

PROPERTY OVERVIEW

86 Joy Street is a ±65,000 square foot mixed-use building located in Somerville, Massachusetts. The Property lies on over 1.7 acres and is less than 1.5 miles from Kendall Square, one of the most sought-after submarkets in all of Greater Boston. Located in Somerville's Brickbottom district, the former manufacturing facility is currently home to a diverse set of tenants, including art studios and light commercial businesses.

The Property sits just steps away from the future MBTA Green Line stop at East Somerville and is adjacent to the world's life science epicenter in Kendall Square, East Cambridge.

AVAILABILITY

12,000 SF; three (3) suites, each 4,000 SF (contiguous) totaling 12,000 SF

1 **Suite 1** - Vacant
One (1) drive-in loading door

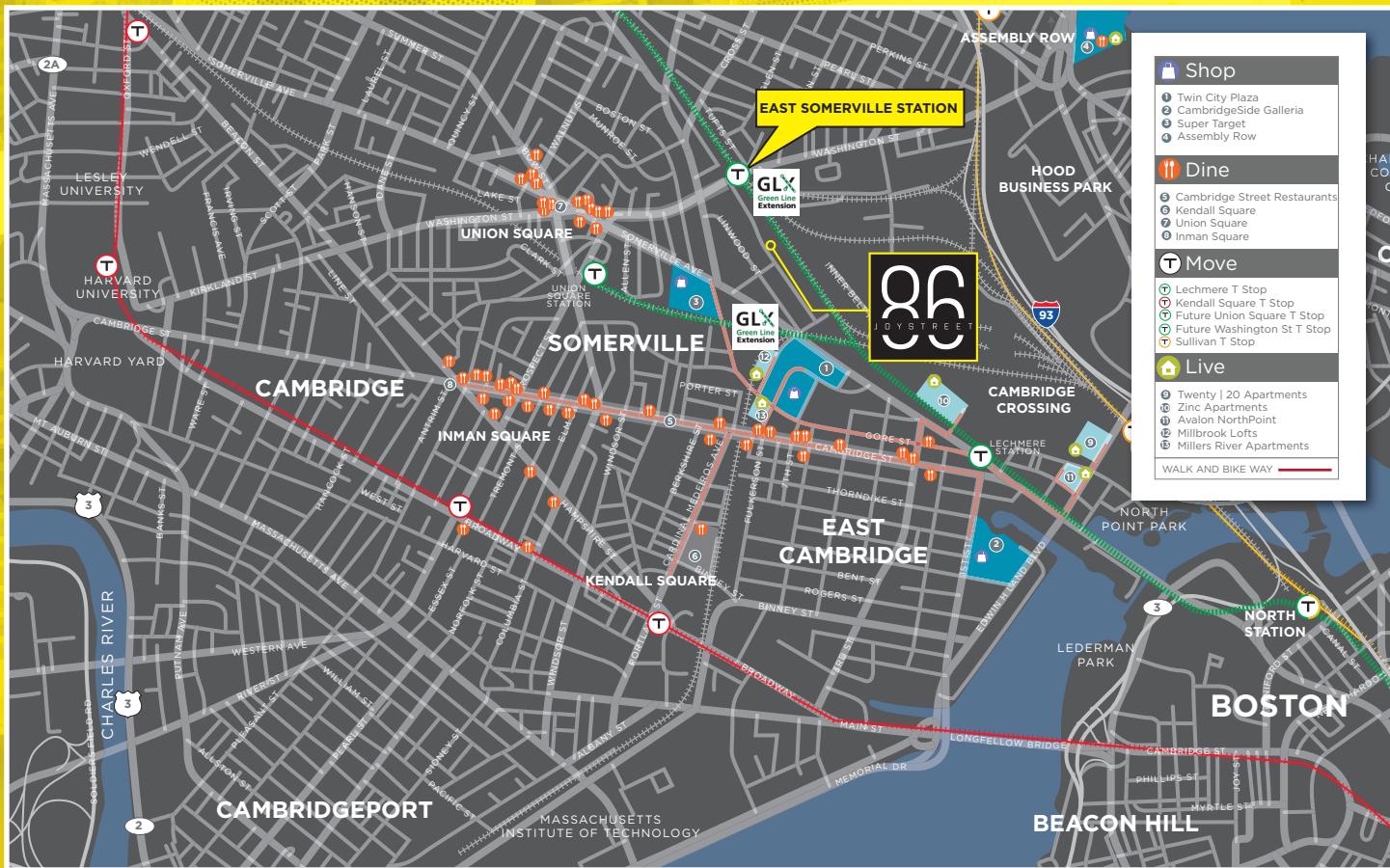
2 **Suite 2** - Available 11/1/20
One (1) drive-in loading door

3 **Suite 3** - Available 4/1/21
One (1) dock-high loading door



FUTURE EAST SOMERVILLE STATION
UNDER CONSTRUCTION





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