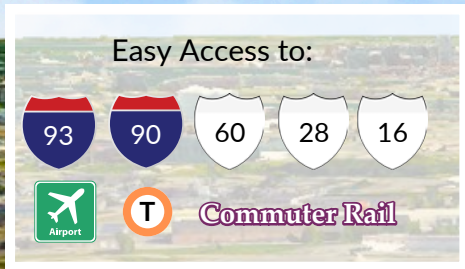


300 Commercial Street

Malden MA

Office, Flex-tech, R&D 44,831 SF



Boston

Cambridge &
Somerville

ASSEMBLY ROW

Malden
River

Wellington T

Commuter Rail

300 Commercial Street

Commercial Street

Medford Street

Malden Center T

CORPORATE NEIGHBORS



Tufts Medical Center

DISCOVERY
LIFE SCIENCES

nationalgrid

Alsym Energy



Stop&Shop

CHA Cambridge Health Alliance

5 Canal St



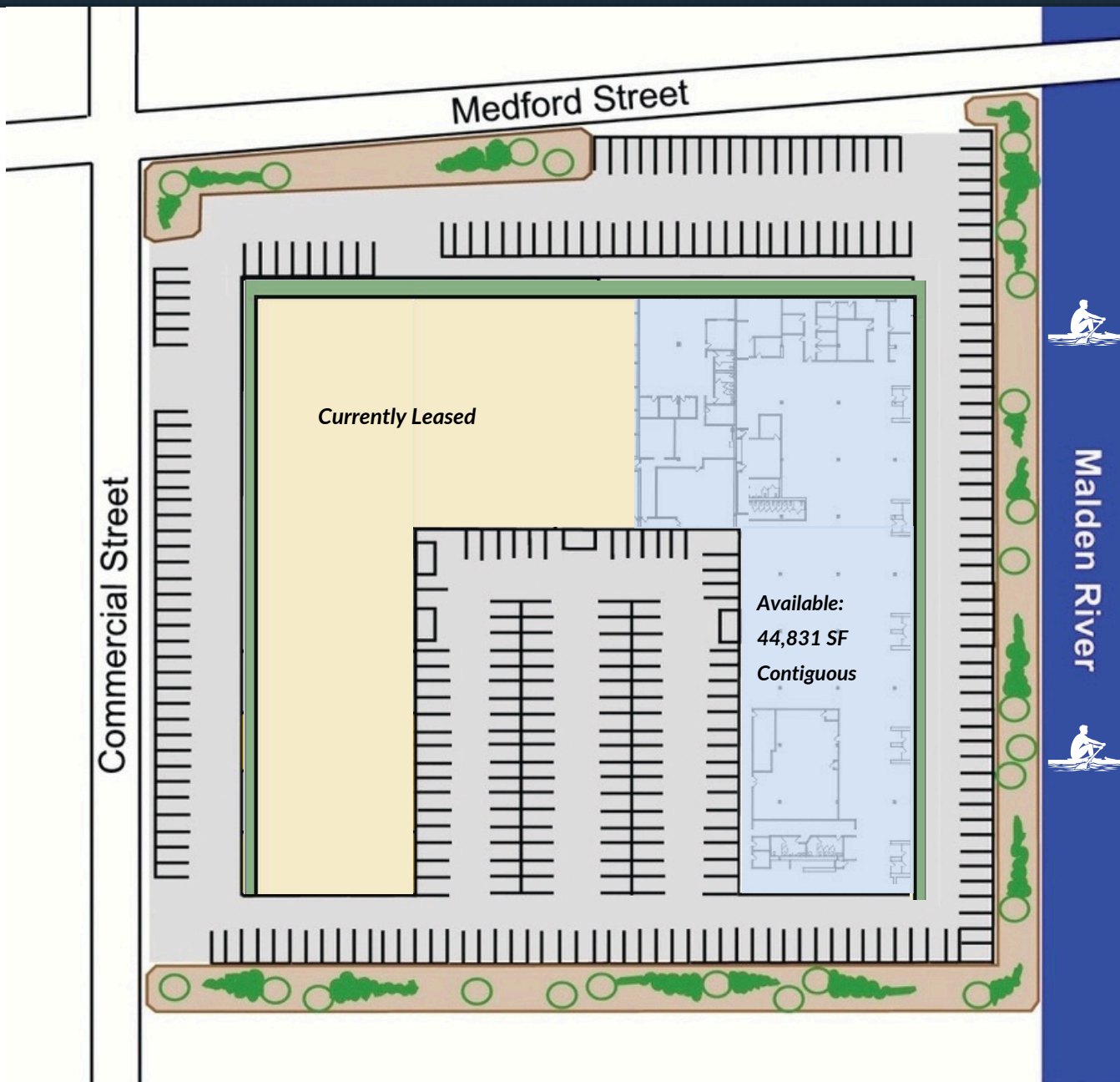
Available Now: Office, Flex-tech, R&D 44,831 SF

