



OFFICE BUILDING FOR LEASE

61 MASS AVE

61 MASSACHUSETTS AVENUE,
ARLINGTON, MA 02474

Albert Bouchie

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GIBSON
Commercial

548 Tremont Street, Boston, MA 02118 | 617.908.6775 | gibsoncre.com

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Property Description

Introducing an exceptional leasing opportunity at 61 Massachusetts Avenue in Arlington, MA. This space is amenable to the needs of businesses of all sizes with the total space totaling 2,550 SqFt with the ability to subdivide into two units of 1,242 Sq Ft and 1308 Sq Ft for the right tenant mix. This striking property boasts modern design, ample natural light, and flexible floor plans to suit a variety of business needs. With high-quality finishes and state-of-the-art facilities, this space offers a premium environment for businesses to thrive. Tenants will appreciate the convenience of ample street parking, proximity to major transport links, and the potential for customized buildouts. Perfect for retail, fitness, massage, physical therapist, therapeutic and psychologist practices.

Property Highlights

- Fully renovated and modernized interior

Offering Summary

Lease Rate:	Negotiable
Available SF:	1242-2550 SF
Building Size:	5,605 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,452	5,177	20,709
Total Population	3,254	11,324	48,768
Average HH Income	\$184,526	\$173,686	\$174,879

