

# OFFICE SPACE FOR LEASE

# 434

## MASSACHUSETTS AVENUE | BOSTON, MA



Boston Realty Advisors has been retained as the Exclusive Agent for the lease of 476-8,009 RSF which is currently demised into varying sized office suites at **434 Massachusetts Avenue**. Ideally situated at the confluence of Massachusetts Avenue and Columbus Avenue, the building sits just steps from both the Symphony and Mass Ave MTBA T stop.

 Boston Realty Advisors

# BUILDING DETAILS

- Elegant six-story 38,000 SF building
- Situated on the corner of Massachusetts Avenue and Columbus Avenue
- Retail space occupied by Dunkin Donuts and one of South End's hottest new restaurants, SRV
- Recent common area capital improvements
- Abundant local amenities
- Steps from MBTA Orange and Green lines
- Strong local ownership

# SPECIFICATIONS

**TOTAL SIZE:**  
38,000 SF

**FLOORS:**  
Six (6) Floors

**TERM:**  
Negotiable

## AVAILABLE SUITES:

### 4<sup>th</sup> Floor (Office)

Suite 401: 1,398 RSF

Suite 402: 526 RSF

### 3<sup>rd</sup> Floor (Office)

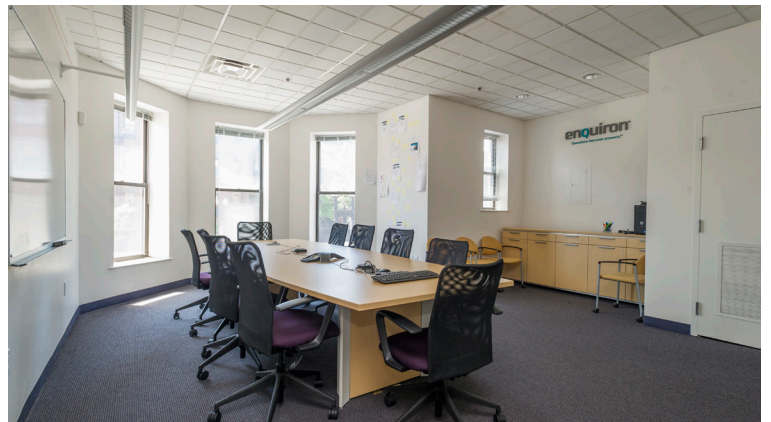
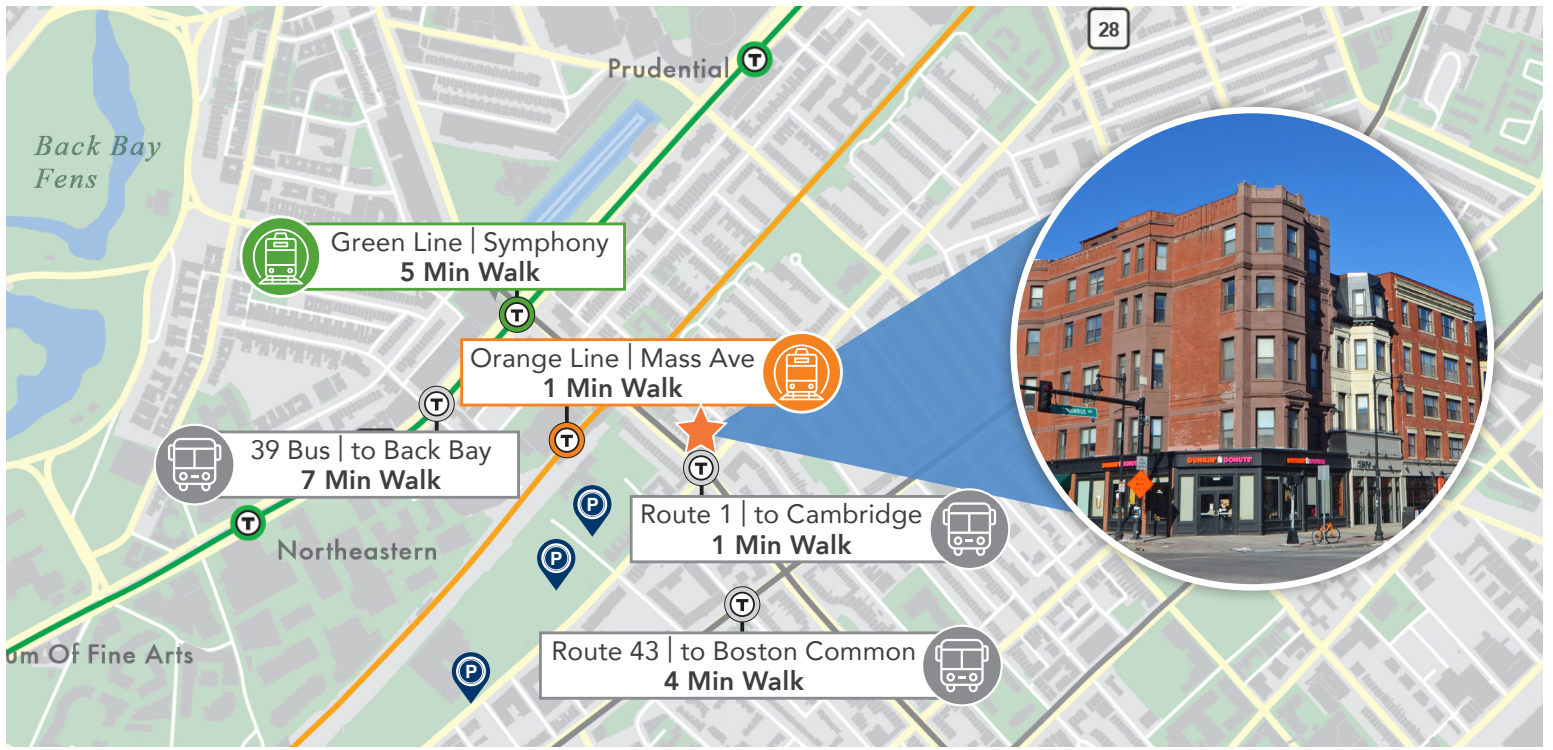
Suite 301: 8,009 RSF

### 2<sup>nd</sup> Floor (Office)

Suite 201: 476 RSF

Suite 203: 1,658 RSF





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