

# 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

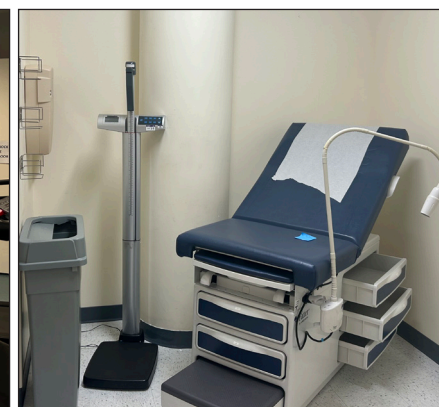
First floor, second-generation medical space previously occupied by a variety of healthcare providers, including:

- 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.

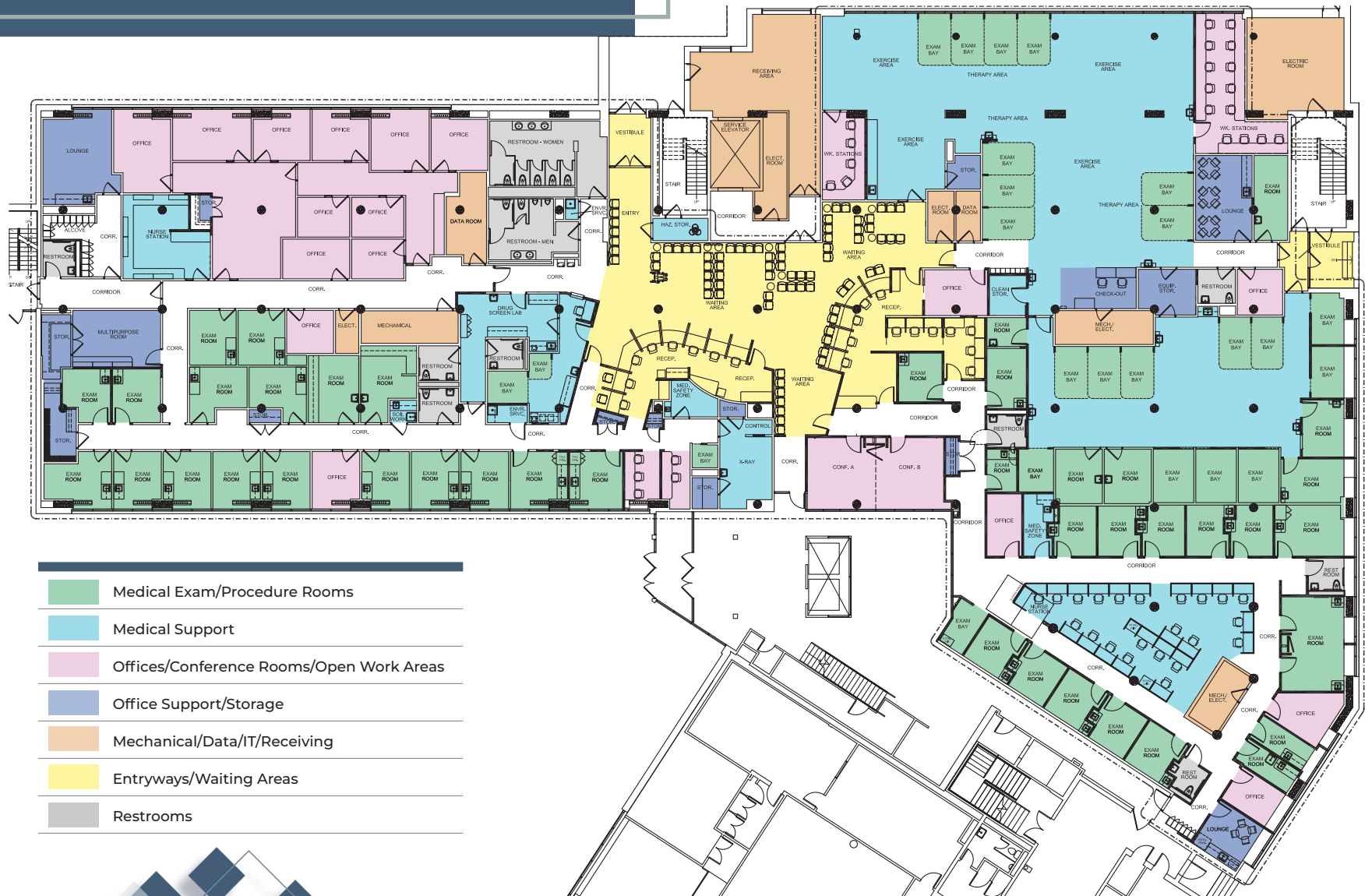
