

## COMMERCIAL CONDOMINIUM UNIT FOR LEASE – CAMBRIDGE, MA

**950 MASSACHUSETTS AVENUE, UNIT C-3**

**3,481 SQ. FT. OF NET USABLE AREA**

**LEASE RATE: \$45 PSF NNN**

**\*\*\* INCLUDES 3 DEEDED PARKING SPACES \*\*\***

❖ **Space is Suitable for:**

- Retail – Office – Lab
- Medical/Clinical Office
- Restaurant or Cafe (without exterior venting)
- Currently built out as an Office/Lab use

❖ **Property Profile:**

- Located between Harvard and Central Squares – Midway between Harvard University and M.I.T.
- Strong professional and academic demographics
- Street Level of a Mixed-Use Class A Building
- Heavy vehicular and pedestrian traffic
- Perfect for uses benefiting from street level exposure
- Somewhat set back from the street, on a small private green space, creating a dedicated entry area
- Includes 3 secure garage parking spaces and signage pylon

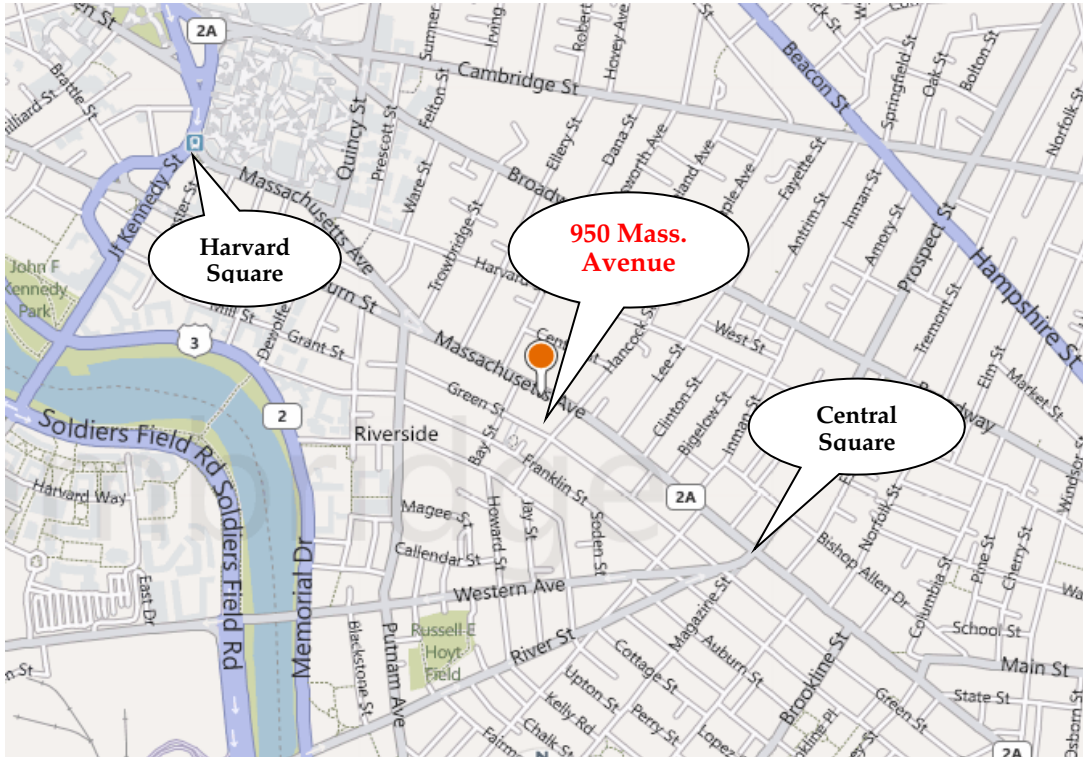
❖ **Availability Status and Purchase Options:**

