



1 Washington Street, Melrose, MA



Exceptional opportunity for an office professional or contractor seeking high-quality space with integrated warehouse capability. Strategically located near the Orange Line and Route 93, this property offers excellent visibility in a high-traffic area with convenient access and includes six on-site parking spaces. The 1,880 SF office area features three private offices, reception area, open bullpen workspace, kitchen, copy/records room, and two ADA-compliant restrooms. The space is in excellent condition and well-suited for a variety of professional or trade uses. The approximately 1,000 SF garage bay is about 50 feet in length with 15-foot clear height, drive-in door, ample power, and an additional ADA-compliant restroom. If additional space is required, there is a second garage of approximately 2,000 +/- SF with a loading dock. Tenant pays heat and hot water. Rare office/warehouse opportunity. \$20/sq. ft./year.



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