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## **Nauset Construction completes mixed-use development known as Ten Essex - Developed by 3MJ Realty**

October 04, 2019 - Owners Developers & Managers

Shown (from left) are: Sarah Rodewald, Gibson Sotheby's International Realty; former mayor Kenneth Reeves; city councilor Denise Simmons; Michael Monestime, Central Sq. Business Association; Morris Naggar, 3MJ Realty; mayor Marc McGovern; and Joe Naggar, 3MJ Realty.

Cambridge, MA Nauset Construction has completed Ten Essex, a mixed-use development consisting of 46 apartments and 3,000 s/f of retail in the revitalized Central Sq. cultural and business district. A ribbon cutting ceremony was attended by members of 3MJ Realty, mayor Marc McGovern; former mayor and city councilor Denise Simmons; vice mayor Jan Devereux, councilor Alanna Mallon; former mayor Kenneth Reeves, members of Community Development Department (CDD) and other city officials. Occupants began moving into Ten Essex last month.

Located at the corner of Mass. Ave. and Essex St., across from the MBTA Red Line Central Sq. Station, Ten Essex is near Harvard University, MIT, Harvard Sq., Kendall Sq., and downtown Boston, and represents a model for green, transit-oriented living. The complex includes a below-grade parking garage with free bicycle parking, and earned a walk score of 97 and bike score of 98 from walkscore.com.

"Ten Essex St. fits in beautifully with the personality and vibe being created in the reenergized Central Sq. neighborhood, where residents will truly be living at the intersection of work and play," said Morris Naggar, principal of 3MJ Realty, which developed and owns Ten Essex. "In addition to easy access to multiple transportation modes and a green living experience, Central Sq. is fast becoming one of the primary restaurant and entertainment destinations in the region." Naggar added that he is hoping to enhance the ambiance of the neighborhood character by adding a microbrewery or a unique restaurant in the vacant retail space at Ten Essex.

Designed by Golden Architects of Quincy (project architect), Perkins Eastman and Mark Boyes-Watson Architects, the six-story wood-frame structure was constructed over a steel podium concrete slab on deck with below grade parking, and features a natural stone veneer and metal panel exterior facade.

The residential portion consists of 46 apartments – including 3 studios, 10 one-bedrooms, 19 two-bedrooms, and 14 three-bedrooms, with five of the apartments designated as affordable. Each rental unit is furnished with contemporary amenities including Energy Star HVAC and appliances, Quartz countertops, Thermafoil kitchen cabinets, a Nest Thermostat, and in-unit washer/dryer.

The building offers a common outdoor deck and courtyard, and private outdoor balcony space (for 18 of the units). Tenants will also have convenient access to Blue Bike Hubway Station, Yoga Works, Cafe Nero, Vim Spa, and a bike repair shop on the premises.

“The on-site and neighborhood amenities, combined with convenient access to transportation to universities and employment centers, is generating a high level of interest in Ten Essex. The building was just completed this summer and we’ve already leased over half of the units,” said Sarah Rodewald of Gibson Sotheby’s International Realty, who along with partner Dino Confalone, are the exclusive listing agents for the building.

Given that the site is in a bustling retail area with zero lot lines, the project required extensive coordination with the City of Cambridge. Nauset has completed or is currently working on nearly a dozen mixed-use and multifamily projects in Cambridge and has developed a strong working relationship with the City. “The site is in a highly trafficked area, which is why our experience working on dense urban infill projects in Cambridge is so important,” said Nauset Construction President, Anthony Papantonis. “Ensuring project safety is paramount, and minimizing disruption to retailers, their customers and neighbors is important as well.”