

5 MIDDLESEX

SOMERVILLE



26,900 SF
Medical Space for Lease

5 MIDDLESEX AVENUE, SOMERVILLE, MA 02145

 BioMed Realty

 LEE &
ASSOCIATES



5 MIDDLESEX

5 Middlesex Avenue is a 246,508 square foot, four-story office building situated within the **Assembly Square Office Park** in Somerville, Massachusetts. This property boasts an exceptional location adjacent to **Assembly Row**, a vibrant, mixed-use development offering over 800,000 square feet of retail, dining, services, and lifestyle amenities.

The building benefits from excellent transit accessibility, being just a short walk from the MBTA Orange Line's Assembly Station, and offers immediate access to I-93, providing direct connectivity to downtown Boston and the greater metro area.

BUILDING SPECS

RBA	246,508 SF
LAND	3.57 Acres
NO. OF FLOORS	Four (4)
TYPICAL FLOOR PLATE	52,500 SF
ELEVATORS	Three (3) Passenger & One (1) Freight
YEAR BUILT/RENOVATED	1980/2014
PARKING RATIO	3.10 per 1,000 SF
PARKING	162 Surface Spaces
POWER	4,000 Amps

ASSEMBLY SQUARE AMENITIES

RETAIL

Adidas
Aerie
AMC Assembly Row 12
Amelia's Taqueria
American Eagle
An Nam
AR Nail Bar & Lounge
Ashley Furniture
Assembly Connect
Assembly Dental
Athleta
Banana Republic Factory
Bath & Body Works/
White Barn
Bliss Nails & Spa
Bob's Discount Furniture
Bobbles & Lace
Bond Vet
Brooks Brothers
Factory Store
Burlington
Caffè Nero
Cambridge Savings Bank
Capital One Café
Carter's
CAVA

FOOD & DRINK

Chase Bank
Civility Social House
Club Pilates
Club Volo
Coach
Cocolee
Cole Haan Outlet
Columbia Factory Store
Converse
CVS Pharmacy
CYCLEBAR
Earls Kitchen + Bar
Ernesto's Pizza
Express Factory Outlet
Fragrance Outlet
Fuji at Assembly
Good Time Golf
Heyday
IT'SUGAR
J.Crew Factory
J.P. Licks
JUICYGREENS
Kay Jewelers Outlet
LaserAway
Le Creuset Outlet Store

ENTERTAINMENT

Le Macaron French Pastries
Leagal Sea Foods Somerville
Learning Express Toys & Gifts
LEGO® Discovery Center
Levi's
LOFT Outlet
Lucky Strike Social
lululemon
Madison Reed Color Bar
Mass General Imaging
Mass General Physicians Org
Primary Care
Mike's Pastry
Muse Paintbar
Nike Factory Outlet
Orangetheory Fitness
OshKosh B'gosh
Outback Steakhouse
Pandora
Paper Source
Parelli Optical
Parla XXI
PNC Bank
Pokemoto
Polo Ralph Lauren
Factory Store

FITRow® & Fitness

PopUp Bagels
Posto
PUMA
Pure Barre
Purple
Raymour & Flanigan
Furniture
Reebok
Rowan
Ruth's Chris Steak House
Saks OFF 5TH
Salt + Stone
Sav-Mor Spirits
Sephora
Shake Shack
Soma Salon & Spa Aveda
Splash & Dash Groomerie
& Boutique
Squeeze Massage
Staples Connect
Starbucks
Steve Madden
Sunglasses Hut
SweatHouz
sweetgreen
T.J. Maxx

SERVICES & AMENITIES

Tatte Bakery & Cafe
Ten One Tea House
The Barbershop at
Assembly Row
The Lawn Bar
The Row Hotel
The Smoke Shop BBQ
Tilly's
TITLE Boxing Club
Toca Chida
Tony C's Sports Bar & Grill
Totto Ramen
Trader Joe's
Tribos Peri Peri
Union Square Donuts
Verizon
Vineyard Vines
Warby Parker
World Market
Xfinity
Yakitori Totto
Yankee Candle
YogaSix
Zo Greek
Zwilling

AVAILABILITY

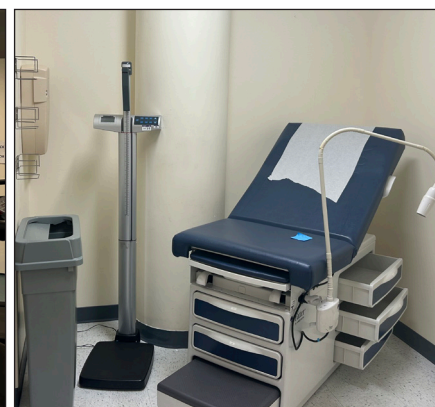
First floor, second-generation medical space previously occupied by a variety of healthcare providers, including:

