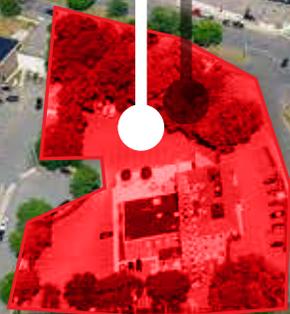


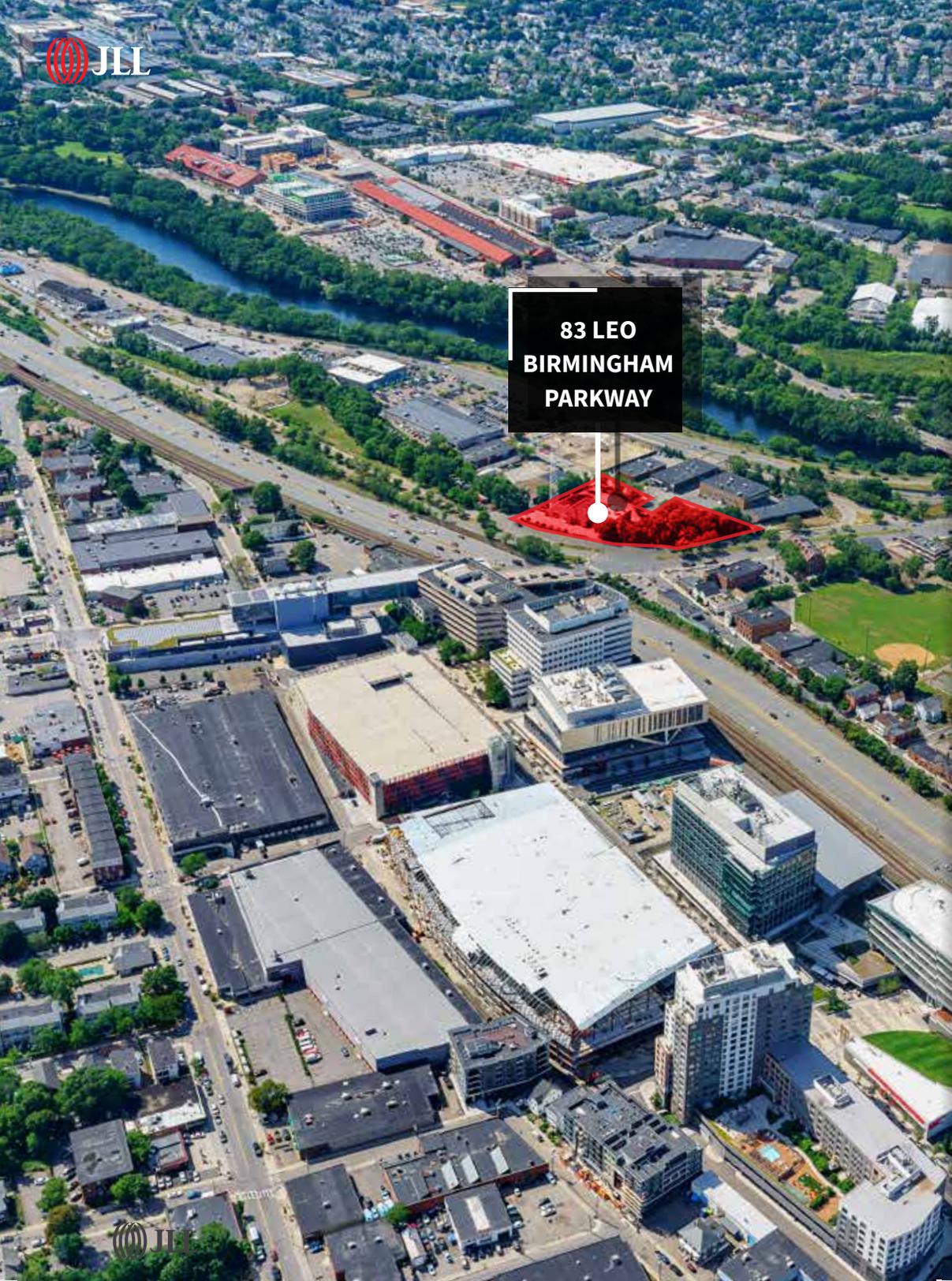


Confidential Offering Summary

BOSTON

**83 LEO
BIRMINGHAM
PARKWAY**





**83 LEO
BIRMINGHAM
PARKWAY**

EXECUTIVE SUMMARY

As exclusive agent, JLL is pleased to present the opportunity to acquire 83 Leo Birmingham Parkway (“the Site”), a prime development / repositioning site totaling 88,583 square feet of land proximate to the banks of the Charles River and adjacent to Interstate 90. Today, the site contains a 31,657 square foot building to be delivered vacant as part of the offering. The Site benefits from unobstructed views of the Boston skyline and irreplaceable visibility from major transit thoroughfares, as well as adjacency to many of Boston’s most exiting and transformative mixed-use projects. This “corner lot” is designated by the Boston Planning and Development Agency as a Planned Development Area and is flanked by numerous recently approved developments.

Located within the Allston/Brighton neighborhood, the newest mixed-use, transit-oriented neighborhood, within the urban core, the Site is just steps away from multi-modal transportation via cross-town bus routes and shuttles, including the recently completed Boston Landing Commuter Rail station, as well as a rich neighborhood amenity base. Local neighborhood features of note include Harvard Business School’s Campus, the recently developed Harvard Enterprise Research Campus, the Boston Bruins and Celtics practice facilities and the 3,500-seat theatre operated by the Bowery Presents.

The opportunity is being offered “as-is”, free and clear of existing debt and without an asking price.

88,583 SF
LAND AREA

**PDA Eligible
Site¹**
STATUS

^[1] The Site falls within the Western Avenue/Soldiers Field Road Community Commercial Planned Development Area within the Allston-Brighton Neighborhood District, please reference Sec. 51 and 80 of the City of Boston Zoning Code

