

OFFICE BUILDING FOR LEASE

# 46 SECOND STREET

CAMBRIDGE, MA 02141

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## Property Description

Discover 46 2nd St the perfect office space for your business in the heart of East Cambridge. This two level office space is on the 2nd and 3rd floors of a quaint Cambridge building. This building is features nearby amenities and transit in a walkable neighborhood.

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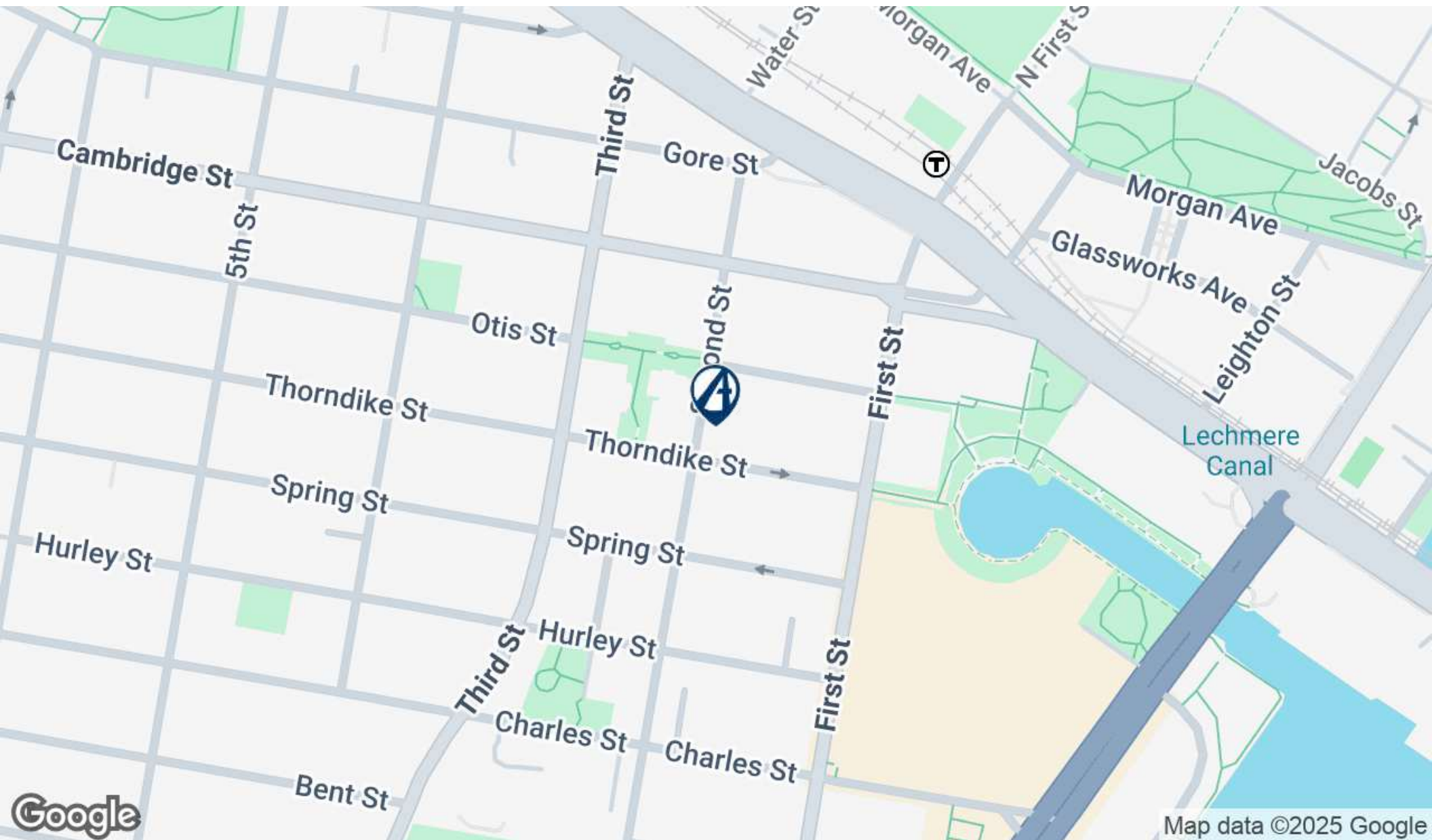
