

Encore
BOSTON HARBOR

ASSEMBLY
ROW

93



DOWNTOWN BOSTON

EAST
CAMBRIDGE

KENDALL
SQUARE

SOMERVILLE



HARVARD
DIVINITY SCHOOL

Harvard Museum of
Natural History

HARVARD
UNIVERSITY



PORTER SQ MBTA

EVERETT ST

MASSACHUSETTS AVE

CAMBRIDGE
COMMON

HARVARD SQ MBTA



HARVARD
SQUARE

33 EVERETT ST | CAMBRIDGE, MA

NEW ENGLAND MULTIFAMILY ADVISORY GROUP

CUSHMAN &
WAKEFIELD

Executive Summary



Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire 33 Everett Street. Located between Harvard Square and Porter Square, within the heart of Cambridge, Massachusetts, the property offers a variety of future uses including the value-add redevelopment of the existing structure to multifamily residential or condominium conversion, the potential for new, ground-up residential construction and the opportunity for an educational user to acquire and renovate for its use, among other value-add strategies.

Situated adjacent to Lesley University's Doble Campus, 33 Everett Street is configured as a dormitory with 69 rooms and 120 beds totaling 43,112 square feet. The four-story building is situated on a 14,352 SF parcel. The building is fit out with 69 rooms, dining hall, commercial kitchen and resident common areas. Each floor of the building features a common bathroom and lounge space with soft seating, refrigerator and oven.

33 Everett Street is located in one of the most desirable neighborhoods and submarkets in the world with unmatched access to many of the nation's top colleges and universities, technology, and bio-tech employers and many of the region's best shopping and dining amenities. The building is immediately adjacent to Harvard University and within a 10-minute walk of both Porter and Harvard Square Stations along the MBTA's Red Line and Commuter Line.

Process & Pricing

33 Everett Street 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 on the property and to sign the confidentiality agreement, please visit multifamily.cushwake.com/TMS/Listings/33Everett

PORTER SQ MBTA 

PORTER SQUARE GALLERIA

PORTER SQUARE SHOPPING CENTER

CAFFÈ NERO

HOTEL 1868
CAMBRIDGE, MA

Walgreens

Eastern Bank

CHANGSHO

TEMPLE BAR

giulia

barcelona

FAVEPI

MASSACHUSETTS AVE

planet fitness

PAPER SOURCE

BAGELSAURUS

MOORE BAKERS

THE ABBEY

CAMBRIDGE COMMON

Moëca

Harvard Wine Co.

TARGET

Citizens

ANNA'S TAQUERIA

Pirelli Optical

BEN & JERRY'S

PORTER SQUARE WINE & SPIRITS

Book's

CAFE ZING

TRIPOLI

Soup Shack

Michaels

ACE

Henry Bear's Park

GENTLE DENTAL

Cambridge Naturals

DUNKIN' DONUTS

MUD FLAT GALLERY

HW HEALTHWORKS

CVS

SIGN OF THE DOVE GALLERY

94

WALKER'S PARADISE

72

EXCELLENT TRANSIT

99

BIKER'S PARADISE

33 Everett Street is located approximately one-half mile in either direction from the MBTA train stations in Harvard Square (Red Line) and Porter Square (Red Line & Commuter Rail).

