

COMMERCIAL SPACE

193-201 MAIN STREET (Second Floor)

BOSTON, MA 02129



Lindsay Higgins
Broker
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THE MARKET

ABOUT

THEMARKET



Property

Position your business in the heart of downtown Charlestown with a recently renovated and turn-key office space on the second floor above TCB - The Community Bank.

About

This full second-floor office space offers up to 3,774 SF Gross Floor Area inclusive of two bathrooms dedicated to second floor use, stairwells and common areas, or the flexibility to subdivide into smaller spaces - Suite 201 (1,903 SF) & Suite 202 (877 SF).

Three Options To Lease

1. Full Second Floor: 3,774 SF (GFA)
2. Suite 201: 1,903 SF (subdivided)
3. Suite 202: 877 SF (subdivided)

Date Available

Available now.

Flexible Lease Terms

5 to 20 years. Long term tenant preferred.

All property details, including measurements, features, amenities, and availability, are subject to verification and may change based on final lease terms and tenant requirements. Some photos have been virtually generated for inspirational purposes, depicting various allowable uses.

THREE LEASING OPTIONS AVAILABLE

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1. ENTIRE SECOND FLOOR

- 3,774 SF Gross Floor Area (GFA)
- includes restrooms, hallways, and stairwells

2. SUITE 201

- 1903 Square Feet
- Welcoming reception area / front desk
- 6 private rooms/offices, some with views of downtown Boston
- One oversized executive office or conference room
- Two open work areas for cubicles or collaborative teams
- Dedicated copy/file room
- Kitchenette / lunchroom with refrigerator and seating



3. SUITE 202

- 877 Square Feet
- Glass-enclosed conference room ideal for client meetings
- Two private rooms/offices (approx. 12'3½" x 11'4¼")
- Open collaboration area ideal for cubicles or reception
- Break nook with space for fridge, microwave, and shelving
- Bright, flexible layout with abundant natural light



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ZONING

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193-201 Main Street sits in the NS Subdistrict in the Charlestown Neighborhood District. It is regulated by [Article 62](#). You can view all the allowed uses in the NS Subdistrict in [Table B](#).

SOME OF THE ALLOWED USES

Community Uses

- Adult education center
- Community center
- Child care center
- Day care center
- Entrepreneur Resource Hub / Small Business Incubator
- Tutoring or Exam Prep Suites
- Testing centers for professional licensures
- Continuing Education / Certification Hub

Cultural Uses

- Art gallery
- Museum
- Studios, arts
- Theatre
- ESL or Language Learning Center
- STEM, arts, robotics
- Hybrid Work Suites / Micro-Offices
- Coworking + Community Hybrid Space
- Remote Court / Mediation Center
- Podcast or Content Studio

Educational Uses

- Elementary or secondary school
- Kindergarten

Retail Use

- Local retail business

Office Uses

- Professional Services: accountants, attorneys, architects, consultants, engineers, tech companies, creative agencies, and startups