300 Commercial Street

Prime Office, Flex-Tech, R&D Opportunity

Combined Properties presents Riverview Business Park, a high-quality office and R&D Tech building attractively located on the scenic Malden River, ideal for businesses seeking quality and value. Only a 10-minute drive to Boston, 15 minutes to Logan International Airport, excellent access to regional highways and a 5-block walk to M.B.T.A. Orange Line rapid transit, commuter rail and bus service, this property offers convenient access from all directions. Riverview Business Park features a landscaped riverfront setting, separate tenant entrances, concealed tailboard loading docks, future expansion opportunities, and pedestrian accessibility to Malden's downtown retail and restaurants scene.





300 Commercial Street Malden MA

Office, Flex-Tech, R&D space

Building Total: 89,341 SF

Available: 44,831 SF Contiguous

SPECS

Address 300 Commercial Street Malden, MA 02148

Uses Office, Flex-Tech, R&D

Parking 3.2 spaces per 1000 s.f.;

Clear Height 9' - 19'

Column Spacing 30' x 30'

Loading Tailboard loading available
Additional loading may be installed

Power 2000 Amps 3 phase

Construction Concrete block & steel

Exterior Antique brick

Roof Rubber membrane

H.V.A.C. Variable air volume with digital controls
RTU units, individual tenant control

Fire Protection Wet sprinkler system throughout

Natural Gas National Grid

Water and Sewer City of Malden

Security System City of Malden

Telecom Fiber available

CONTACT

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781.321.7800 x318
www.combinedproperties.com

Creating Better Places to Live, Work, and Play®

300 Commercial Street Malden MA

Office, Flex-Tech, R&D space

Building Total: 88,491 SF

Available: 44,831 SF Contiguous

Amenities

Malden Central Business District



Accessibility

Orange Line 1 Mile	Somerville 2 Miles	Downtown Boston 5 Miles
Interstate 93 1.5 Miles	Cambridge 4 Miles	Logan Airport 7 Miles

CONTACT

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Creating Better Places to Live, Work, and Play®

Malden: A Neighborhood in Motion

A lively and diverse city just north of Boston, Malden, Massachusetts is home to approximately 1,800 businesses that range in type from Fortune 500 companies, national retailers, manufacturers, medical organizations, restaurants, financial institutions, non-profits, mom & pop shops, and other service-oriented companies.

The city of Malden is located just five miles northwest of Boston in Middlesex County and is bordered by Everett, Medford, Melrose, Revere, and Stoneham. Convenient to Boston by car or public transportation, the well-connected city has easy access to Logan International Airport and Routes 1, 16, 28, and 93. It's no wonder that Malden continues to appeal to a wide variety of businesses.



11%

population growth.
double the national
average.



96

Walk score, with 13,660
people living within a 10-
minute walk.

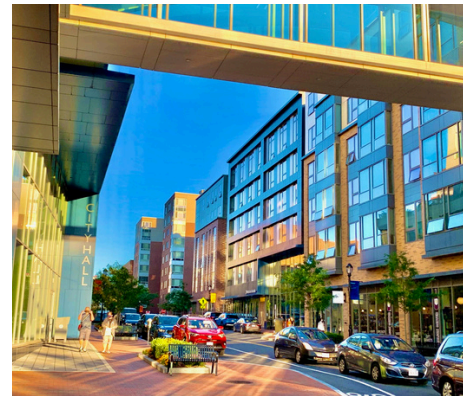
1300+

housing units
added since 2010.



124,000+

Population living
within a 2 mile
radius looking to
shop, dine, and
explore.



Creating Better Places to Live, Work, and Play ®