

20-KEY HISTORIC BOUTIQUE HOTEL

THE *Mary Prentiss*  
**INN**  
CAMBRIDGE, MASSACHUSETTS



MARYPRENTISS.COM



Boston Realty Advisors  
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE

DOWNTOWN BOSTON

CENTRAL SQUARE/  
KENDALL SQUARE

CAMBRIDGE

# Investment Highlights

## IRREPLACEABLE LOCATION

The Mary Prentiss Inn is located in Cambridge, Massachusetts – a world renowned city by every measurable standard. Home to Harvard University, Massachusetts Institute of Technology, Lesley University and some of the largest biotech firms in the world, Cambridge presents both stable investment qualities and long-term growth opportunity.

## VALUE CREATION

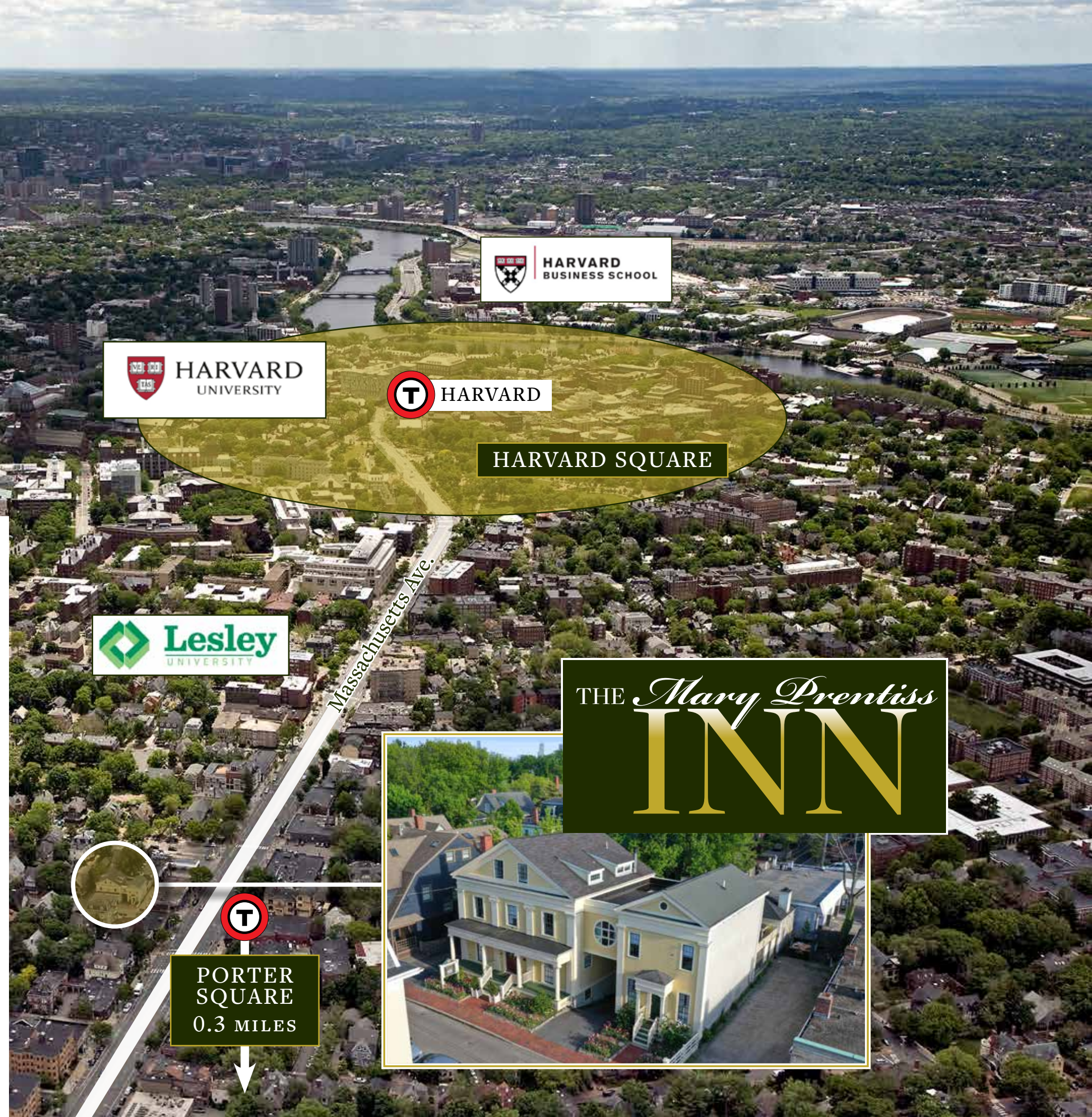
The Mary Prentiss Inn has been transformed over the years to the beautifully appointed boutique hotel it is today. The current structure of the asset allows new owners to quickly implement their own design strategy and brand campaign to further enhance the asset.

## TRANSPORTATION

Situated just 0.3 miles from the MBTA Red Line (Porter) and amongst multiple bus routes, **The Mary Prentiss Inn** offers guests immediate access to their travel needs. Harvard Square is just one stop away.

## SUPERIOR AREA AMENITIES

Located just off Massachusetts Avenue, area amenities are unmatched. Ranging from some of the best restaurants in the New England area to boutique shops and markets, and a grocery anchored retail plaza 0.3 miles away, the offering allows guests access to everything the area provides.



HARVARD SQUARE



Massachusetts Ave.



PORTER SQUARE  
0.3 MILES



# Executive Summary

Boston Realty Advisors is pleased to present **The Mary Prentiss Inn**; a 20-key, historic boutique hotel located in Cambridge, Massachusetts. Located just outside Harvard Square, Porter Square and effectively on the campus of Lesley University, **The Mary Prentiss Inn** features beautifully appointed guest rooms, all with unique design and character. The property has been transformed from its original Greek revival house of the 1840s, to an award-winning New England Inn that benefits from its outstanding location just outside Harvard University.

**The Mary Prentiss Inn** has a long history dating back to the 1800s and has been transformed over the years to its current boutique hotel form. **The Inn** features 20 guest suites, a fully equipped commercial kitchen, ample parking for 12 cars – both underground and surface spaces, patio garden, and a plethora of other amenities. **The Inn** is a 0.3 mile walk to the MBTA Red Line Porter station which directly access Harvard Square and then further into Boston. The carefully restored mansion is listed on the National Register of Historic Places and has a recipient of the Massachusetts Historical Commission Preservation Award for 1995.

**The Mary Prentiss Inn** represents an unprecedented opportunity for investors to acquire a high-performing asset with upside potential located within one of the nation's paramount submarkets; Cambridge, Massachusetts. **The Mary Prentiss Inn** is offered for sale on an un-priced basis. We will be touring the asset with a call-for-offers to follow.

[MARYPRENTISS.COM](http://MARYPRENTISS.COM)



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