



Cambridge, MA

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The Opportunity

Built in the late 19th century, 7 & 9 Phillips Place are former residential buildings that were fully redeveloped in 2014 to harbor administrative, office, teaching and training uses.

Purchase or lease one property or both - this flexible offering provides a unique opportunity full of character in the heart of Cambridge. Located just steps from Cambridge Common, the site is in close proximity to bustling Harvard Square and convenient access to public transportation.

For Sale or Lease

Available: July 1, 2020

Sale Price/Rental Rate: Negotiable

Lease Term: Negotiable

Parking: 1 Spot (7 Phillips),

2 Spots (9 Phillips)

7

Phillips Place



1880
Year Built

2014
Year Renovated



8,428 SF
Land Area

3,300 SF
Rentable Area



7 Phillips Place includes three floors of office space with a basement partially dedicated to employee lockers rooms and a shower. Other highlights include gas fired radiant heat and water heaters powered by solar panels on the roof.



9

Phillips Place



1890
Year Built

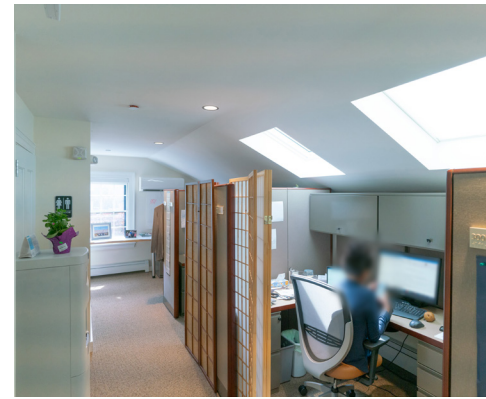
2014
Year Renovated

10,685 SF
Land Area

4,777 SF
Rentable Area

At 9 Phillips Place, you will find two floors of office space, with a basement partially dedicated to employee lockers rooms and a shower. Added features include a front porch, private yard, natural light throughout

7 Phillips Place



9 Phillips Place



Location Overview

The site is conveniently situated less than half a mile from the MBTA Red Line Harvard station, and just over a mile from the Porter Square Commuter Rail station.



Walk Score



Transit Score



Bike Score

7 & 9 Phillips Place is located in the vibrant West Cambridge submarket, with direct access to all the culture, history and amenities Harvard Square has to offer.