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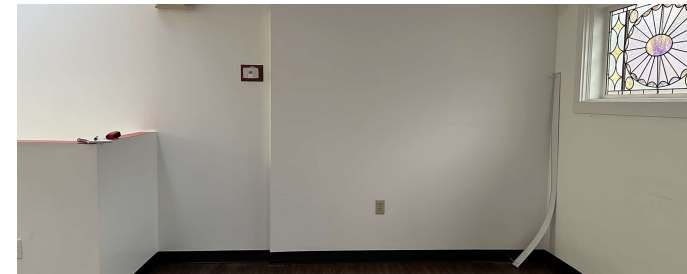
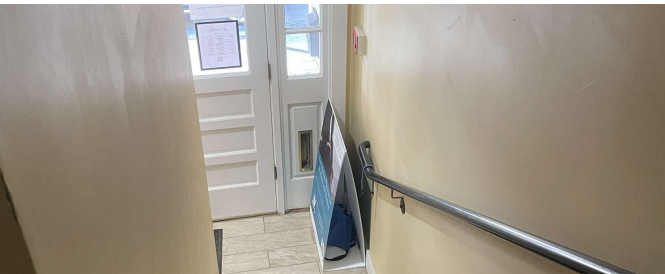
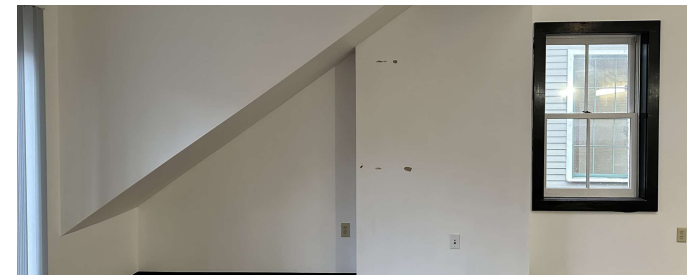
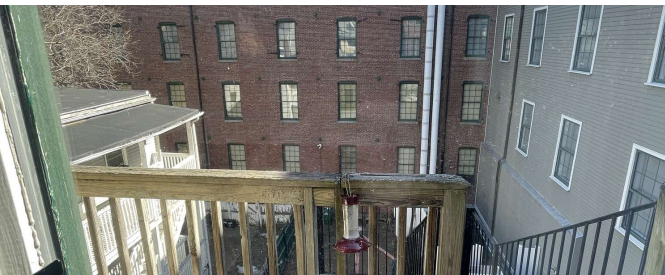
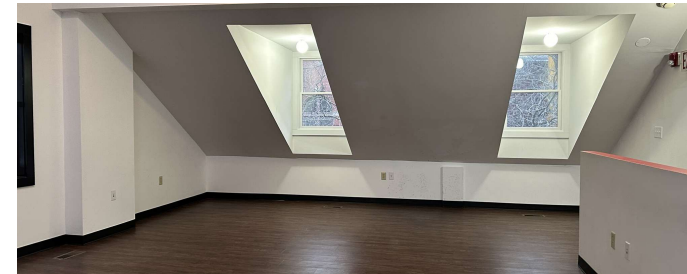
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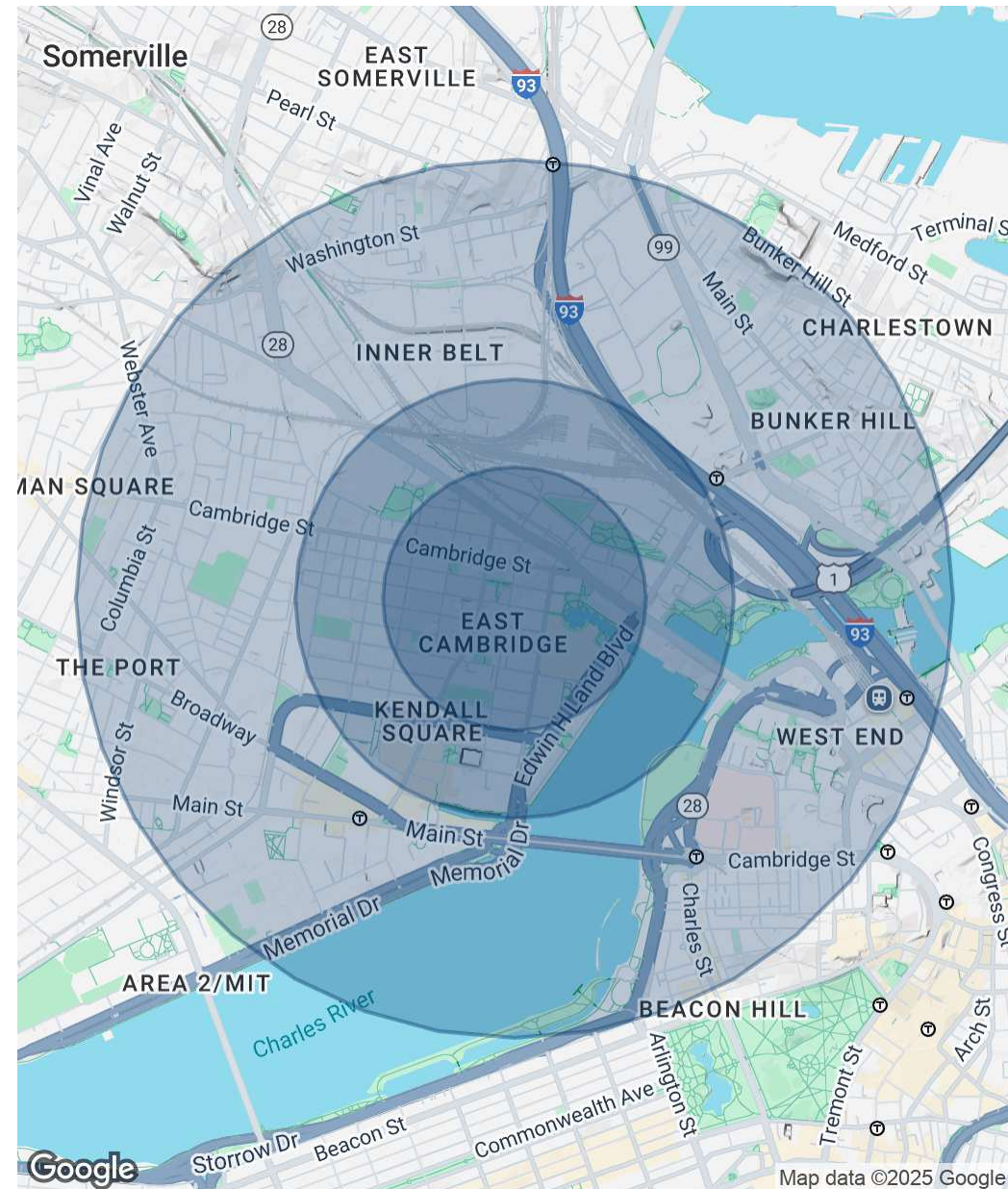
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,317	12,511	52,091
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	39	38	38

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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