SAMPLE ALLOWABLE USES

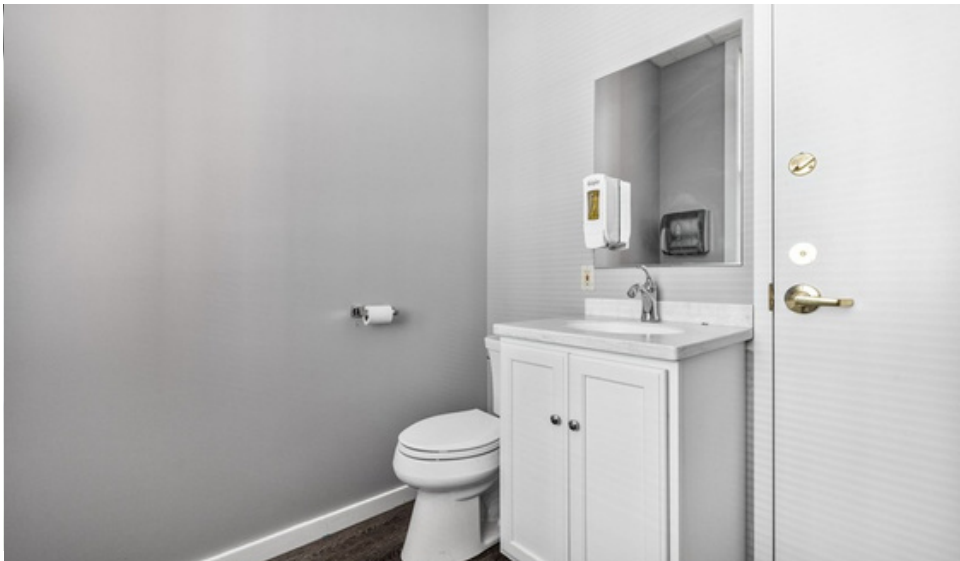
THE MARKET



Virtually generated images for inspirational purposes, depicting various allowable uses.

COMMON AREAS

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STE 201 - 1,903 SF - ABOUT

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SUITE 201

1,903 SF second-floor suite offers six private rooms/offices, two open work areas, and bright, flexible space. Enjoy the charm of Charlestown with quick access to downtown Boston and major highways—a professional setting without downtown congestion.

HIGHLIGHTS

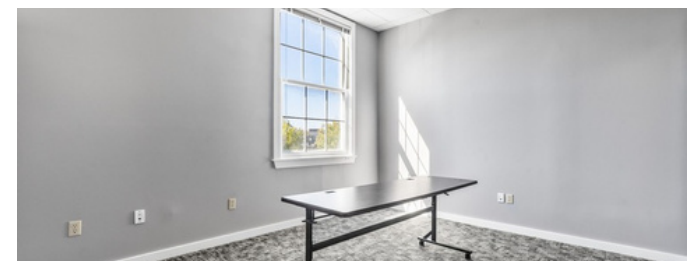
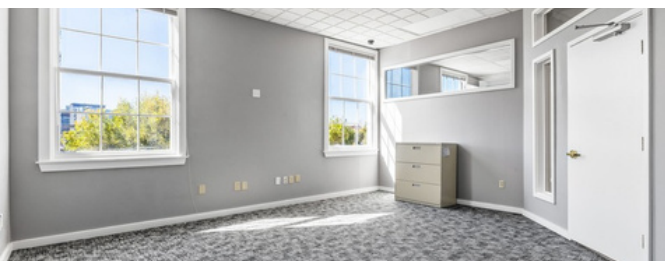
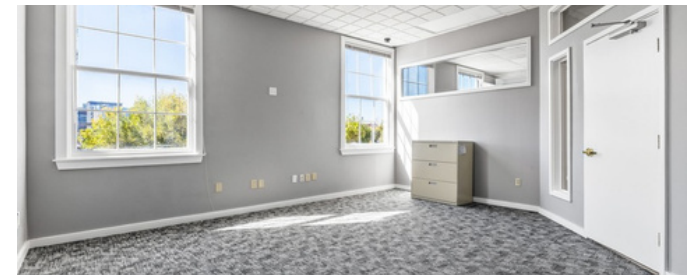
- **1,903 Square Feet**
- **Welcoming Reception Area** – Greet clients or manage admin functions with ease
- **6 Private Rooms/Offices** – Several with views of downtown Boston; includes one executive-size conference room
- **Two Open Work Areas** – Ideal for cubicles, shared desks, or collaboration space
- **Dedicated Copy / File Room** – Organized storage for printers, files, or equipment
- **Kitchenette / Lunchroom** – Refrigerator + seating area for staff breaks
- **Two Access Points** for convenient flow or sub-division options
- **Abundant Natural Light** throughout.

Looking for more space? Suite 201 can be combined with Suite 202 to lease the entire second floor – 3,774 SF GFA. Please inquire to learn more.

Virtually generated images for inspirational purposes.