- Primary care practice
- Occupational health services
- Orthopedic specialists
- Physical therapy clinic

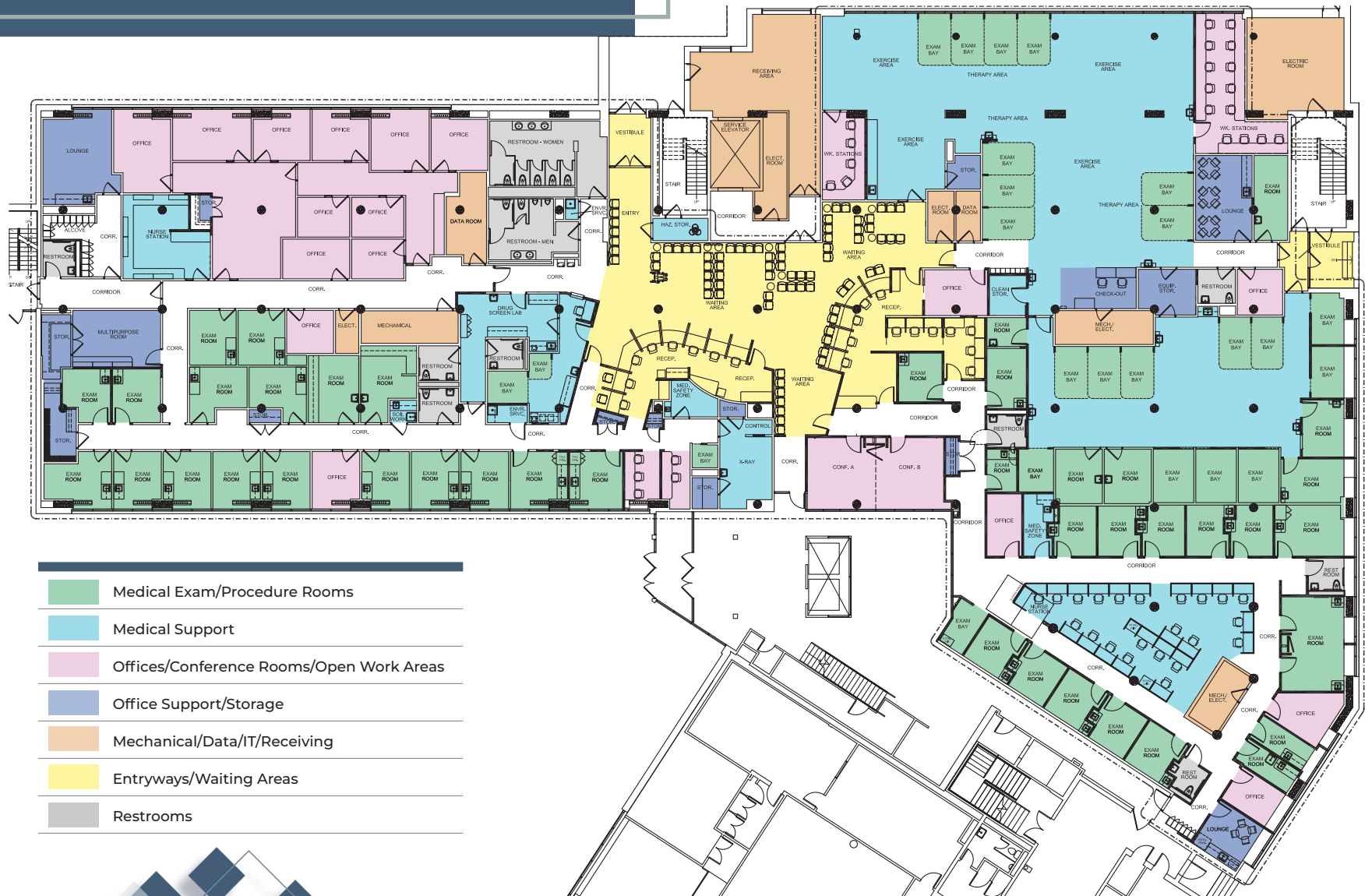
This versatile layout is well-suited for a wide range of medical and wellness uses.

