

STREET RETAIL-OFFICE - FITNESS BUILDING FOR LEASE

635 MASSACHUSETTS AVENUE

ARLINGTON, MA 02476

Albert Bouchie

Managing Director

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Henry McIntyre

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635 Massachusetts Avenue

ARLINGTON, MA 02476 | HEALTH AND FITNESS BUILDING FOR LEASE



Property Description

5 years minimum ; Modified Gross

Property Highlights

- - Prime location on Massachusetts Avenue
- - Versatile space for office or retail use
- - Excellent visibility and signage opportunities
- - Renovated interiors with modern finishes
- - Abundant natural light throughout the space
- - Flexible layout for customizable configurations
- - Ample parking for tenants and visitors

Offering Summary

Lease Rate:	\$45.00 SF/yr (MG)
Number of Units:	1
Available SF:	3,500 - 3,792 SF
Building Size:	3,800 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,541	3,377	11,932
Total Population	2,978	7,018	26,958

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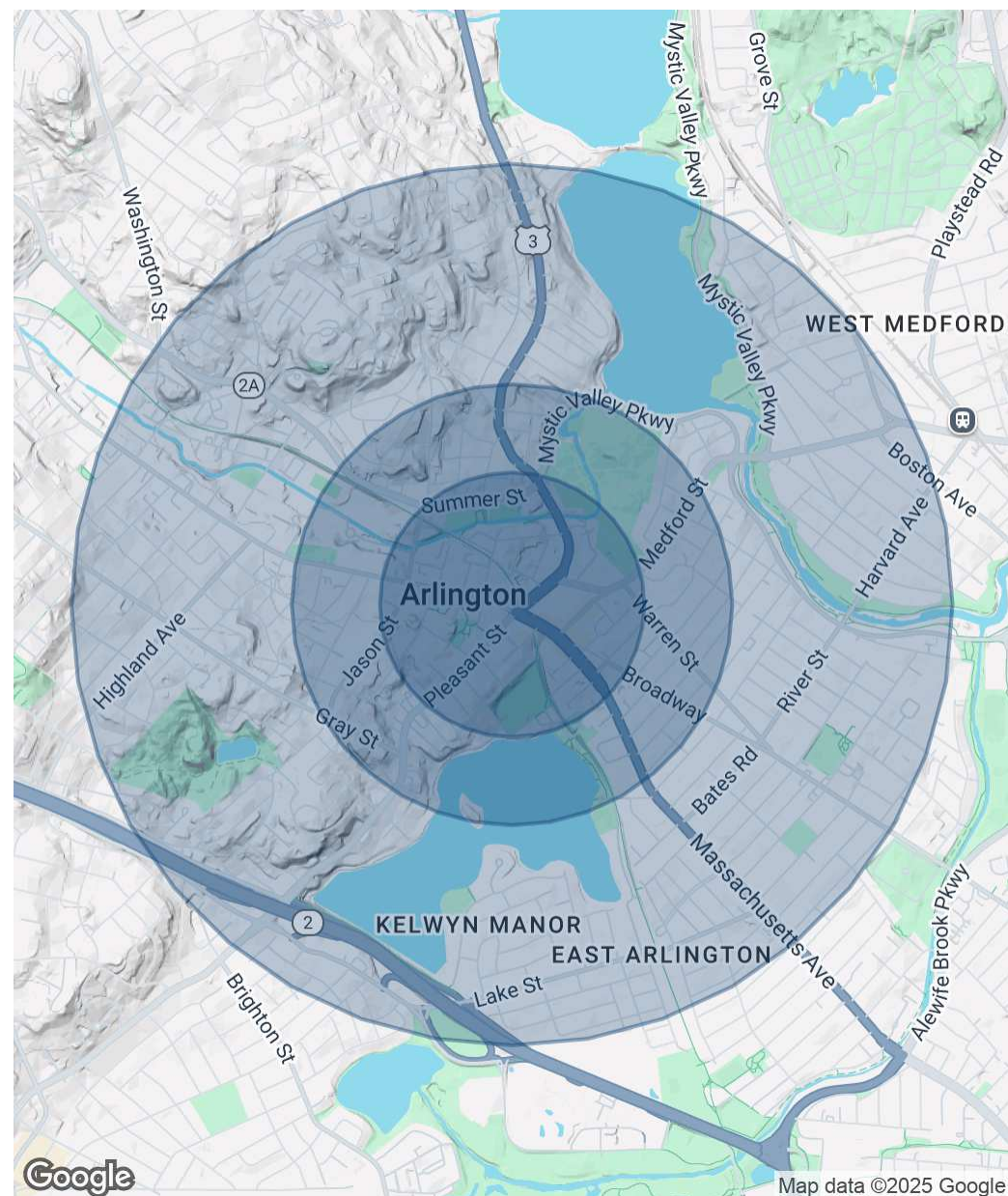
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,978	7,018	26,958
Average Age	48	45	43
Average Age (Male)	45	43	41
Average Age (Female)	50	47	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,541	3,377	11,932
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$153,920	\$171,921	\$187,567
Average House Value	\$1,030,318	\$1,035,274	\$996,316

