

55
Hampden Street
BOSTON, MA

REDEVELOPMENT
LAND FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

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THE
STUBBLEBINE
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55 Hampden Street is located 0.6 miles to I-93 and 2 miles from I-90, an unparalleled location with regard to access to the most traveled interstates in New England. Located within a short distance from Boston's historic South End, financial district, and the exploding Seaport.

THE OFFERING

As the exclusive agent, The Stubblebine / CORFAC International is pleased to present 55 Hampden Street in Boston, Massachusetts to the marketplace for sale. The 1.27 acres allows for development of approximately 110,000 SF by right and flexible zoning.

| PROPERTY SUMMARY | |
|------------------|-------------------|
| ADDRESS | 55 Hampden Street |
| LOT SIZE | 55,398 sf |
| FAR | 2.0 |
| ZONING | Commercial |





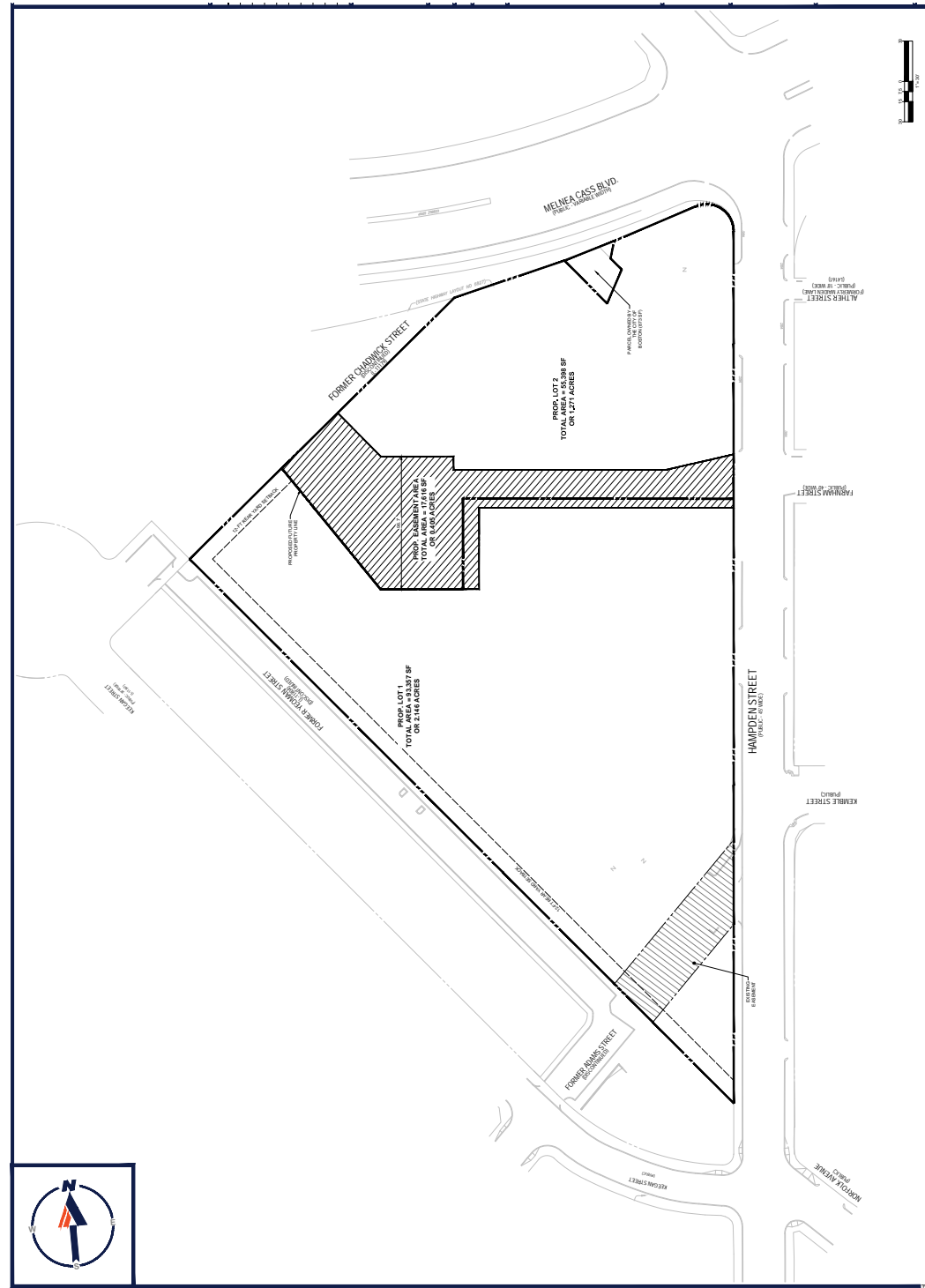
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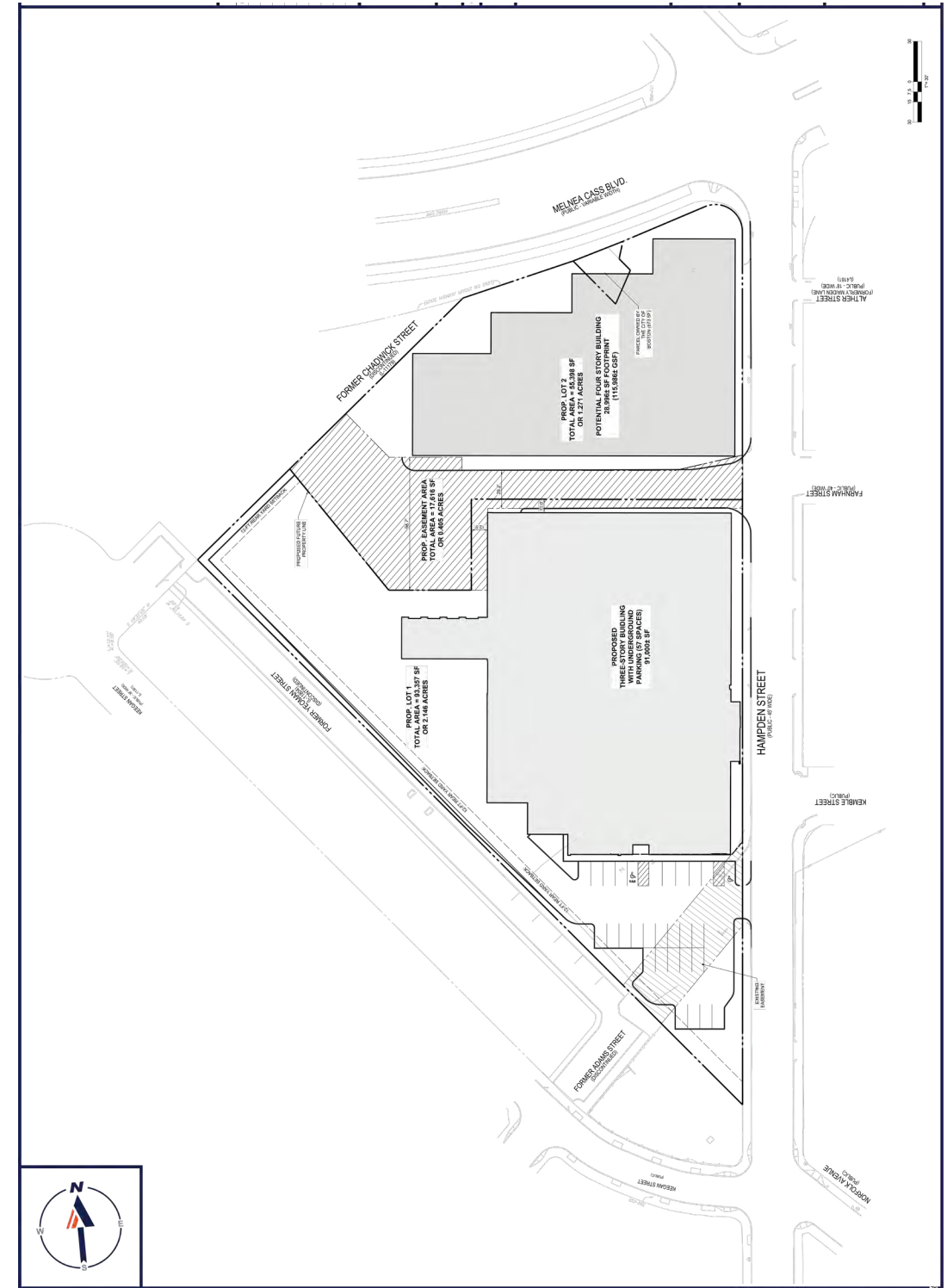
SITE & BUILDING PLANS

SITE PLANS

SITE OUTLINE



PROPOSED BUILDING FOOTPRINTS





BOSTON MARKET HIGHLIGHTS

Suffolk County is a county in Massachusetts and consists of 22 cities. The county seat is Boston, the state capital and the largest city in Massachusetts. Realtor.com's September 2021 report shows that the median list price of homes in Suffolk County, Massachusetts was \$775K, flat year-over-year. The median listing price per square foot was \$646.

Improving consumer sentiment, rising employment levels, and historically low interest rates are paving the way for real estate to thrive in Boston over the course of 2021, and real estate investors who listen to market trends could find themselves in a good position to take advantage of long-term secular trends.