SPACE DETAILS

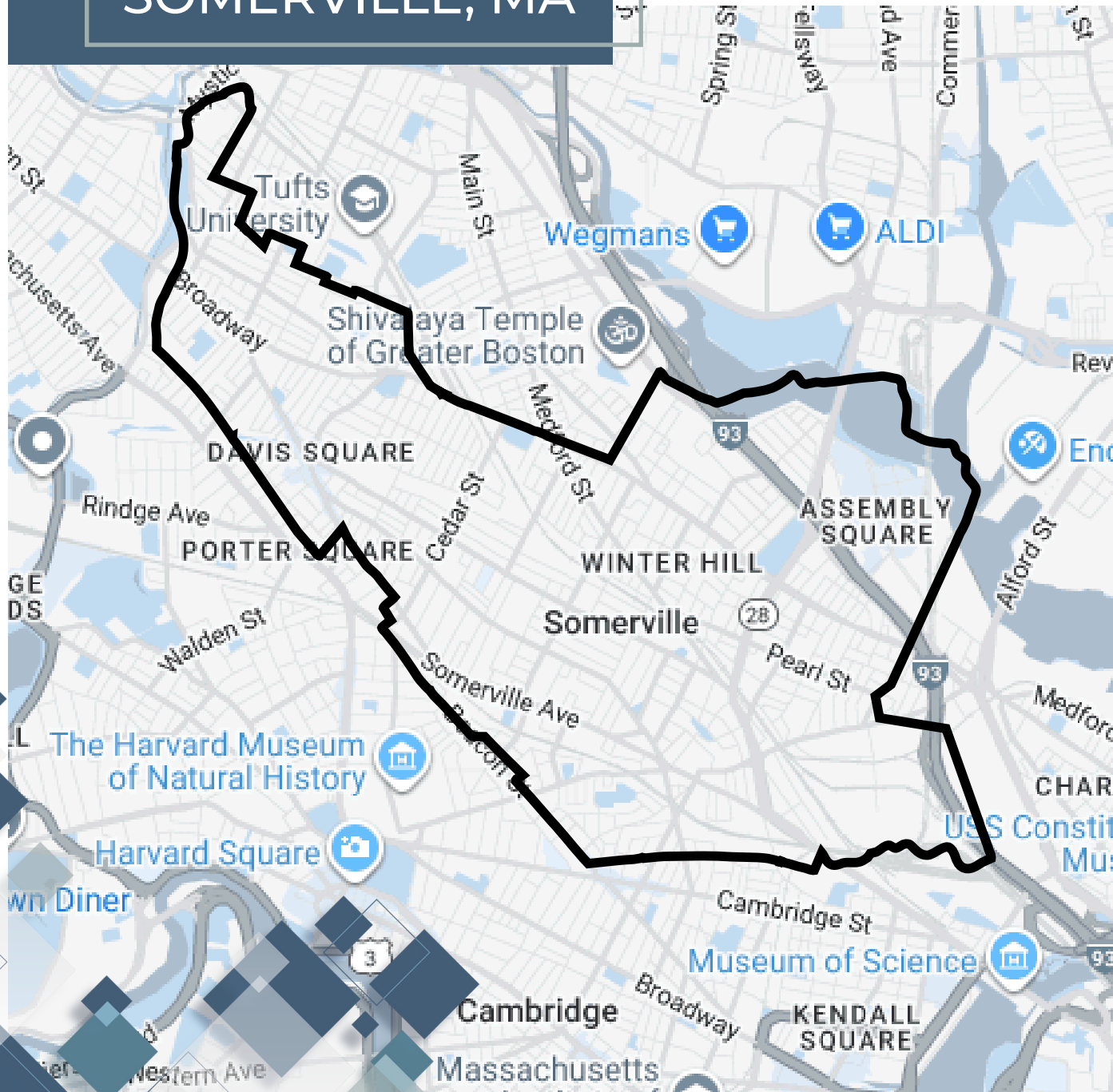
AVAILABLE SPACE	5,000 SF - 26,900 SF
FLOOR	1st Floor
AVAILABILITY	Immediate
LOADING	Direct Loading Access



EXISTING CONDITIONS



SOMERVILLE, MA



BY THE NUMBERS

Data for a 5-Mile Radius
Around Somerville, MA*



TOTAL POPULATION

971,664



NO. OF HOUSEHOLDS

411,833



MEDIAN HOUSEHOLD INCOME

\$126,620

*Data Source: United States Census Bureau (data.census.gov)



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