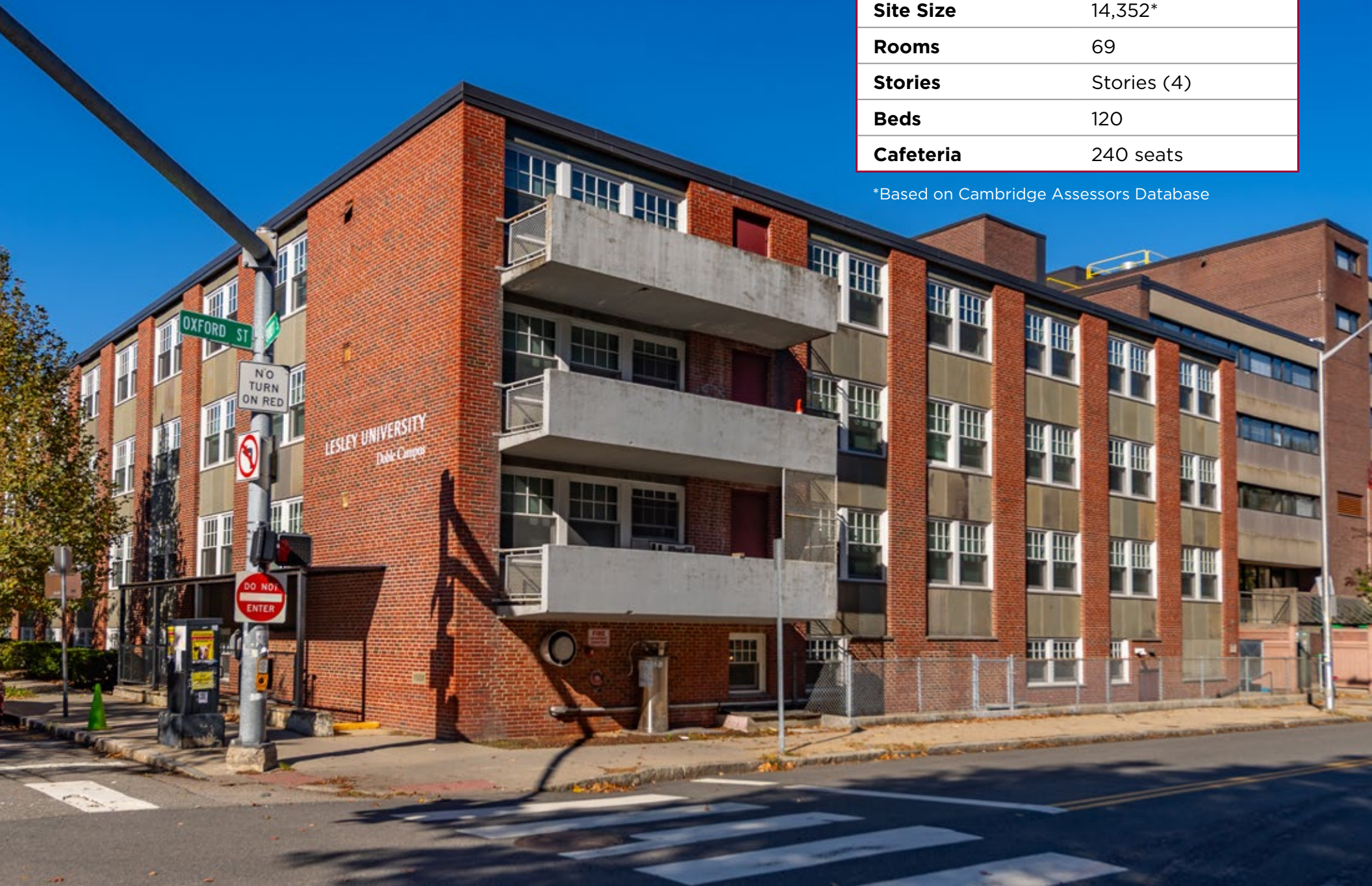
33 EVERETT ST
CAMBRIDGE, MA



Portfolio Overview

Address	33 Everett Street, Cambridge, MA
Building SF	43,112*
Site Size	14,352*
Rooms	69
Stories	Stories (4)
Beds	120
Cafeteria	240 seats

*Based on Cambridge Assessors Database





Investment Highlights



Multiple Paths to Value

33 Everett Street is a truly unique opportunity, with a large 43,112 SF existing structure on a generously sized 14,352 SF parcel, the property is a blank canvas for investors and developers. Zoned C-2A, the property provides the opportunity for many potential future uses including but not limited to repositioning of the existing asset to new ground up construction. Allowing investors to implement a variety of investment/development strategies.