- Immediate Occupancy
- Possibility of a Lease with Purchase Option



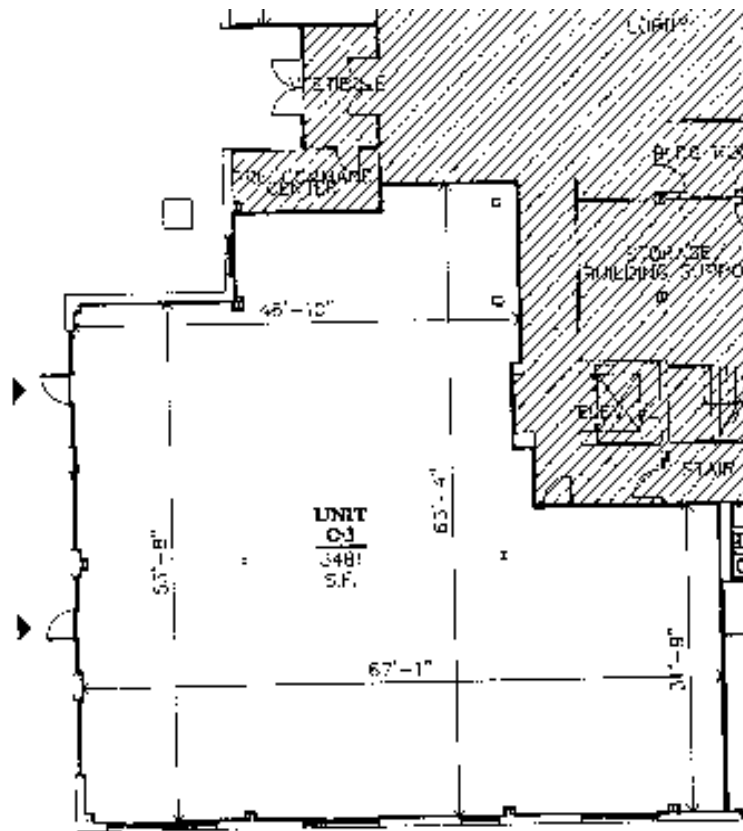
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**950 Massachusetts Avenue, Unit C-3 • Cambridge, MA**



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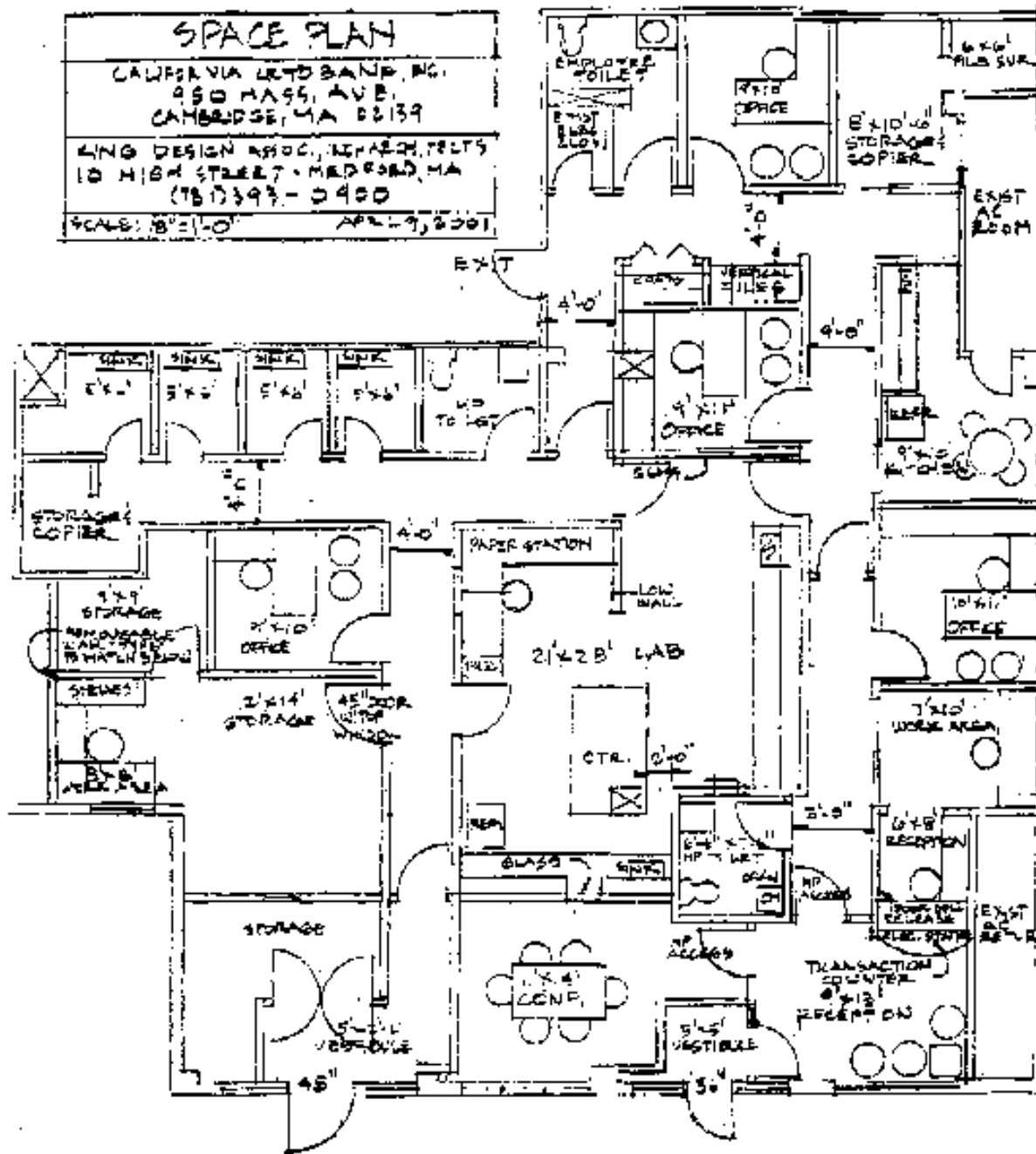