AREA HIGHLIGHTS

TUFTS UNIVERSITY

Tufts University is a private research university on the border of Medford and Somerville, Massachusetts. It was founded in 1852 as Tufts College by Christian universalists who sought to open a nonsectarian institution of higher learning. It was a small New England liberal arts college until its transformation into a larger research university in the 1970s, though its corporate name is still "The Trustees of Tufts College". Tufts emphasizes active citizenship and public service in all its disciplines, and is known for its internationalism and study abroad programs.

BOSTON MEDICAL CENTER

Boston Medical Center has a long tradition of providing accessible and exceptional care for everyone who comes through our doors. In addition to this commitment, our robust research and teaching programs keep our hospital on the cutting-edge, while pushing medical care into the future. Boston Medical Center Health System is an approximately \$4B integrated health care system whose mission is providing exceptional care without exception. The system consists of five major entities:

- Boston Medical Center – A tertiary academic medical center
- Boston Medical HealthNet Plan – a Medicaid Managed Care Organization
- Boston University Medical Group
- Boston HealthNet – A network of community health centers
- Boston Accountable Care Organization

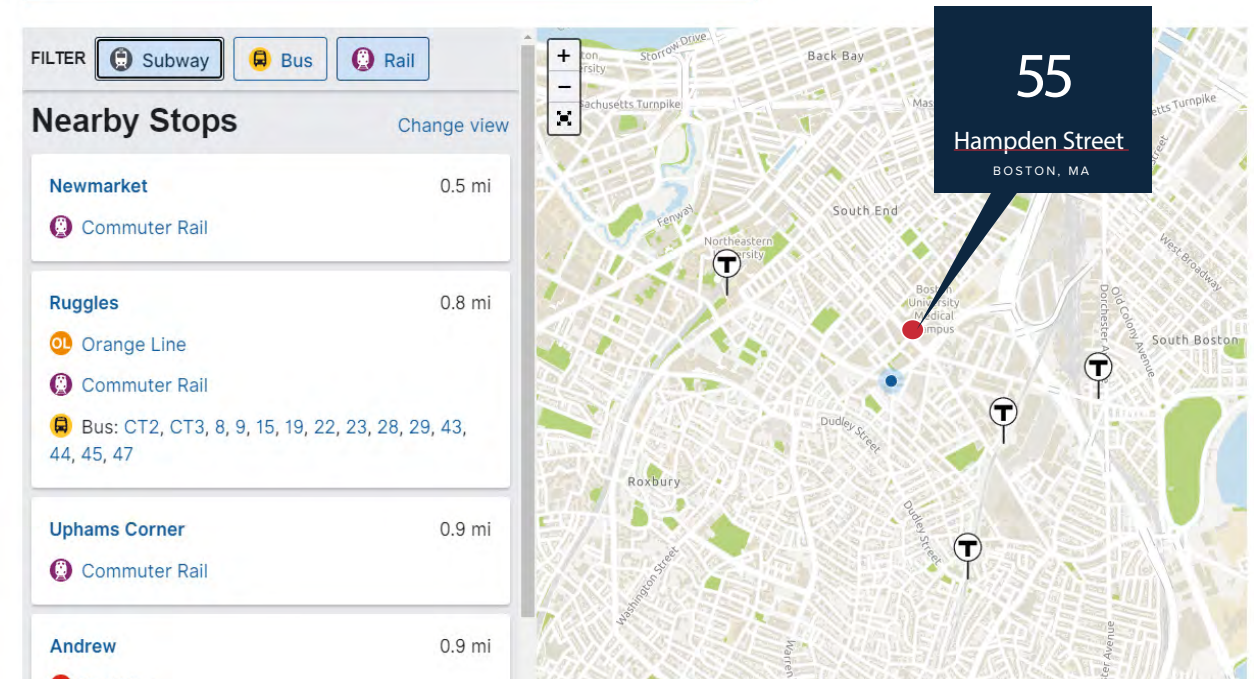
BOSTON UNIVERSITY MEDICAL CAMPUS

Boston University Medical Campus (BUMC), located in the historic South End of Boston, comprises the School of Medicine, School of Public Health, Henry M. Goldman School of Dental Medicine, and BUSM's Graduate Medical Sciences. The Campus includes Boston Medical Center, the primary teaching affiliate of the School of Medicine, and the Solomon Carter Fuller Mental Health Center, a state mental health facility.

Renowned for the quality of teaching and research and for service to the community, these schools provide education and training in the most current thinking and techniques in their fields, with a particular focus on disadvantaged, underserved, and indigent populations. Together, the schools employ more than 2,900 full-and part-time, affiliate and volunteer faculty members, many of whom are leading experts in their fields, and train a diverse group of nearly 3,800 full-and part-time students. Resulting in a significant number of Federal and Greek Revival houses, built roughly between 1803 and 1855. The district was added to the National Register of Historic Places in 1975.

