



5 MIDDLESEX

SOMERVILLE



26,900 SF
Medical Space for Lease

5 MIDDLESEX AVENUE, SOMERVILLE, MA 02145



BioMed Realty



LEE &
ASSOCIATES



5 Middlesex Avenue is a 162,787 square foot, four-story office building situated within the **Assembly Innovation 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.

Owned by BioMed Realty, 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 SPECIFICATIONS

RBA	246,508 SF
NO. OF FLOORS	Four (4) floors
TYPICAL FLOOR PLATE	40,500 SF
ELEVATORS	Three (3) passenger & one (1) freight
POWER	4,000 amps
YEAR BUILT/RENOVATED	1980/2014
PARKING	162 surface spaces and access to an adjacent 570 space parking garage at 122 Assembly Park Drive

About BioMed Realty

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries. BioMed owns and operates high quality life science real estate comprising 17.2 million square feet concentrated in leading innovation markets throughout the United States and United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. In addition, BioMed maintains a premier development platform with 2.2 million square feet of Class A properties in active construction to meet the growing demand of the life science industry.

PRIME LOCATION



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

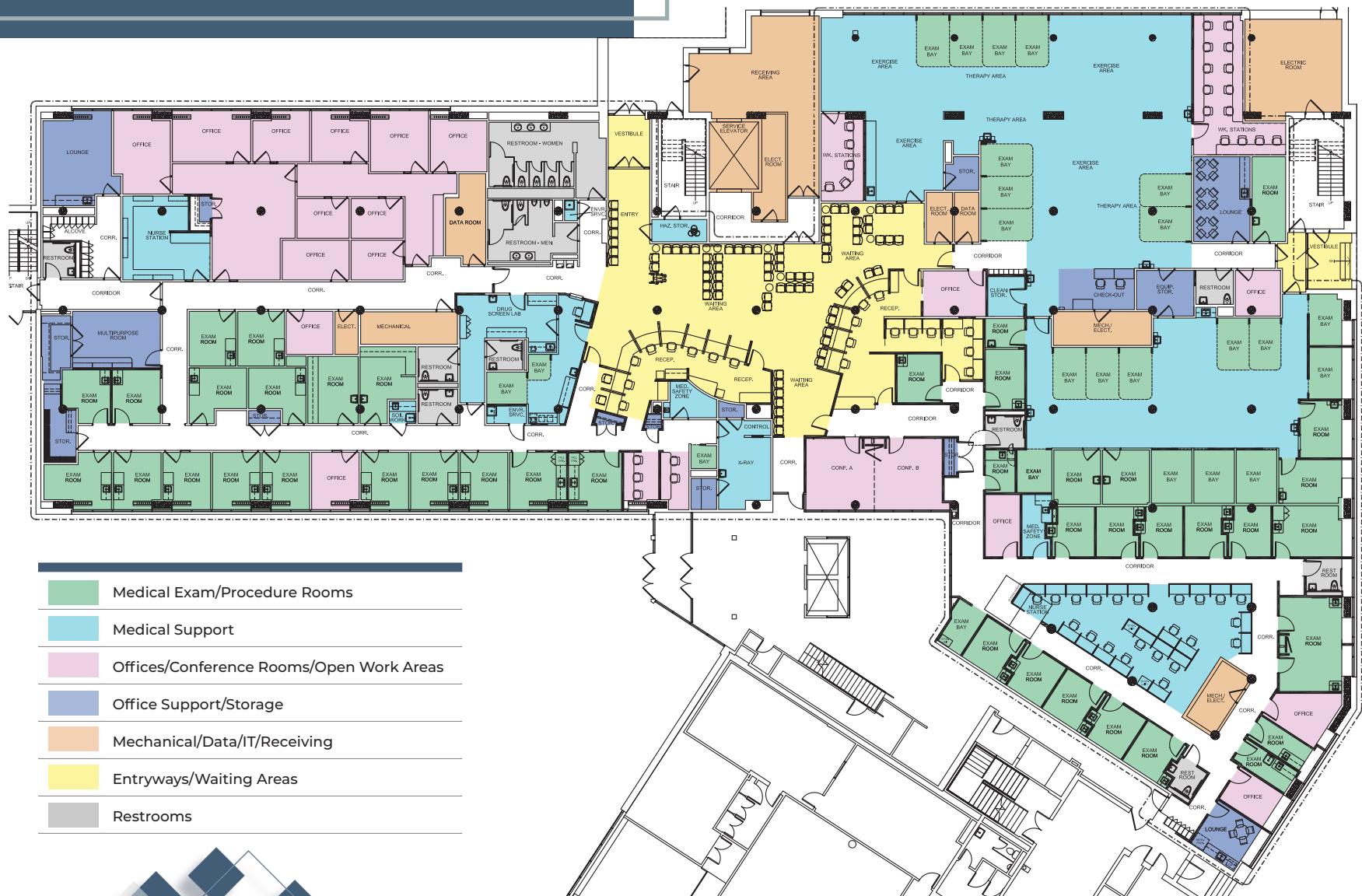
This versatile layout is well-suited for a wide range of medical and wellness uses.