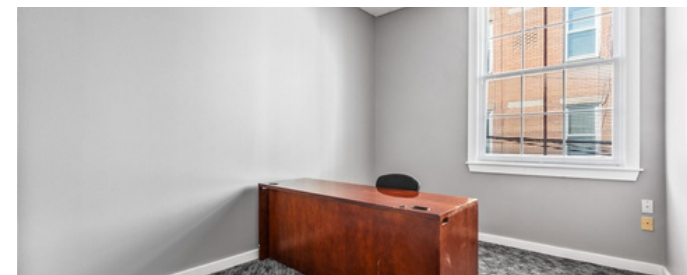
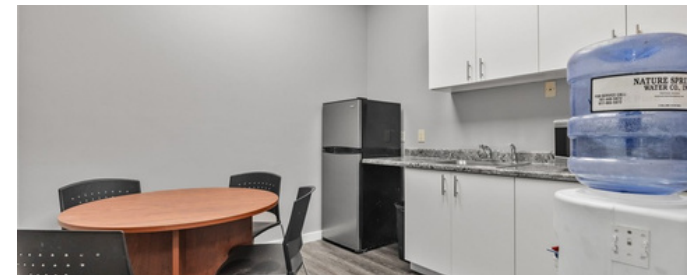
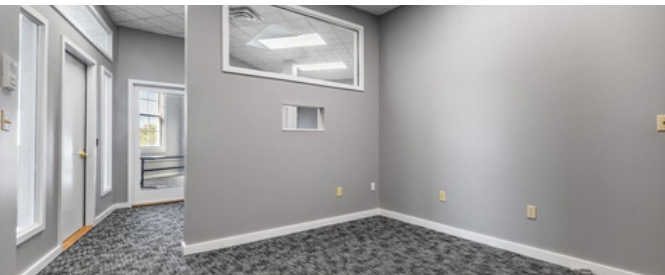
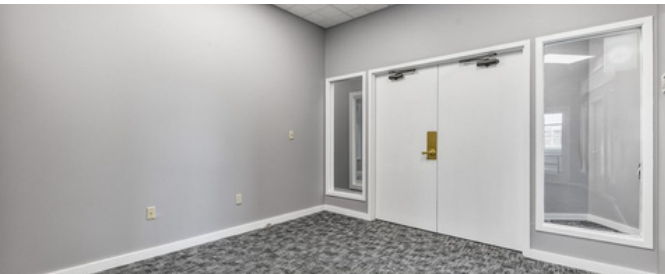
STE 201 - 1,903 SF - PHOTOS

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STE 201 - 1,903 SF - PHOTOS CONTINUED

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SUITE 202 - 877 SF - ABOUT

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Virtually generated images for inspirational purposes..

SUITE 202

This 877 SF suite offers a modern, functional layout with two private offices, a glass-enclosed conference room, and collaborative workspace, all within a professionally managed building anchored by The Community Bank on the first floor.

