



OFFICE BUILDING FOR LEASE

46 SECOND STREET

CAMBRIDGE, MA 02141

Albert Bouchie

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GIBSON
Commercial

548 Tremont Street, Boston, MA 02118 | 617.908.6775 | gibsoncre.com

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Property Description

Discover 46 2nd St, 1,584 SqFt of office space in the heart of East Cambridge. This two level office space is on the 2nd and 3rd floors of a quaint Cambridge building. The building features central air cooling and hardwood floors. Its location features nearby urban amenities in a walkable neighborhood while also being nestled on a calmer side street. Versatile office space suitable for various businesses.

Property Highlights

- Prime location in East Cambridge, MA
- Walkable neighborhood with nearby Transit
- Central Air Cooling
- Versatile office space suitable for various businesses
- Hardwood Floors

Offering Summary

Lease Rate:	\$29.00 SF/yr (MG)
Available SF:	1,584 SF
Lot Size:	2,099 SF
Building Size:	3,222 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,201	6,545	25,849
Total Population	4,317	12,511	52,091

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Property Details

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Location Description

Located between Otis St and Thorndike St off of 2nd St in the heart of East Cambridge. Just a block from the Charles River and Lechmere Canal.

Exterior Description

Wood shingles

Interior Description

Hardwood floors

Parking Description

Street Parking

Utilities Description

Forced Hot Water heating, natural gas

Construction Description

Wood frame

Gas Description

Natural Gas