SPACE DETAILS

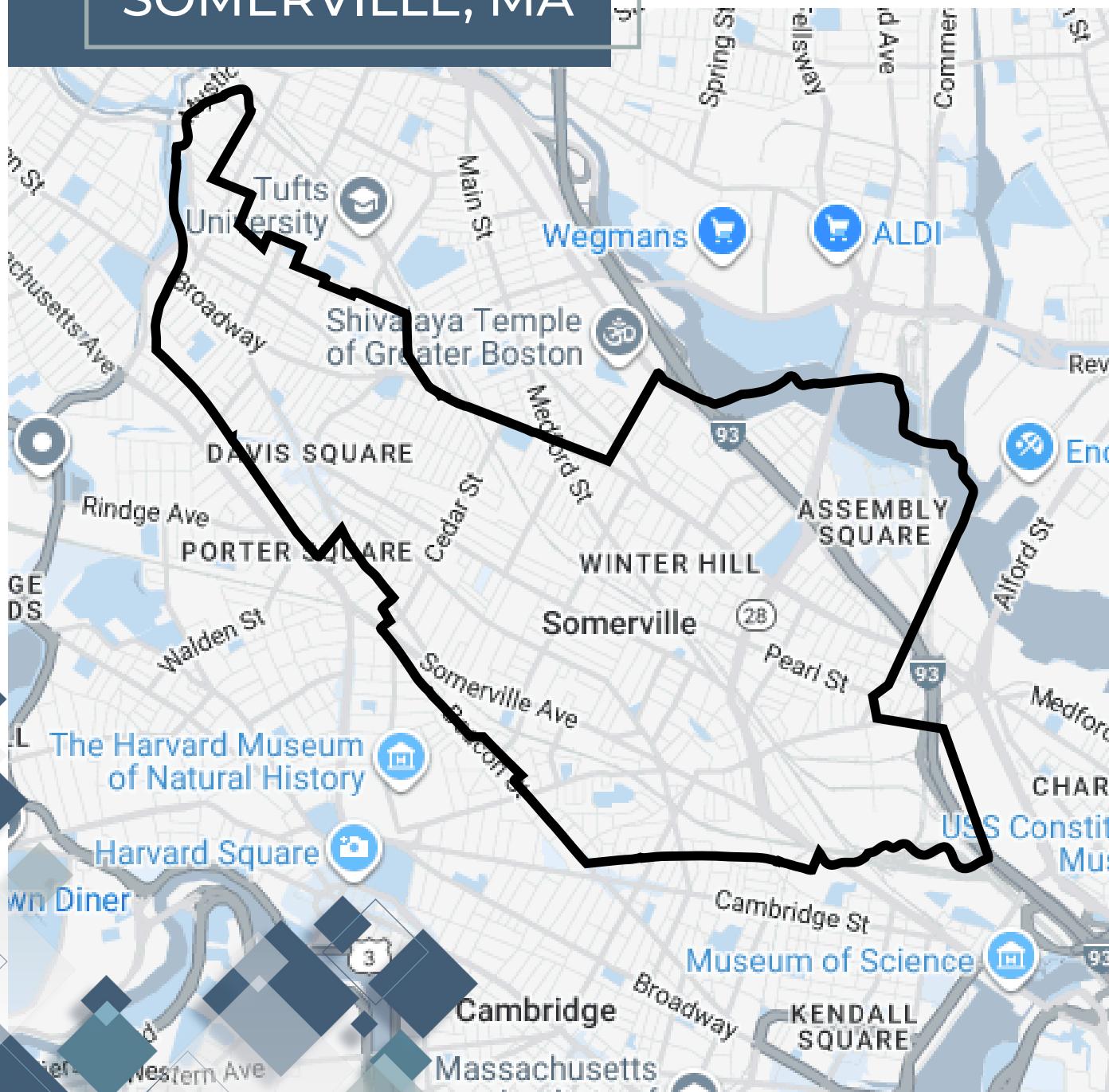
AVAILABLE SPACE	5,000 SF - 26,900 SF
FLOOR	1st Floor
AVAILABILITY	Immediate
LOADING	Direct Loading Access