TRANSIT MAP

T Massachusetts Bay Transportation Authority



RECENT DEVELOPMENTS



EXCHANGE SOUTH END

Exchange South End is a unique 1.6 million SF opportunity designed to connect your company to a uniquely diverse, talented and culture-rich neighborhood. It is a next-generation life science and technology urban campus unmatched in Boston or the region.



SOUTH BAY CENTER

EDENS carefully undertook the planning of the first mixed-use community gathering place in Dorchester by closely partnering with local civic organizations and artisans to ensure South Bay was designed in a manner that the community would be proud to call their own. South Bay is committed to improving the neighborhood's legacy for generations to come.

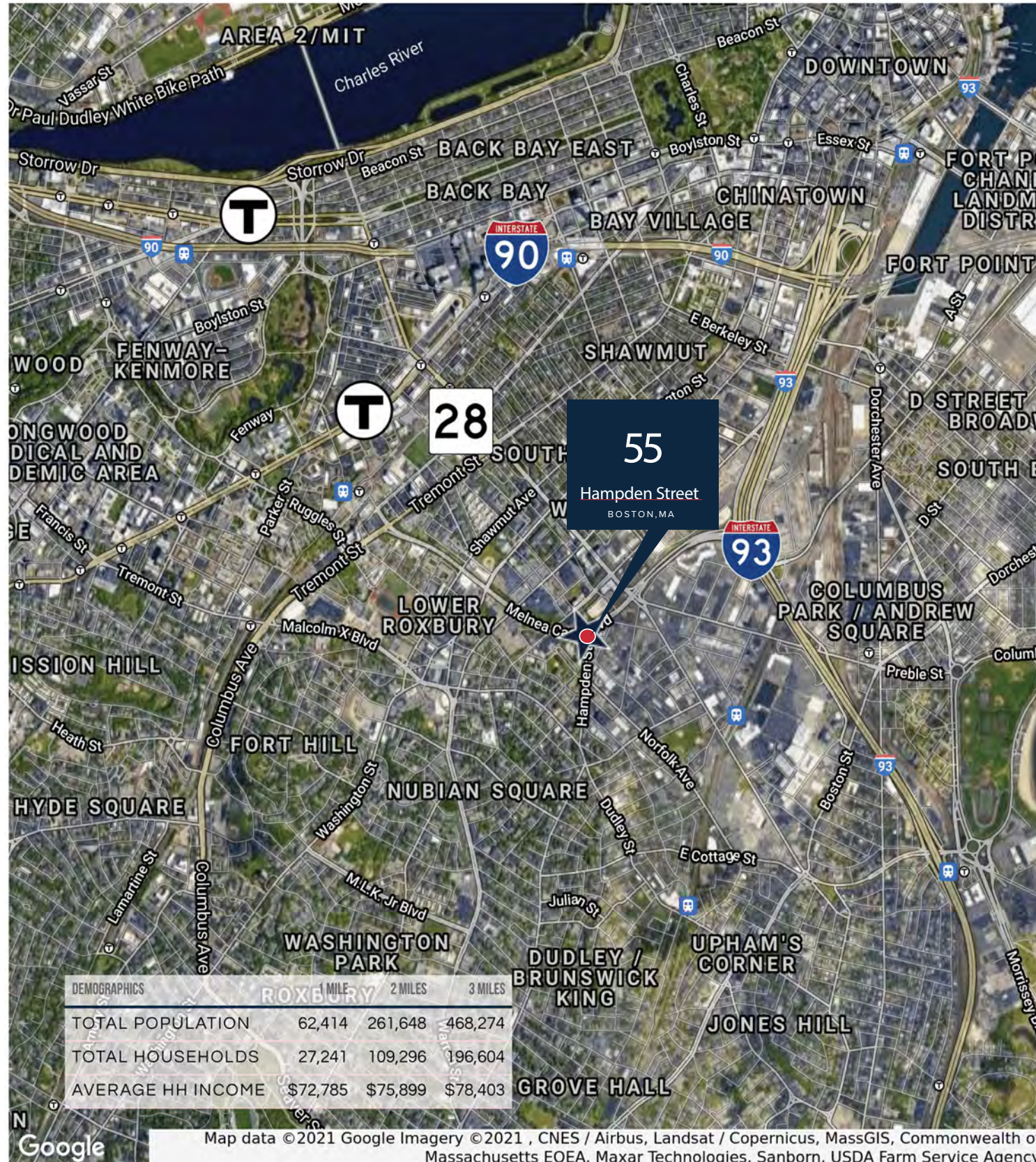


840 COLUMBUS AVE.

This project consists of a 25-story, approximately 468,500 sf mixed-use building containing a five-story podium of academic/office space, and approximately 810 student beds on the remaining 20 stories.

MAPS

REGIONAL MAP



LOCAL MAP







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