**FIRST FLOOR**

## COMMERCIAL CONDOMINIUM UNIT FOR LEASE – CAMBRIDGE, MA

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### AS-BUILT PLAN



LEASE OFFERING

Address: Unit C-3, 950 Massachusetts Avenue (first floor)

Rentable Area: 3,481 Sq. Ft. net usable space (+3 Underground Parking Spaces)

Use: All Allowable Commercial Uses of the BB-1 Zone; Includes most Retail, Office, Food-Related, Institutional, and educational uses.

Term: 5 years, with a 5-year Option

Base Rent:

Year	Sq. Ft.	Rent per Sq. Ft.	Annual Base Rent	Monthly Base Rent
Year 1	3,481	\$45.00	\$156,645.00	\$13,053.75
Year 2	3,481	\$46.00	\$160,126.00	\$13,343.83
Year 3	3,481	\$47.00	\$163,607.00	\$13,633.92
Year 4	3,481	\$48.00	\$167,088.00	\$13,924.00
Year 5	3,481	\$49.00	\$170,569.00	\$14,214.08

Additional 5-Year Option Period

Rental Dates	Sq. Ft.	Rent per Sq. Ft.	Annual Fixed Rent	Monthly Fixed Rent
Year 6	3,481	\$50.00	\$174,050.00	\$14,504.17
Year 7	3,481	\$51.00	\$177,531.00	\$14,794.25
Year 8	3,481	\$52.00	\$181,012.00	\$15,084.33
Year 9	3,481	\$53.00	\$184,493.00	\$15,374.42
Year 10	3,481	\$54.00	\$187,974.00	\$15,664.50

In addition to the above-stated Base Rent, the tenant is responsible for the following additional rent adjustments:

Property Taxes: Tenant pays all

Condo Fee: Tenant pays all, including any special assessments (The condominium fee includes Fire Insurance, all Building Maintenance including long-term Reserve Items, and Building Management)

Utilities: Tenant pays all

Total Current Rent (based on Current Property Tax and Condo Fee levels):

Base Rent	Property Tax	Condo Fee	Total Monthly Rent
\$13,053.75	\$1,741.56	\$4,428.26	\$19,223.57

Security Deposit: \$20,000.00