EXISTING CONDITIONS

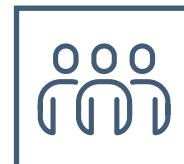


SOMERVILLE, MA



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)

ASSEMBLY SQUARE AMENITIES

RETAIL	FOOD & DRINK	ENTERTAINMENT	FITRow® & Fitness	SERVICES & AMENITIES
Adidas	Chase Bank	Le Macaron French Pastries	PopUp Bagels	Tatte Bakery & Cafe
Aerie	Civility Social House	Legal Sea Foods Somerville	Posto	Ten One Tea House
AMC Assembly Row 12	Club Pilates	Learning Express Toys & Gifts	PUMA	The Barbershop at Assembly Row
Amelia's Taqueria	Club Volo	LEGO® Discovery Center	Pure Barre	The Lawn Bar
American Eagle	Coach	Levi's	Purple	The Row Hotel
An Nam	Cocolee	LOFT Outlet	Raymour & Flanigan Furniture	The Smoke Shop BBQ
AR Nail Bar & Lounge	Cole Haan Outlet	Lucky Strike Social	Reebok	Tilly's
Ashley Furniture	Columbia Factory Store	lululemon	Rowan	TITLE Boxing Club
Assembly Connect	Converse	Madison Reed Color Bar	Ruth's Chris Steak House	Toca Chida
Assembly Dental	CVS Pharmacy	Mass General Imaging	Saks OFF 5TH	Tony C's Sports Bar & Grill
Athleta	CYCLEBAR	Mass General Physicians Org	Salt + Stone	Totto Ramen
Banana Republic Factory	Earls Kitchen + Bar	Primary Care	Sav-Mor Spirits	Trader Joe's
Bath & Body Works/ White Barn	Ernesto's Pizza	Mike's Pastry	Sephora	Tribos Peri Peri
Bliss Nails & Spa	Express Factory Outlet	Muse Paintbar	Shake Shack	Union Square Donuts
Bob's Discount Furniture	Fragrance Outlet	Nike Factory Outlet	Soma Salon & Spa AVEDA	Verizon
Bobbles & Lace	Fuji at Assembly	Orangetheory Fitness	Splash & Dash Groomerie & Boutique	Vineyard Vines
Bond Vet	Good Time Golf	OshKosh B'gosh	Squeeze Massage	Warby Parker
Brooks Brothers Factory Store	Heydey	Outback Steakhouse	Staples Connect	World Market
Burlington	IT'SUGAR	Pandora	Starbucks	Xfinity
Caffè Nero	J.Crew Factory	Paper Source	Steve Madden	Yakitori Totto
Cambridge Savings Bank	J.P. Licks	Parelli Optical	Sunglasses Hut	Yankee Candle
Capital One Café	JUICYGREENS	Parla XXI	SweatHouz	YogaSix
Carter's	Kay Jewelers Outlet	PNC Bank	sweetgreen	Zo Greek
CAVA	LaserAway	Pokemoto	T.J. Maxx	Zwilling
	Le Creuset Outlet Store	Polo Ralph Lauren Factory Store		



Contacts

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