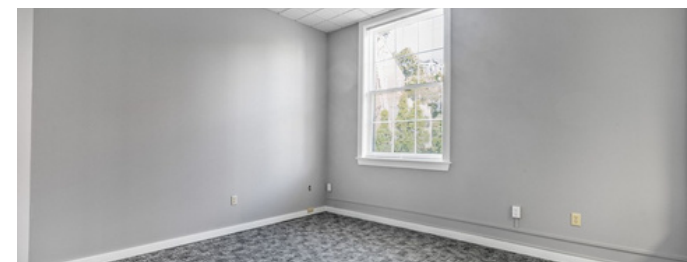
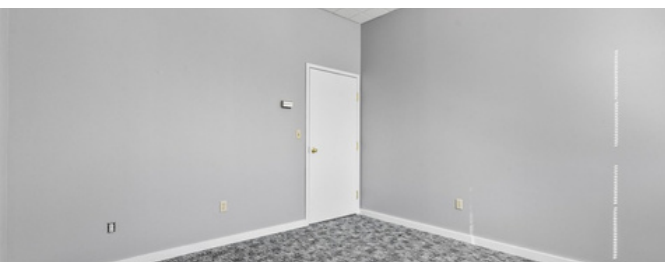
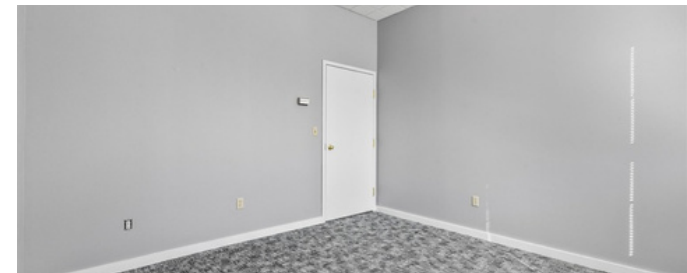
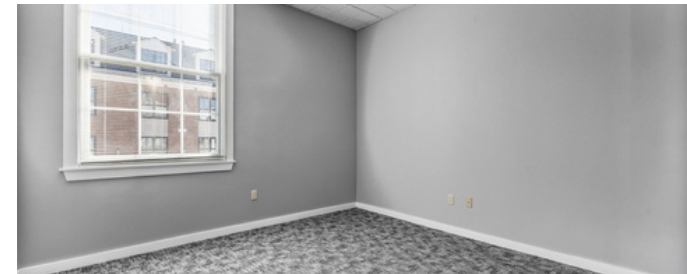
HIGHLIGHTS

- **Glass-Enclosed Room** – Large room with full glass windows, ideal for team meetings or client presentations.
- **Two Private Rooms/Offices** – Spacious (approx. 12'3½" × 11'4¾"), perfect for executives or private consultations.
- **Open Collaboration Area** – Ample space for cubicles, shared desks, or a welcoming reception area.
- **Break Nook / Kitchenette** – Compact area with shelving and room for a refrigerator and microwave.
- **Flexible Layout & Bright Interior** – Adaptable floor plan with natural light throughout, designed to enhance focus and productivity.

Inquire to learn more about additional options to expand your footprint with lease the entire second floor – 3,774 SF GFA.

SUITE 202 - 877 SF - PHOTOS

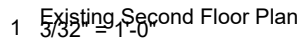
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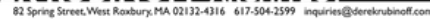
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NOTE: TYPICAL CEILING HEIGHT OF 9'-0"



