

King Street E | 22 Unit Alteration

Cambridge



Property Type: Mixed-Use Building

Existing Layout: 5 Ground-Floor Commercial Units + 17 Second-Floor Residential Units

Scope of Work: Interior Reconfiguration, Loft-Level Bathroom Additions, Skylight Enlargements

Project Overview:

This well-established **mixed-use building** features **5 ground-floor commercial units** and **17 second-floor residential apartments**.

While no changes are being made to the commercial units, several of the residential suites are undergoing **interior reconfiguration and key loft-level upgrades**—all aimed at increasing rental value and modernizing the tenant experience.

The reconfiguration involves **adding additional bathrooms on the loft level** of select units, providing greater privacy and functionality for multi-occupant households or professionals. At the same time, we are introducing **structural changes to enlarge existing skylights**, flooding the upper levels with more natural light and enhancing the architectural appeal of these top-floor units.

Scope & Strategy:

- Interior redesign of select second-floor units to improve layout, flow, and usable space
- Addition of **loft-level bathrooms** for increased functionality and privacy
- Structural modifications to **enlarge existing skylights**, creating bright, airy interiors
- Coordinated upgrades to fire separations, mechanical systems, and plumbing stacks where applicable

- No changes to unit count or commercial footprint—strictly value-optimized interior work

Challenges Solved:

- Enhanced unit desirability and rent potential **without altering zoning or building envelope**
- Navigated plumbing and structural upgrades to introduce loft bathrooms and skylight enlargements
- Maintained ongoing tenancy in unaffected commercial and residential areas

Investor Benefits:

- Significantly increased rental income potential through premium unit features
- Attracts higher-quality tenants with loft bathrooms and enhanced natural light
- Delivered within a phased upgrade strategy that avoids vacancy of the full building

Current Status:

Permit submitted. Construction scheduled to begin **June 2025**.