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Butler and St. John of CBRE facilitate \$41.76m sale of Oak Row

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West Roxbury, MA CBRE has completed the \$41.76 million sale of Oak Row apartments, an 80-unit luxury apartment community.

CBRE Capital Markets' multi-housing experts Simon Butler and Biria St. John exclusively represented the seller, a partnership between EA Fish Development LLC and Luzern Associates LLC, and procured the buyer, National Development.

"We are pleased to have represented EA Fish Development and Luzern Associates in the sale of this asset," said St. John. "Oak Row is truly an exceptional boutique luxury apartment building in the desirable West Roxbury neighborhood of Boston. Both parties worked tirelessly through some challenging conditions relating to COVID-19 to execute on this transaction."

Built to LEED Silver specifications, Oak Row's apartments rival even the city's newest

developments, providing spacious open floorplans, modern finishes, keyless Butterfly entry system and amenities on every floor. The community offers one-, two- and three-bedroom floor plans featuring over 20 different layouts that also include 10 affordable apartments. These newly constructed apartments showcase modern features and finishes, including private patios and balconies, full-size in-home washers and dryers, quartz countertops with tile backsplash, breakfast bars, custom soft-close cabinets, chrome pulls and faucets, USB ports, stainless appliances, gas ranges, bottom freezer refrigerators with French doors, wood-style plank flooring and more.

The amenities are second to none and rival some of the largest luxury complexes in the city. It starts with the lobby, which offers a mix of elements to play up the openness of the community and maximize social interaction. The club room offers a full kitchen, resident lounge area surrounding a gas fireplace and billiards table and opening to an outdoor lounge with grilling area. The 24/7 multi-functional fitness and wellness center hosts smart cardio equipment and a TRX station. On the upper floors, the work lounge is fully equipped with WiFi, a designated conference room and private work pods along with a second outdoor sun deck, third floor adult game room and fourth floor kid's playroom. The community is pet friendly with a pet wash/grooming station and dog run. Built over a heated garage, there is also additional resident storage and two bike storage/repair station rooms.

Currently providing residents with package concierge services, the community will soon roll out laundry & dry-cleaning services through Tide.

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