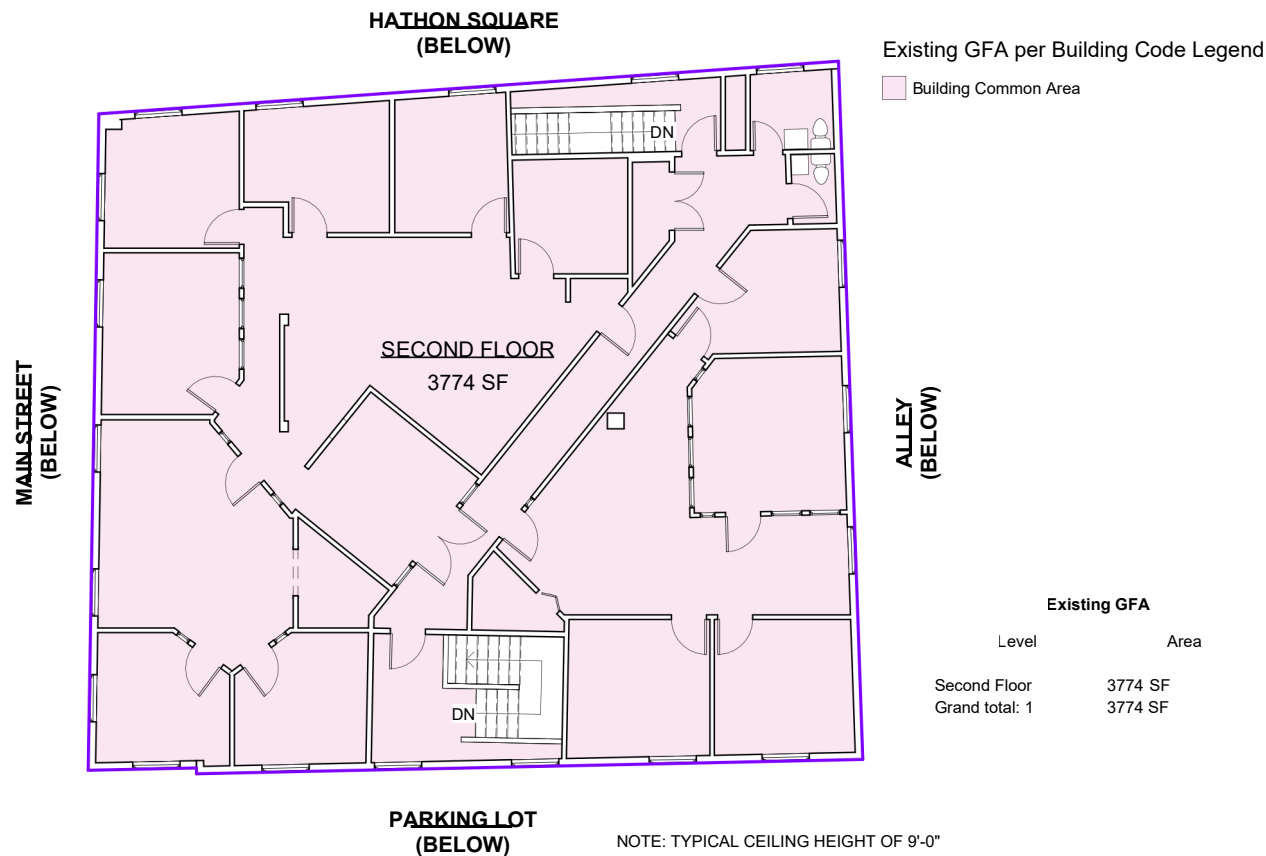
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JOB #:
SCALE:
DATE:
DWN BY:
CROSS REF:

2505
As indicated
2025-03-21
EP

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1 Second Floor GFA
3/32" = 1'-0"



DEREK RUBINOFF ARCHITECT