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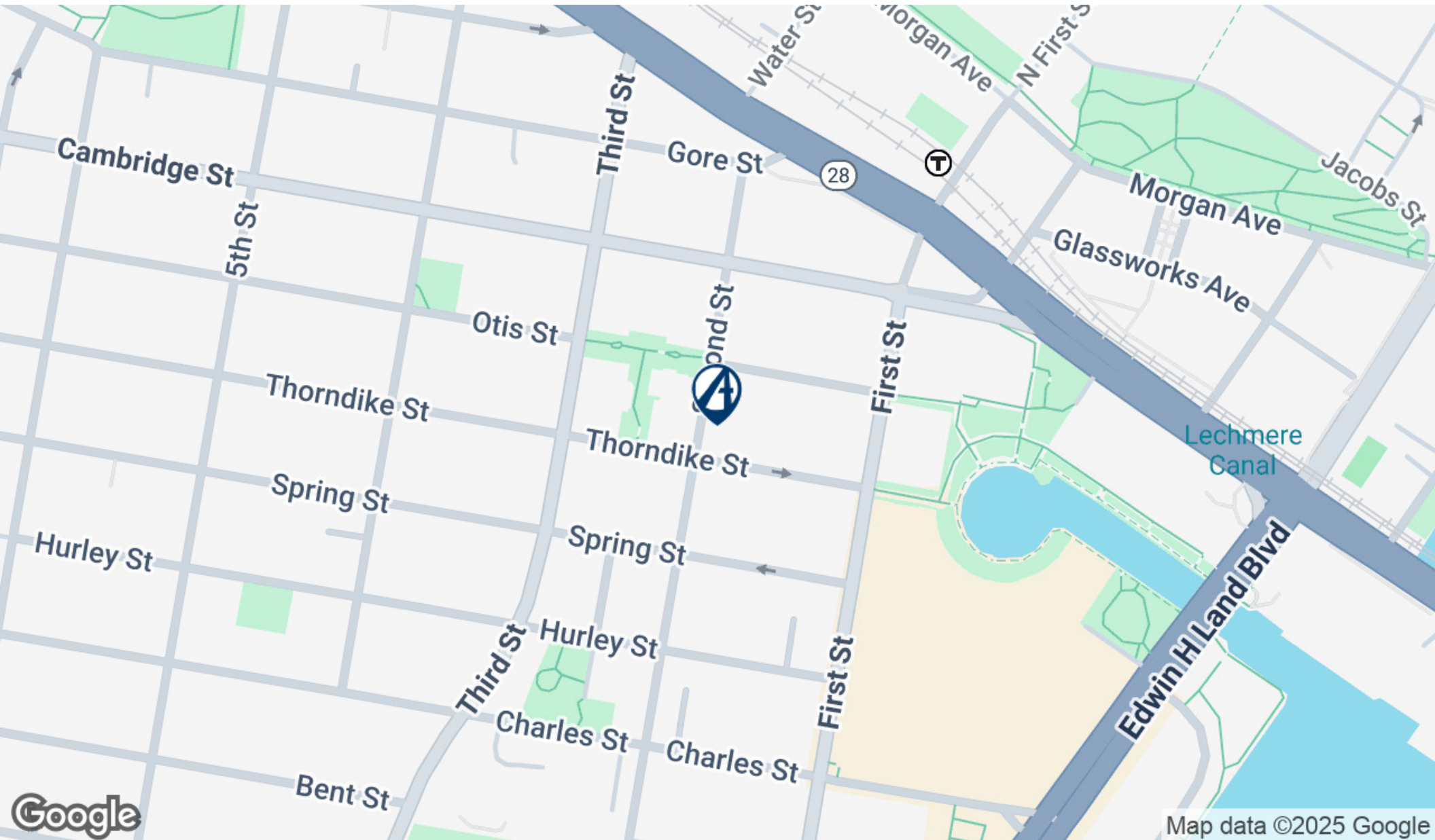
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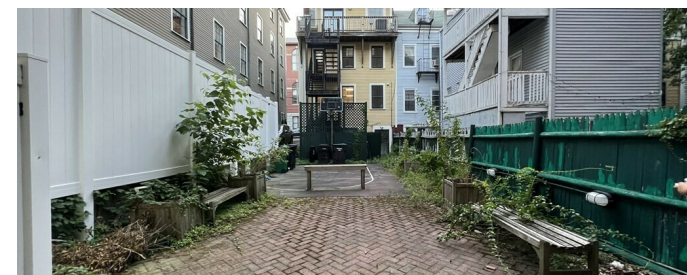
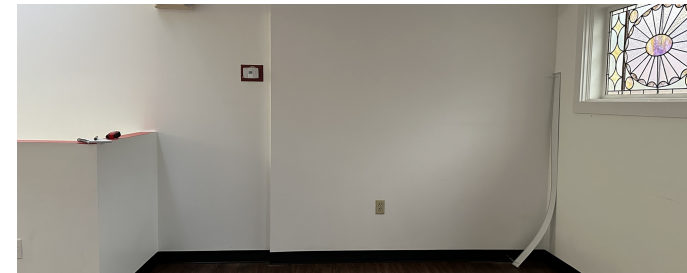
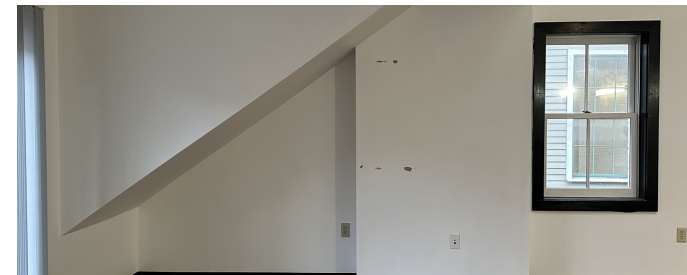
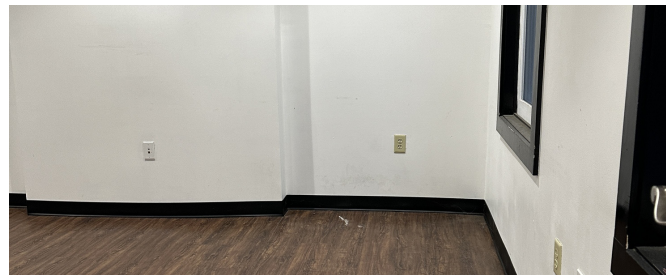
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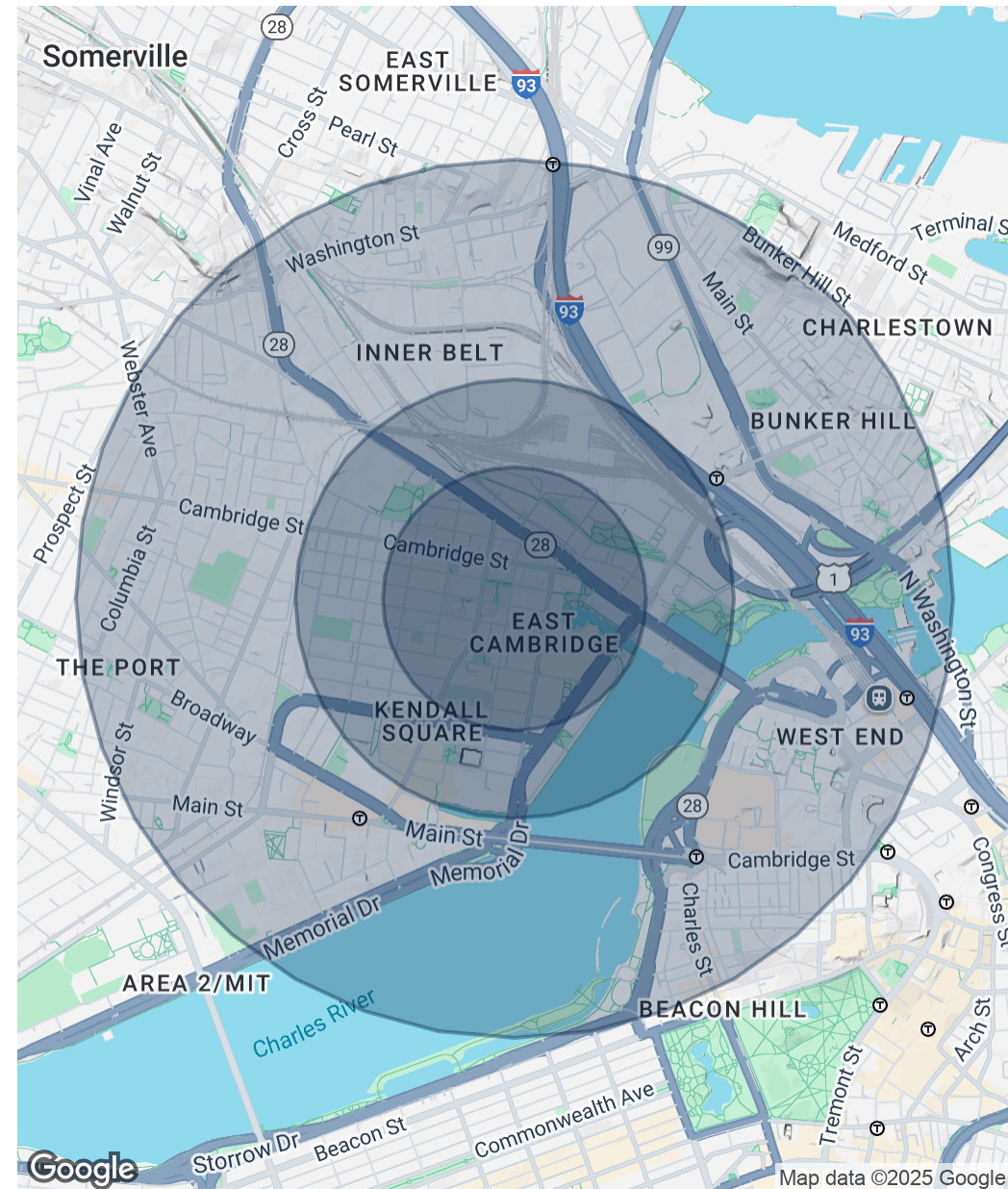
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,317	12,511	52,091
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	39	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,201	6,545	25,849
# of Persons per HH	2	1.9	2
Average HH Income	\$173,015	\$171,459	\$176,526
Average House Value	\$1,119,735	\$1,102,551	\$1,106,626

Demographics data derived from AlphaMap



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