ASSET OVERVIEW – ZONING

**83 LEO
BIRMINGHAM
PARKWAY**



BUILDING INFORMATION

ADDRESS	83 Leo M Birmingham Parkway, Boston, MA
LEGAL ADDRESS	83 Leo M Birmingham Parkway, Boston, MA
PARCEL ID	2202762002
TOTAL LOT SIZE	88,585 square feet

LOCATION

ZONING DISTRICT	Allston Brighton Neighborhood
ZONING SUBDISTRICT	CC-1
SUBDISTRICT TYPE	Community Commercial
MAP NO.	7A-7D
OVERLAY	PDA – Permitted Greenbelt Protection
ARTICLE	51

DEVELOPMENT POTENTIAL

NEIGHBORHOOD SUBDISTRICT	Western Avenue/Soldiers Field Road Community Commercial
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Please reference Sec. 51 and 80 of the City of Boston Zoning Code

DYNAMIC MIXED-USE ENVIRONMENT



The Allston / Brighton Neighborhood has long been an established neighborhood within Boston. However, recent nearby development, Harvard's investment in Lower Allston, and construction of the new Boston Landing MBTA commuter rail station created a spark that led to the transformation of the area into a bustling live/work/play neighborhood. Recent development has revitalized the neighborhood, with commercial tenants including New Balance, Harvard University, Bose, Roche Diagnostics and Proteostasis Therapeutics moving to the area. Additionally, the area boasts the Boston Bruins and Celtics practice arenas, and will soon also include a world-class indoor track and field facility suitable for international competitions, as well as a 3,500-seat concert venue managed by Bowery Presents (both opening in 2021). As the neighborhood continues to evolve, luxury residential communities have opened in the area, including Lantera and Trac 75, and many more are in the works. Furthermore, the neighborhood continues to take shape as the East End of Watertown to the West, and West Cambridge to the North, continue to create demand drivers, putting downward pressure on Allston / Brighton.