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubino.com

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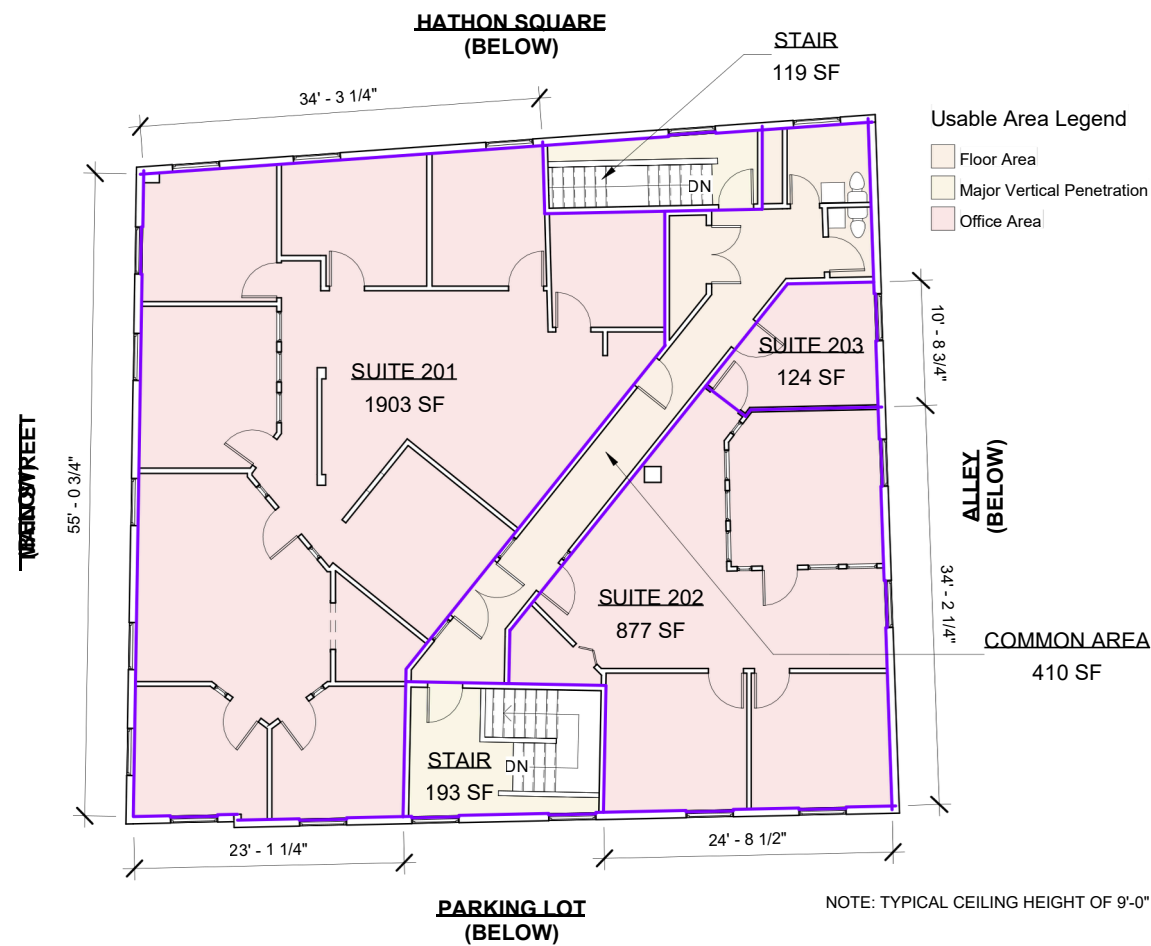
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SecondFloorGross Floor Area
201 Main St. Area Plans
201MainStreet
Charlestown, MA 02129

