



# GROVE

SOMERVILLE, MA

OFFICE SPACE FOR LEASE

2ND FLOOR | SUITE 201 | 2,042 RSF

3RD FLOOR | SUITE 301 | 2,456 RSF



Boston Realty Advisors

# Executive Summary

Boston Realty Advisors is pleased to offer 48 Grove Street for lease: a brick and timber office building in the heart of Somerville's Davis Square.

Situated directly on the Red Line, a critical transit option for the tech and life science industry, 48 Grove offers unmatched access coupled with the authentic vibrancy of Davis. The surrounding area is home to some of the nation's most prestigious universities, leading institutions, and is nestled next to the world's strongest biotech hubs. Each space within 48 Grove offers exposed ducting, oversized windows, high ceilings, and immediate access to bike paths, restaurants, transit, and more.

Tenants seeking a truly unique office in one of Greater Boston's most sought after neighborhoods will find 48 Grove Street to be a premier opportunity for its employees, business, and clients alike.

## HIGHLIGHTS



**BUILDING SIZE**  
30,000 SF



**PARKING**  
18 Spaces  
Ratio 1/2,000

**WALK SCORE**



98

**TRANSIT SCORE**



95

**BIKE SCORE**

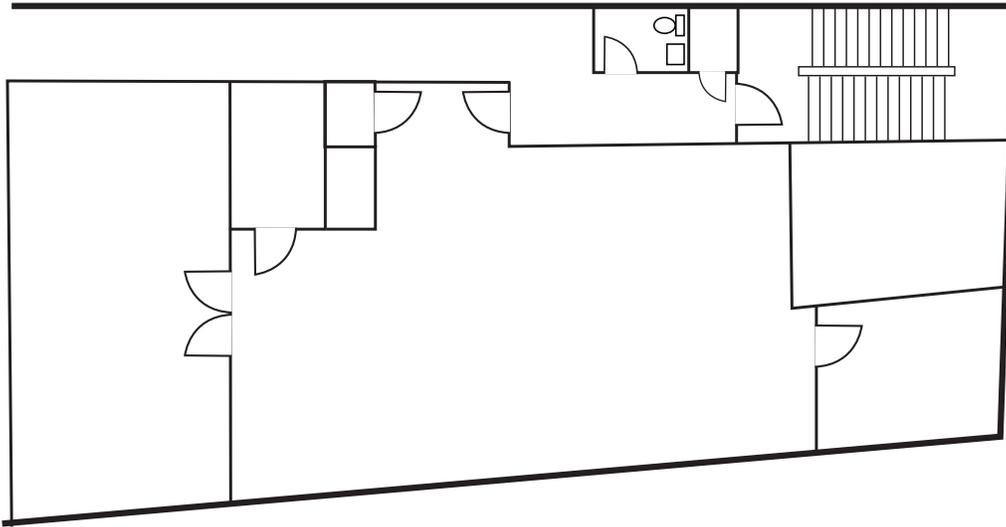


98

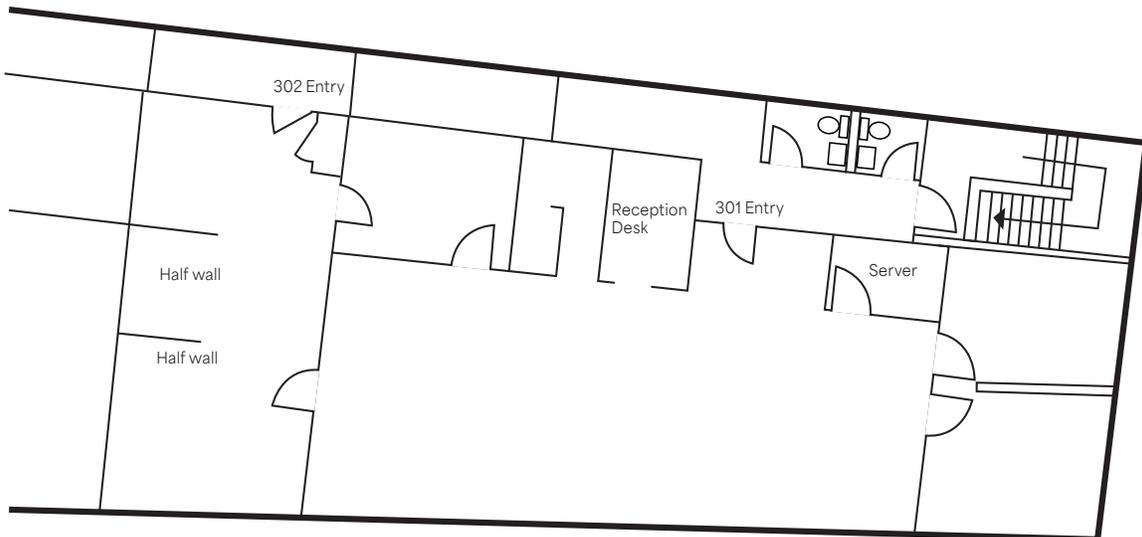
BLUEBikes in front of building



# FLOOR PLAN



**2ND FLOOR | SUITE 201**  
2,042 RSF



**3RD FLOOR | SUITE 301**  
2,456 RSF

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