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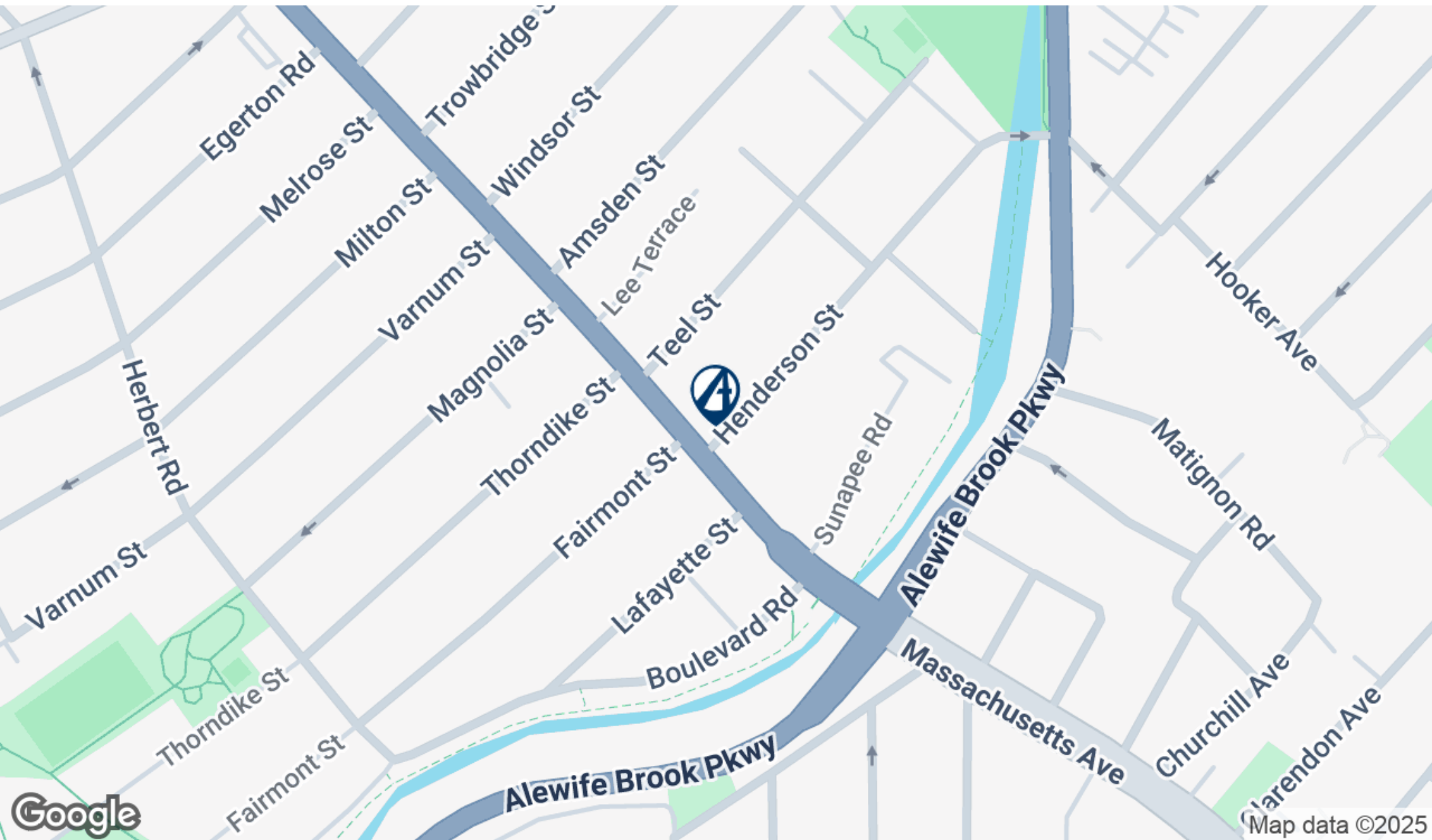
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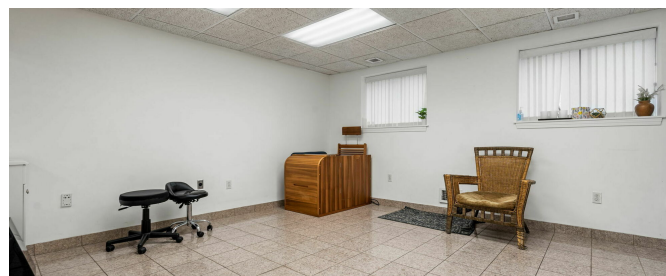
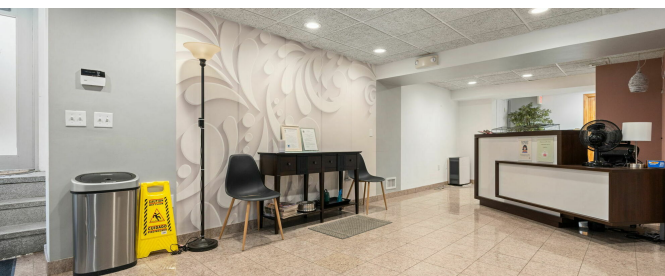
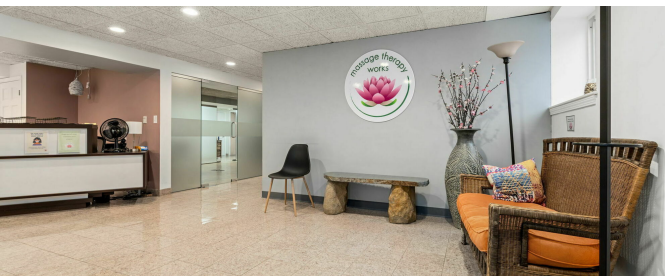
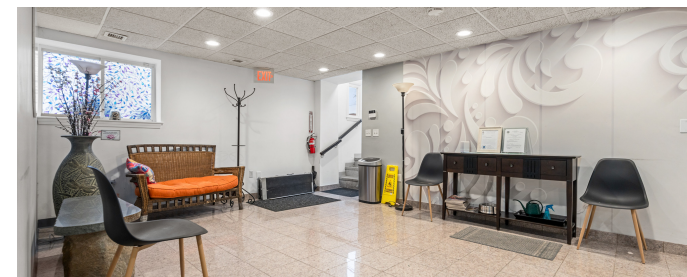
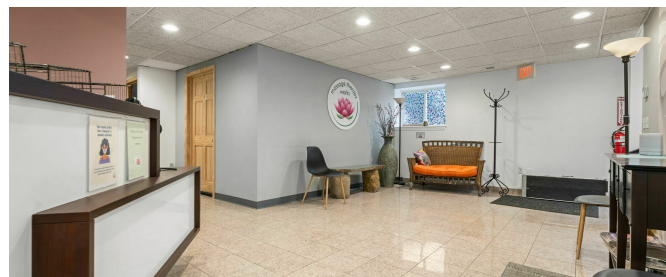
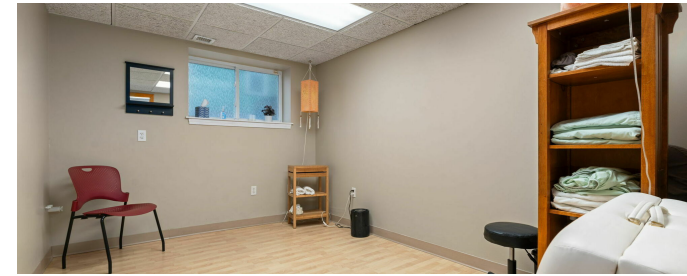
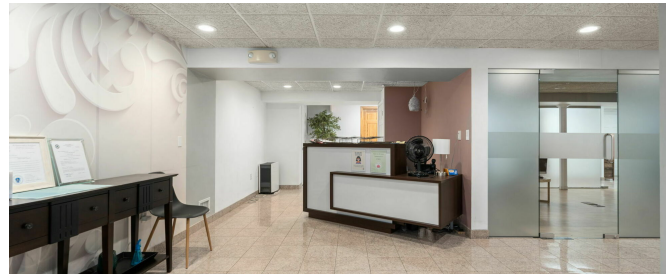
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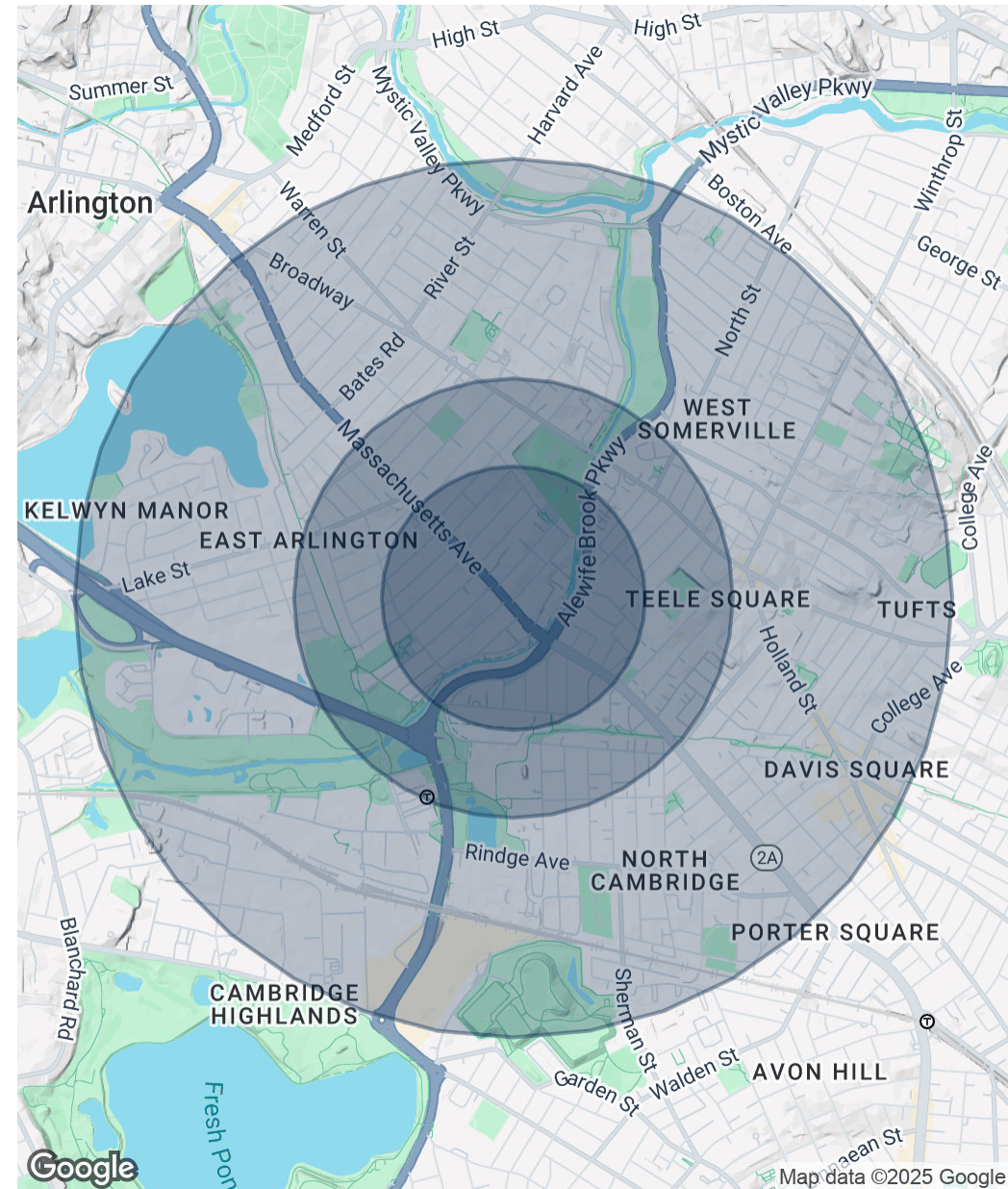
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,254	11,324	48,768
Average Age	40	40	38
Average Age (Male)	39	39	36
Average Age (Female)	41	41	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,452	5,177	20,709
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$184,526	\$173,686	\$174,879
Average House Value	\$988,226	\$984,994	\$983,698

Demographics data derived from AlphaMap



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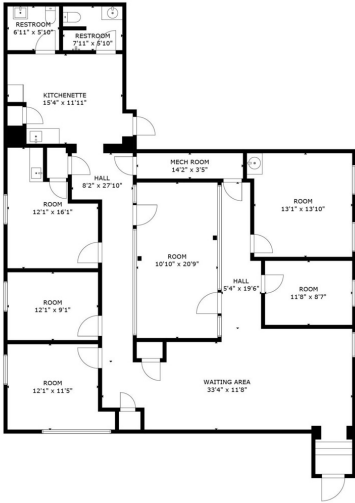
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND SHOULD BE INDEPENDENTLY VERIFIED.

61 Massachusetts Ave
Arlington, Massachusetts

Legend

Lease Information

Lease Type:	Gross	Lease Term:	60 months
Total Space:	2,550 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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