Transit Oriented

33 Everett Street is strategically located between Harvard and Porter Square, providing ideal access to the MBTA Red Line at Harvard and Porter Stations, numerous MBTA bus routes, as well as the Commuter Rail on the Fitchburg Line located at Porter Station. The property is approximately half a mile to Porter Station, 0.5 miles from Harvard Station, and steps away from a MBTA bus route, giving riders easy access throughout Cambridge and the city of Boston.

Amenity Rich Neighborhood

There is no shortage of retail and dining options surrounding 33 Everett Street. Located between Harvard and Porter Squares, the portfolio has unmatched access to top culinary destinations, major national retailers and local boutiques and shops. With a “Walker’s Paradise”, 93 Walk Score, the property provides residents with unmatched, walkable amenities.

Excellent Employment Access

Cambridge is home to some of the Commonwealth's most prominent employers including Takeda Pharmaceuticals, Google, Biogen and Hubspot. There are 11 hospitals and numerous universities and world-renowned research institutions employing thousands of individuals in the area. Many of these employment opportunities are within walking distance of 33 Everett Street with others only a short train, bus, bike, or car ride away. With its convenient access to public transportation, residents of Cambridge can also take advantage of the variety of companies located in Boston and other suburbs.



Ranking	Company	# of Employees	Distance from 33 Everett St
1	Harvard University	13,630	500 feet
2	Massachusetts Institute of Technology	9,301	2.3 miles
3	Cambridge Innovation Center	5,011	2.5 miles
4	City of Cambridge	3,851	1.6 miles
5	Takeda Pharmaceuticals	3,378	2.6 miles
6	Broad Institute	3,316	2.3 miles
7	Sanofi	2,294	2.9 miles
8	Novartis	2,184	2.3 miles
9	Google	2,100	2.6 miles
10	Cambridge Health Alliance	1,962	1.3 miles
11	Hubspot	1,735	2.6 miles
12	Draper Laboratory	1,712	2.1 miles
13	Biogen	1,659	2.6 miles
14	Phillips North America	1,600	2.7 miles
15	Akamai Technologies	1,599	2.2 miles
16	Moderna Therapeutics	1,487	2.1 miles
17	Alnylam Pharmaceuticals	1,440	2.7 miles
18	Mt. Auburn Hospital	1,398	1.4 miles
19	EF Education First	1,255	3.3 miles
20	Federal Government	1,075	
21	The Engine	990	2.1 miles
22	Cargurus	909	3.4 miles
23	Pfizer	773	2.3 miles
24	Spaulding Hospital Cambridge	574	0.9 miles
25	Lab Central	554	2.3 miles

Investment Highlights continued



Prime Location

Rich in history and culture, Cambridge is a vibrant city (pop. 119,000) that is a global innovation hub and center of higher education. Located across the Charles River from Boston and well-served by Logan International Airport, Cambridge is an economic engine for the Northeast region. The city attracts visitors and students from all over the world, and its residents are highly educated and diverse. The City of Cambridge's AAA bond rating and \$750 million annual operating budget give it the ability to offer excellent municipal services and to invest in infrastructure improvements. 33 Everett Street presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.



HARVARD SQ MBTA



HARVARD SQUARE

33 EVERETT ST
CAMBRIDGE, MA



PORTER SQ MBTA

Urban Campus Opportunity

33 Everett Street is currently configured as a 69 room 120 bed dormitory with shared bathrooms. The property also features a fully operational kitchen and cafeteria that seats 240. The property presents an unprecedented opportunity for an educational use in an extremely high barrier to entry urban market.

33 EVERETT ST
CAMBRIDGE, MA

Logan International Airport



NEW ENGLAND MULTIFAMILY ADVISORY GROUP



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