JOB #:
SCALE:
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EP

EX-2.0



Usable Area			
Name		Area Type	Area
COMMON AREA	Floor Area	Major Vertical	410 SF
STAIR	STAIR	Penetration Major Vertical	193 SF
SUITE	202	Penetration Office Area	119 SF
SUITE	203	Office Area Office Area	877 SF
SUITE	201		124 SF
Grand total: 6			1903 SF
			3627 SF

Second Floor Usable Area Plan
3/32 = 1'-0"



DEREK RUBINOFF ARCHITECT
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekrubinoff.com

SecondFloorUsable Area

201 Main St. Area Plans
201MainStreet
Charlestown, MA 02129

JOB #: 2505
SCALE: As indicated
DATE: 2025-03-21
DWN BY: EP
CROSS REF:

EX-3.0

CHARLESTOWN

Located in Boston's iconic one-square-mile neighborhood of Charlestown — where history, community, and convenience meet, just minutes from downtown.



Population

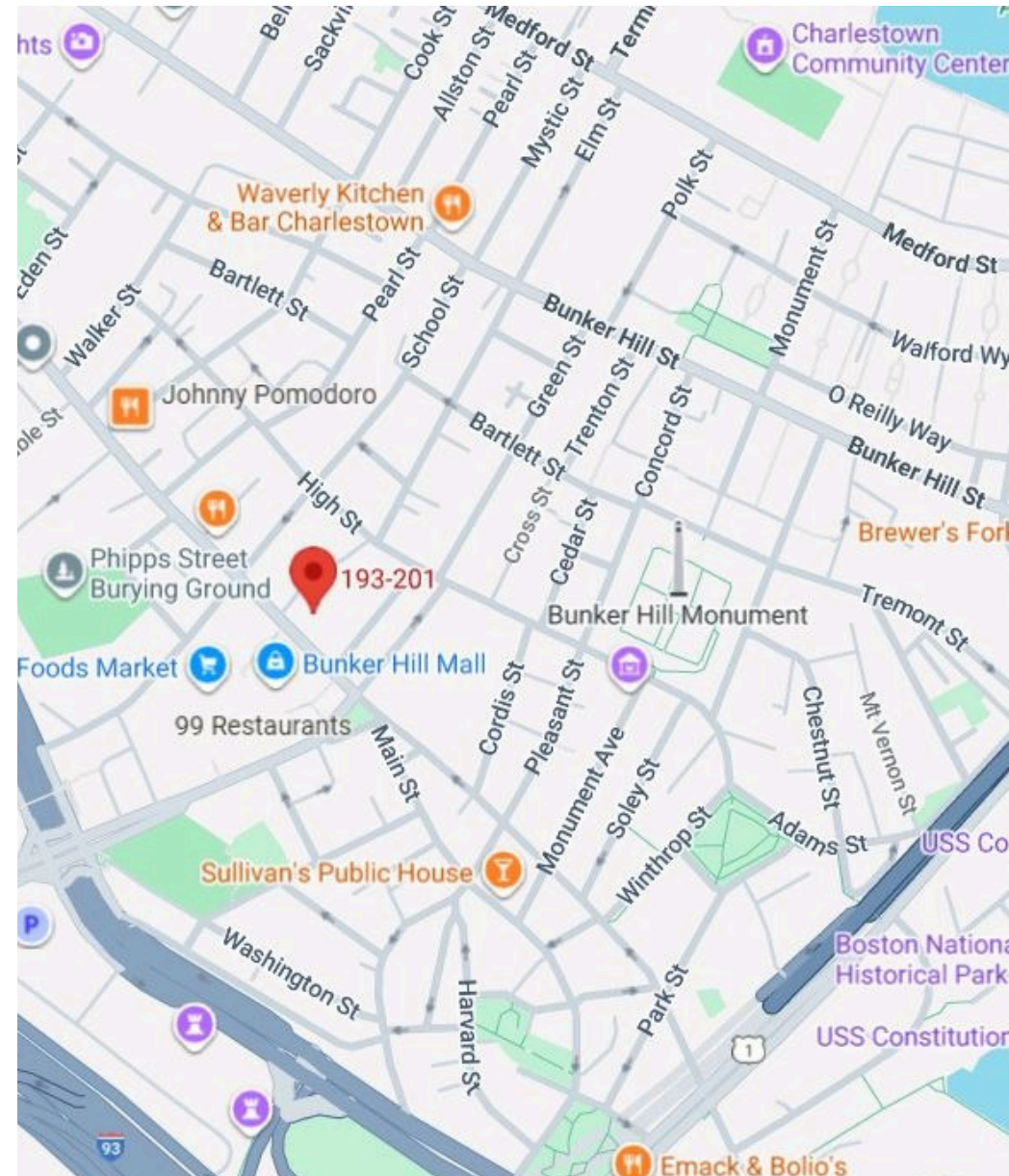
Total Population	19,994
Average Age	36
Median Age (Male)	34
Median Age (Female)	35

Households & Income

Total Households	9,389
# of Persons per HH	2.1
Average HH Income Average	\$206,390
Median Home Value	\$926,000

Demographics data derived from U.S. Census Bureau via Census Reporter

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Commuter Convenience

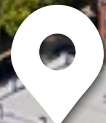
- MBTA Orange Line: 0.4 miles (9-minute walk) to Community College Station — one stop to North Station Commuter Rail Line
- I-93 Access: 0.5 miles (3-minute drive)
- Rt 1 Access: 1.5 miles (6-minute drive)
- Logan Airport: 3.1 miles (12-minute drive)
- Commuter Boat: 0.9 miles (19-min walk) from Charlestown Navy Yard
- Parking: On-site + street parking options available
- Blue Bike Station in front of building

Nearby Amenities

- 🛒 Whole Foods
- ✉ USPS Post Office & FedEx Drop Box — directly across the street
- 🥖 La Saison Bakery
- 🍱 Sweet Rice Thai & Sushi
- ☕ Starbucks & Dunkin' Donuts
- 🍷 Monument Restaurant & Tavern

And many more!

THE MARKET



**SCHEDULE A
PRIVATE TOUR
— AVAILABLE
IMMEDIATELY**

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