Cambridge, MA



Amenities

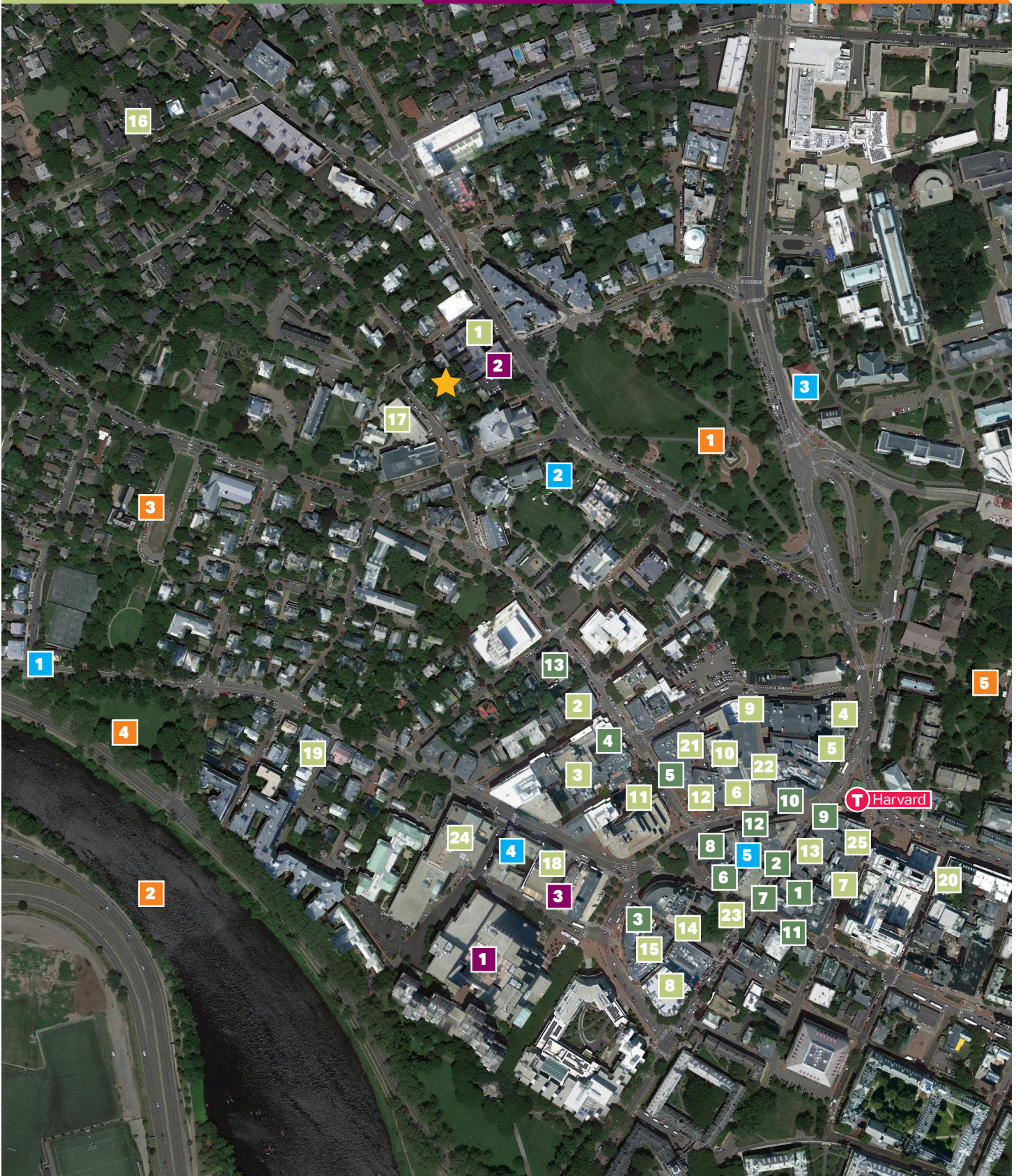
Food and Drink

Shop

Stay

Get Active

Explore



Food and Drink

- 1 Nubar
- 2 Toscano
- 3 Harvest
- 4 Pokeworks
- 5 OTTO
- 6 Beat Brew Hall
- 7 The Hourly Oyster House
- 8 **PARK Restaurant and Bar**

**59 John F. Kennedy Street**

PARK offers a variety of experiences that will feel unique depending on which of the four distinct spaces you're seated.

- 9 Border Café
- 10 The Sinclair
- 11 Alden & Harlow
- 12 Flat Patties
- 13 Russel House Tavern
- 14 Parsnip Restaurant
- 15 The Red House Restaurant
- 16 Forage
- 17 Brattle Caffé
- 18 Flour Bakery
- 19 Darwin's Ltd.
- 20 **Clover Food Lab**

**1326 Massachusetts Avenue**

Founded by MIT alum, Clover's mission is to address global warming by building a better food future.

- 21 Dado Tea
- 22 The Coop Café
- 23 Peet's Café
- 24 Regattabar
- 25 Mike's Pastry

Stay

- 1 The Charles
- 2 Sheraton Commander Hotel
- 3 Harvard Square Hotel

Shop

- 1 LUSH
- 2 Papyrus
- 3 **Armageddon Shop**

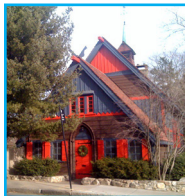
**12 Eliot Street**

Indie music shop with a selection of metal, punk & other genre records & CDs, plus band T-shirts.

- 4 Anthropologie
- 5 Moleskin
- 6 Verizon
- 7 Warby Parker
- 8 Leather World
- 9 CVS
- 10 Black Ink
- 11 Newbury Comics
- 12 Gap
- 13 Windsor Associates

Get Active

- 1 **Cambridge Skating Club**

**40 Willard Street**

Along with outdoor skating, the club holds social activities — potluck suppers on Fridays and Saturdays and events for children on the weekends during the winter.

- 2 Radcliffe Gym
- 3 Hemenway Gymnasium
- 4 Pure Barre
- 5 Barre & Soul

Explore

- 1 Cambridge Commons
- 2 Charles Rier
- 3 Longfellow Park
- 4 Riverbend Park
- 5 Harvard Yard



For more information, please contact:



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