295 units
RESIDENTIAL



150-175 keys
HOTEL
(planned)



710,000 SF
OFFICE / LAB SPACE



150 WESTERN AVE, HARVARD ERC



ALLSTON YARDS RENDERING



100 GUEST ST, BOSTON LANDING



FINANCIAL DISTRICT 15 MINS	LOGAN AIRPORT 15 MINS
I-90 / I-95 INTERCHANGE 12 MINS	
INTERSTATE 90	

5 mins TO LANDSDOWNE STATION
8 mins TO BACK BACK STATION
13 mins TO SOUTH STATION



WELLNESS & EXPERIENCE HUB

 650 SEATS	 3,500 CAPACITY	 195 SEATS
	 1.3 ACRE ATHLETES PARK	 5,000 SEATS

UNPARALLELED ACCESS



UNCOMPROMISING ACCESS BY CAR, RAIL, BUS, SHUTTLE, BIKE OR FOOT

Ideally situated next to the Mass Pike within site of downtown, Boston Landing can be reached by any mode of transit.



BOSTON LANDING

ALLSTON YARDS



83 LEO BIRMINGHAM PARKWAY



0.4 miles
TO THE CHARLES RIVER



12 mins
TO SEAPORT DISTRICT

15 mins
TO LOGAN AIRPORT

12 mins
TO ROUTE 128 / I-95



six
PARKING GARAGES WITHIN WALKING DISTANCE



5 mins
TO LANDSDOWNE STATION

8 mins
TO BACK BAY STATION

13 mins
TO SOUTH STATION



12 mins
TO CENTRAL SQUARE (#64)

10 mins
TO HARVARD SQUARE (#66)

10 mins
TO KENMORE SQUARE (#57)

8 mins
TO NEWTON CORNER (#57)



BLUEbikes
15 docks
SPLIT ON EITHER END OF GUEST STREET

NEIGHBORHOOD DEVELOPMENT PIPELINE



ARSENAL ON THE CHARLES
ALEXANDRIA
296,489 SF



44-46 SOLDIERS FIELD PLACE
THE BALLAS GROUP
102 UNITS



TELFORD 180
DAVIS COMPANIES
85 UNITS



WBZ-TV
NATIONAL DEVELOPMENT
750-800,000 SF



HI & LIFE LAB
HARVARD UNIVERSITY
30,000 SF



THE GATEWAY PROJECT
HARVARD UNIVERSITY
300,000 SF



SKATING CLUB OF BOSTON
DAVIS COMPANIES
TBD



MIXED-USE PROJECT
HARVARD UNIVERSITY
340,000 SF



85 WALNUT STREET
PHASE 3 REAL ESTATE
215,000 SF



RADIUS APARTMENTS
MOUNT VERNON COMPANIES
132 UNITS



ENTERPRISE RESEARCH CAMPUS
HARVARD UNIVERSITY
900,000 SF



ARSENAL YARDS
BOYLSTON / JP MORGAN
302 UNITS • 167,450 SF

83 LEO BIRMINGHAM PARKWAY



70 LEO M. BIRMINGHAM PARKWAY
JUMBO CAPITAL PARTNERS
85 UNITS



NEXUS
KING STREET PROPERTIES
577,700 SF



CONTINUUM
SAMUELS & ASSOCIATES
325 UNITS



SEAS
HARVARD UNIVERSITY
550,508 SF



BOSTON LANDING
NB DEVELOPMENT
2.675M SF



ALLSTON YARDS
STOP & SHOP
850+ UNITS • 350,000 SF



176 LINCOLN STREET
BERKELEY PARTNERS
808,000 SF



ALLSTON I-90 REALIGNMENT PROJECT WEST STATION

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