Demographics data derived from AlphaMap



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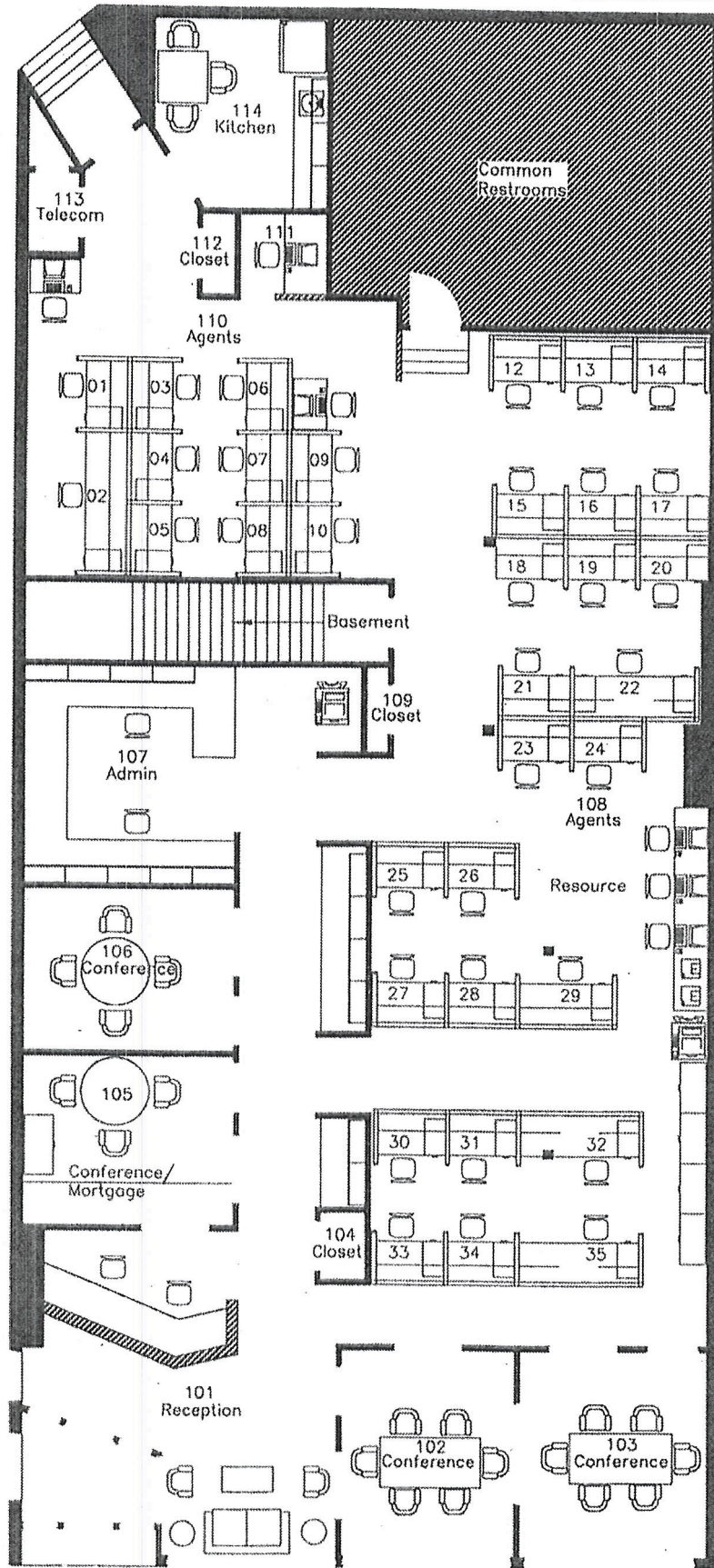
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"As Is"



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