



20

GUEST
STREET
BRIGHTON, MA

**SUBLEASE AVAILABLE
UP TO 23,523 SF
IMMEDIATE OCCUPANCY**

**AVISON
YOUNG**

20 GUEST STREET

This **fully-furnished** sublease offers a modern, stylish workspace with high exposed ceilings, abundant natural light, and a neutral color palette for a calm, productive atmosphere. Its **turn-key** setup ensures a hassle-free move-in, combining comfort, functionality, and design to create an inviting environment.

AVAILABLE:
NOW!

TERM:
THROUGH FEBRUARY 28, 2031

SPACE AVAILABLE:
FLOOR 8: 23,523 SF





20G MARKET/CAFE NOW OPEN

STATE-OF-THE-ART
**CONFERENCE
FACILITIES & CAFE**
AT 20 GUEST STREET



COLLABORATIVE & CREATIVE WORKSPACES





FLOOR PLAN

23,523 SF





AMENITIES & LOCATION


20 Guest Street offers a vibrant, convenient location within the **New Balance campus**, featuring ample parking, a renovated lobby, and upcoming amenities like a café, conferencing center, and lounge. Situated in the city's heart, it provides easy access to restaurants, retail, entertainment, and outdoor activities, ideal for tenants seeking an active lifestyle.

 **EASY ACCESS TO I-90**

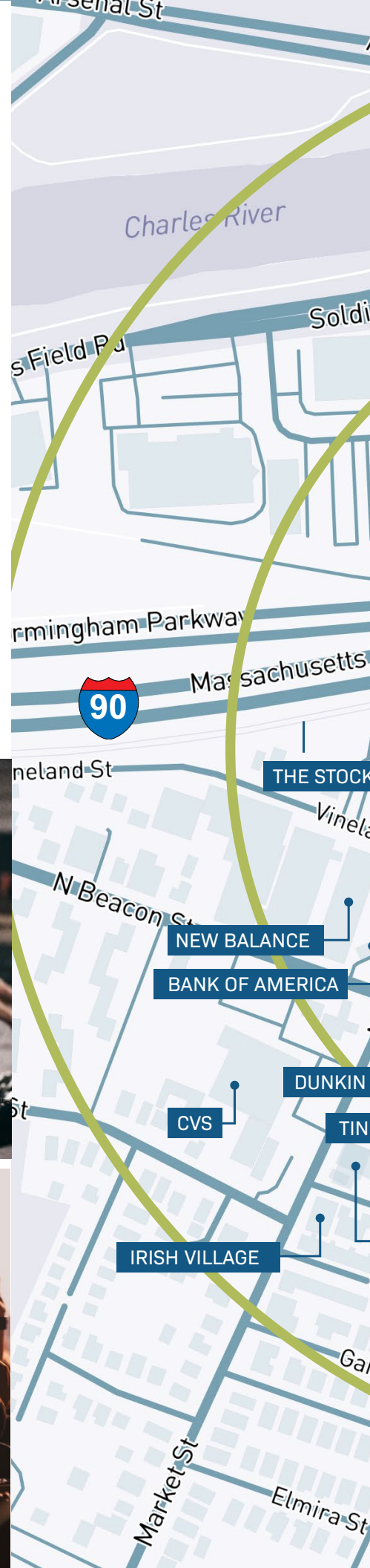
 **3 STOPS TO DOWNTOWN BOSTON**

 **ON-SITE PARKING: 2/1,000 SF**

 **5 MINUTE WALK TO FRAMINGHAM/WORCESTER COMMUTER RAIL LINE**

 **SHUTTLE TO HARVARD RED LINE T STOP & KENMORE & WASHINGTON AT COMM AVE GREEN LINE T STOPS**

 **15 MINUTES TO LOGAN INTERNATIONAL AIRPORT**





20 GUEST STREET

10 MINUTE WALK

5 MINUTE WALK

AMERICAN FLATBREAD
BRIGHTON BOWL
THE BAGEL TABLE
UNION SQUARE DONUTS

BOSTON LANDING STATION

RAIL STOP RESTAURANT & BAR

KOHI COFFEE COMPANY

NB FITNESS CLUB

THE TRACK AT NEW BALANCE

BROKEN RECORDS

STOP & SHOP
CITIZENS BANK

ROADRUNNER

LANTERA

MAINLY BURGERS
FOMU
CRUMBL COOKIES

WIDOWMAKER
TAPROOM & KITCHEN

DARBAR

BRIGHTON HOUSE OF PIZZA



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YOUNG**