## SPACE DETAILS

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



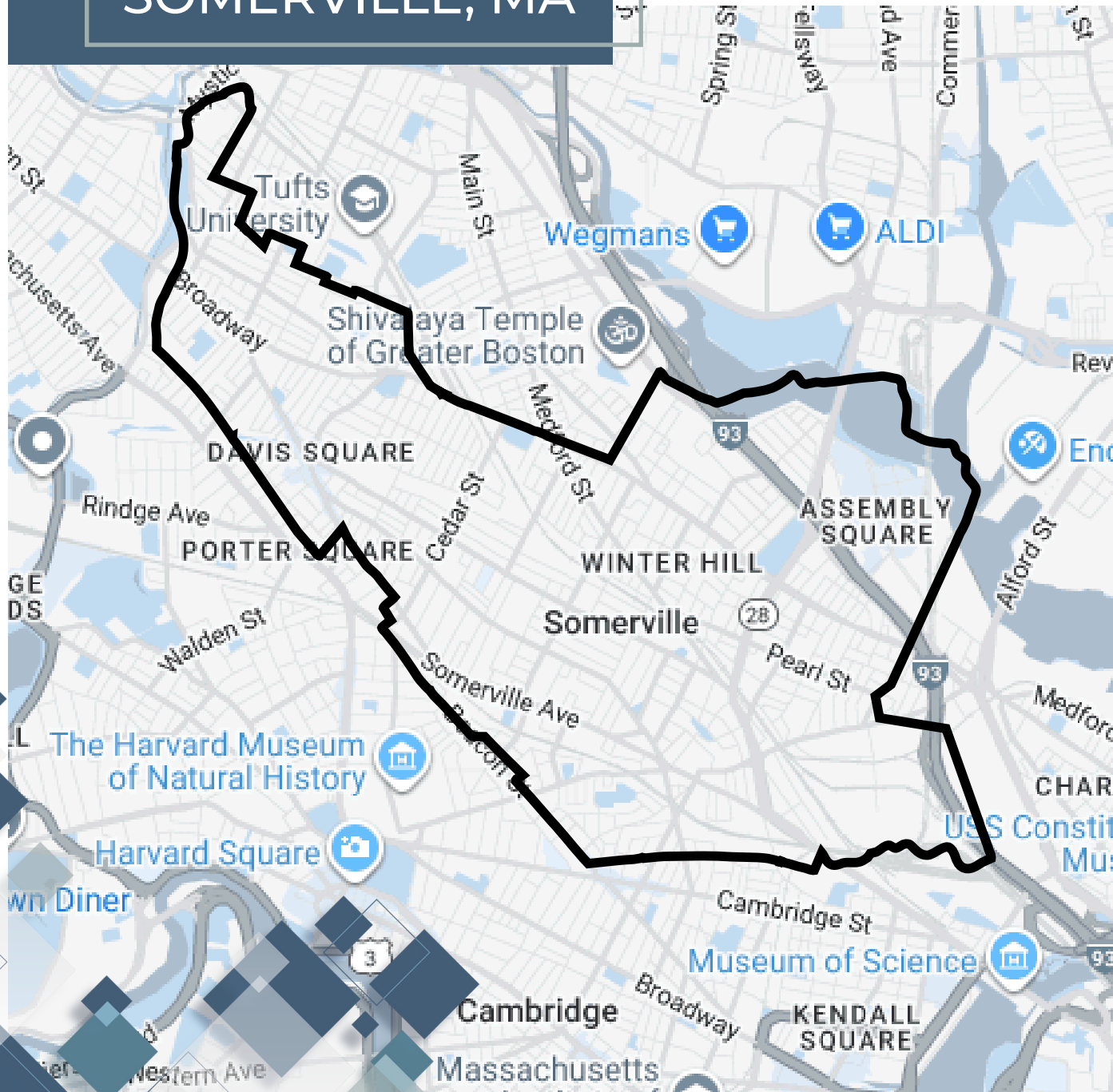


# EXISTING CONDITIONS





# 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

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  
Legal 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





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