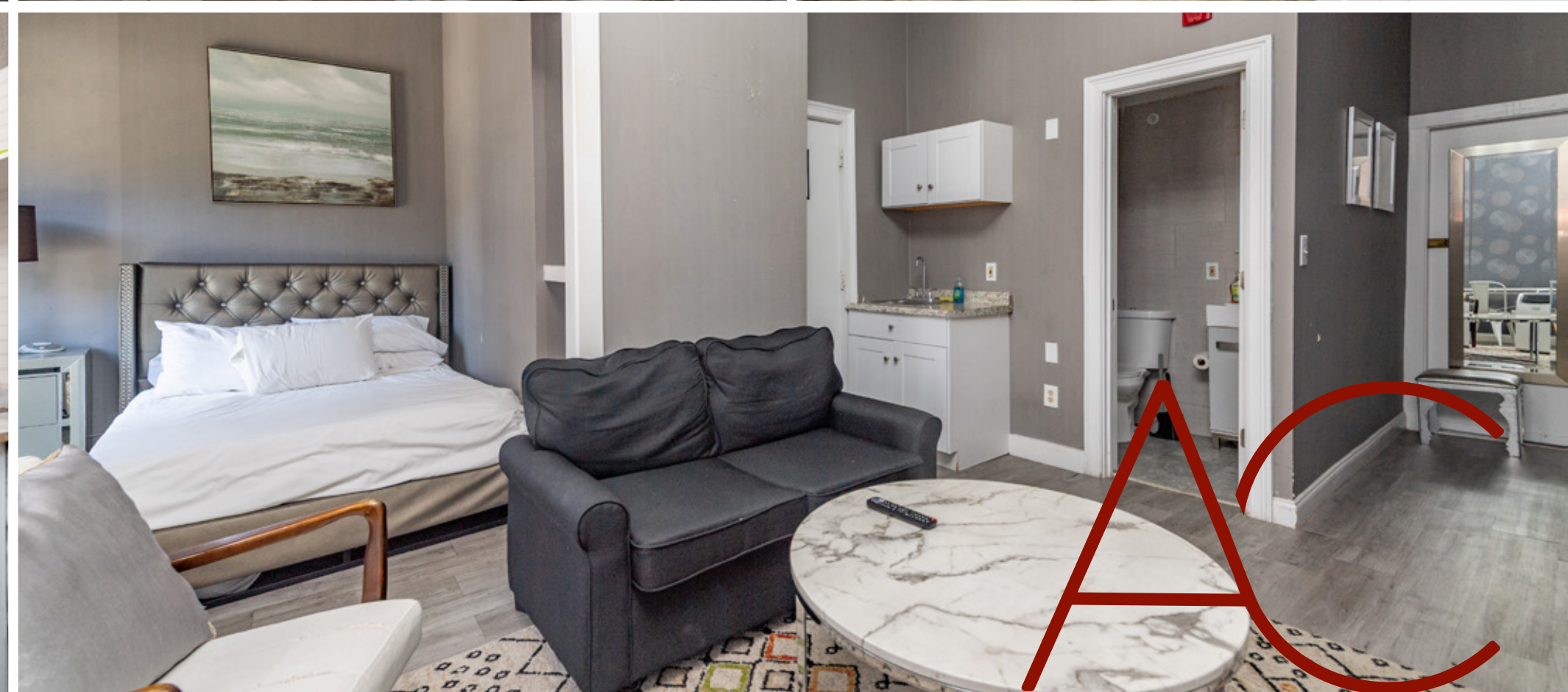
ACCESS TO TRANSPORTATION & EMPLOYMENT CENTERS

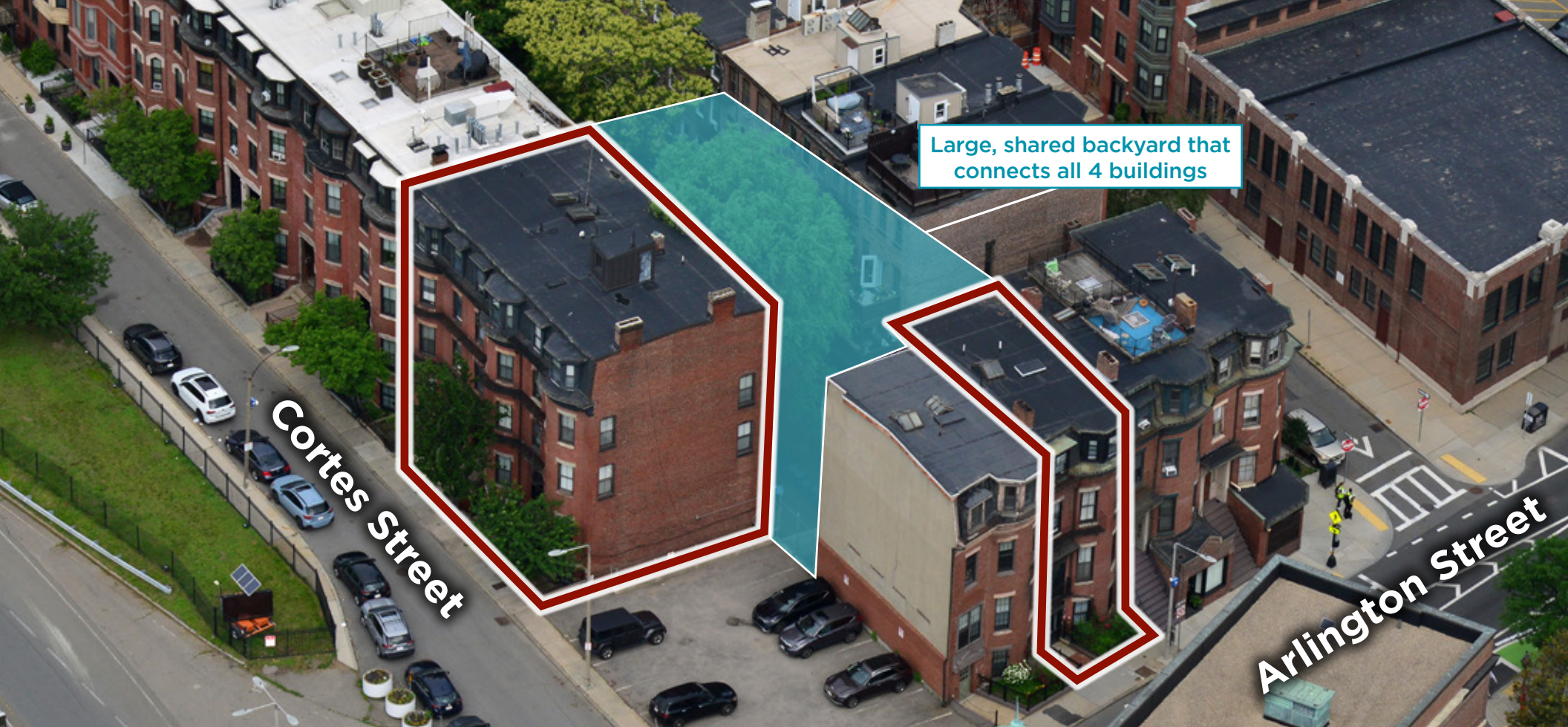
Arlington & Cortes boast convenient access to multiple MBTA stations on the Green and Orange Lines as well as the Commuter Rail, multiple bus lines and Interstate-90/Mass Pike. The property is also located minutes from the headquarters of major employers including Liberty Mutual, Natixis Global, Wayfair, and John Hancock. These rapidly growing global institutions employ thousands who live, work and play in the Back Bay, South End, and Bay Village neighborhoods.

SIGNIFICANT VALUE-ADD POTENTIAL

Arlington & Cortes presents the opportunity to update the existing apartments and increase rents, perform complete gut renovations, or implement a full-scale condo conversion.







NEW ENGLAND MULTIFAMILY ADVISORY GROUP



ADVISORS

CHRISTOPHER SOWER
EXECUTIVE MANAGING DIRECTOR
+1 617 816 5257
Chris.Sower@cushwake.com

BRUCE LUSA
SENIOR DIRECTOR
+1 617 448 6308
Bruce.Lusa@cushwake.com

MARY VANNATTA
BROKERAGE SPECIALIST
+1 617 204 4108
Mary.Vannatta@cushwake.com

JULIE REGAN
SENIOR GRAPHIC DESIGNER
+1 617 204 4105
Julie.Regan@cushwake.com

DEBT & EQUITY FINANCE

HEATHER BROWN
VICE CHAIRMAN
+1 202 407 8158
Heather.Brown@cushwake.com

ROB BORDEN
VICE CHAIRMAN
+1 857-205-8491
Rob.Borden@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.