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N6 Properties to construct 50,000 s/f ground-up apartment building

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Boston, MA Boston developer Diarmaid McGregor, principal of N6 Properties, started work at 375 Cummins Hwy. on a 49-unit apartment building in the Roslindale neighborhood. The project represents the first ground-up venture McGregor and company have undertaken since forming N6 Properties in 2023.

The nearly 50,000 s/f 375 Cummins Hwy. will host 49 modern residential units with parking for up to 44 vehicles.

“While N6 Properties is a newer company, this project represents the evolution of the model I’ve been following the past 20 years. We find underutilized lots near public transportation and amenities and put in play our vision for modern city living.” said McGregor. “We’re excited to have selected

Richard Schmidt Architects and Delphi Construction to bring this project to life. Their experience has been paramount in this challenging market to keep the project on budget.”

A major project component is a focus on sustainability and resiliency. The building is designed with an all-electric, high-efficiency, heating, and cooling system, and a lighting system that is over 50% more efficient than similar neighboring buildings. Electric vehicle charging stations are planned for in the naturally ventilated parking garage.

With the help of FinanceBoston N6 Properties secured a loan with North Shore Bank to build the project.

The anticipated completion date is January 2026.

“Matt LaFlamme and the rest of the team at North Shore were very easy to work with and seemed genuinely excited about this project in this particular neighborhood,” said McGregor.

“The building infrastructure is designed to accommodate photovoltaic solar panels that convert sunlight into electricity. The landscaping concept focuses on maintaining the existing urban forest. New plantings will be drought tolerant, native species vegetation.” said Rick Schmidt, AIA, principal of Rick Schmidt, Architects.

“The project is a prime example of eliciting a property’s highest and best use” said Brian Rooney, principal at FinanceBoston. “It’s vacant land in a great location, and through a collaborative process with the community and City, will now be transformed into something that benefits the neighborhood.”

The units at 375 Cummins Hwy. quintessential city spaces will showcase kitchens, stainless steel appliances, quartz countertops, designer tile baths, spacious living areas, with private balconies, and natural light in the units. The building will also include a lobby and lounge area, with a coffee bar, in addition to a gym space and bicycle storage.

Said Corey Heaslip, vice president of Delphi Construction, “I am thrilled that Delphi is able to be a part of this project and with how our preconstruction team was able to partner with N6 Properties team throughout the budgeting process as the details and scope were refined. That is a key ingredient to a project’s success.”

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