

# 1776 MASSACHUSETTS AVENUE LEXINGTON, MA

±3,715 SF 2nd FLOOR OFFICE/RETAIL SPACE FOR LEASE



SVN | Parsons Commercial Group | Boston is pleased to announce the exceptional opportunity to lease a versatile office/retail space, encompassing ±3,715 square feet on the second floor at 1776 Massachusetts Ave in Lexington, MA.

Situated on Route 4 in downtown Lexington, this location embodies a sense of charm and historical significance. The surrounding area exudes a quaint atmosphere and offers numerous amenities within walking distance including boutique shops, renowned restaurants, cafes, cultural attractions, and much more.

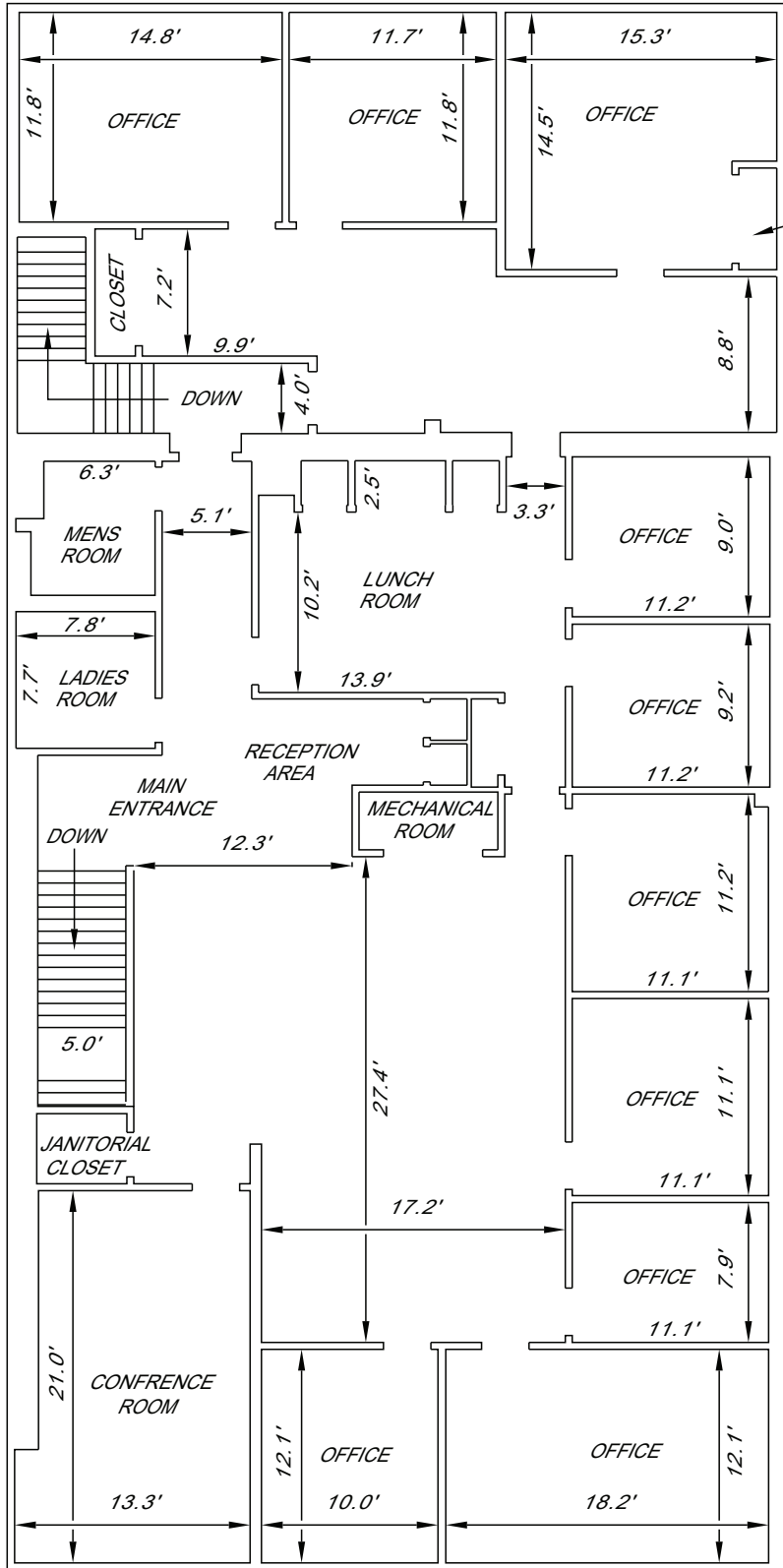
1776 Mass Ave offers direct street access, conveniently accessible from both the front and back of the building. This provides excellent visibility and accessibility for your customers or clients, enhancing the potential for foot traffic and exposure. Ample public parking is available in close proximity to the property, ensuring convenient access for both customers and employees.

The space features a reception area, multiple private offices, a large conference room and a kitchenette. Don't miss out on this exceptional opportunity to secure a prime office/retail space in the heart of Lexington's vibrant downtown. Available Q4 2023. Contact us today for information and pricing.

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# AREA MAP

## Downtown Lexington, MA | Route 4

Discover the ideal location at 1776 Mass Ave in Lexington. This prime property offers convenient access to major routes, including Route 2 and Interstate 95, ensuring easy commuting and excellent connectivity. Expand your business's reach and enjoy the benefits of this well-connected and strategically positioned space.

