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Butler, St. John, McLaughlin, and Bowler of CBRE complete sale of the Matrix Hudson, a 176-unit apartment community in Hudson, MA

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Hudson, MA Representatives of CBRE, led by Simon Butler, Biria St. John, John McLaughlin, and Brian Bowler, completed the sale of the Matrix Hudson, a 176-unit apartment community. The sale price was not disclosed.

CBRE exclusively represented the seller, 1000 Matrix Way, LLC, a partnership controlled by The Claremont Companies. The team also procured the buyer, which was a discretionary third-party core / core-plus fund advised by Zurich Alternative Asset Management (ZAAM). ZAAM was represented by Chris Edgar, executive director of acquisitions and Sean Bannon, managing director and head of US real estate.

“ZAAM is pleased to acquire Matrix for our third-party investors and seek to identify more of these types of opportunities for our balance sheet and third-party clients,” said Bannon.

“The combination of asset quality, local demand drivers, and supply constraints made this a very attractive investment for us,” said Edgar.

Completed in 2017, the community is comprised of a leasing office, amenity building, and three, five-story residential buildings. The unit mix is comprised of one-bedroom and two-bedroom apartment homes, with an average apartment size of 1,006 s/f.

Community amenities include a clubroom, fitness center, and business center. The property is strategically located at the intersection of I-290 and I-495, offering easy access to numerous employment centers and retail amenities throughout the Metro West market.

Butler said, “We are pleased to have represented the seller in the sale of Matrix Hudson. The buyer is well-positioned to generate strong long-term returns given the quality of the product and the dynamic location.”

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