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Nauset delivers Point 262 Condominiums in E. Cambridge for Minco, Inc. - a LEED Silver pre-certified development

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Cambridge, MA Nauset Construction completed Point 262, a LEED Silver pre-certified, luxury condominium development that provides 55 one-and two-bedroom units close to one of the world's most vibrant life sciences markets. Located within walking distance from life science epicenter Kendall Sq. and Mass General Hospital, and adjacent to Twin City Plaza, the 270,000 s/f grocery-anchored retail center, Point 262 received a walkability score of 84, a transit score of 87, and a bike score of 91 (Biker's Paradise) from WalkScore, a leading provider of neighborhood data to the real estate industry.

"We loved the location because it's so walkable," said Minco managing director Eric Loth. "The enormous amount of jobs being created in Kendall Sq. is driving the demand for condominiums in this market, and Nauset really delivered for us on a complex build."

The seven-story, 84,000 s/f complex was constructed at 262 Monsignor O'Brien Highway (formerly home to Lechmere Auto Wash Centers), a tight, zero-lot line urban infill site. Designed by Somerville-based Khalsa Design, Inc. (KDI), the units feature gray glazed birch flooring, LED fixtures, high-efficiency HVAC, and balconies or terraces for each unit. Each kitchen includes quartz counters and stainless steel appliances. The first floor is comprised of bicycle storage spaces, the building lobby, community space and a workout area. Two common roof decks offer residents a space to entertain with views of Boston, Cambridge and beyond. The 20 one-bedroom units average 840 s/f per unit and the 35 two-bedroom units average 1,050 s/f per unit. Many of the condominiums were pre-sold prior to construction, with only six units remaining on the market at press time.

"We worked diligently with KDI and Nauset to create an energy efficient, modern statement building for East Cambridge," said Loth.

"Our familiarity with the preconstruction process in the city of Cambridge, as well as our experience working with tight urban infill sites served us well on this project," said Nauset president, Anthony Papantonis.

Since the end of the recession, Nauset has completed or is currently working on a dozen multifamily and mixed use projects in the city.

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