



STREET RETAIL-OFFICE - FITNESS BUILDING FOR LEASE

# 635 MASSACHUSETTS AVENUE

ARLINGTON, MA 02476

**Albert Bouchie**  
Managing Director  
617.908.6775 | [abouchie@advisors-commercial.com](mailto:abouchie@advisors-commercial.com)

**Henry McIntyre**  
978.764.2656 | [hmcintyre@advisorsliving.com](mailto:hmcintyre@advisorsliving.com)



# 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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Boston, MA 02116

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[advisors-commercial.com](http://advisors-commercial.com)

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# 635 Massachusetts Avenue

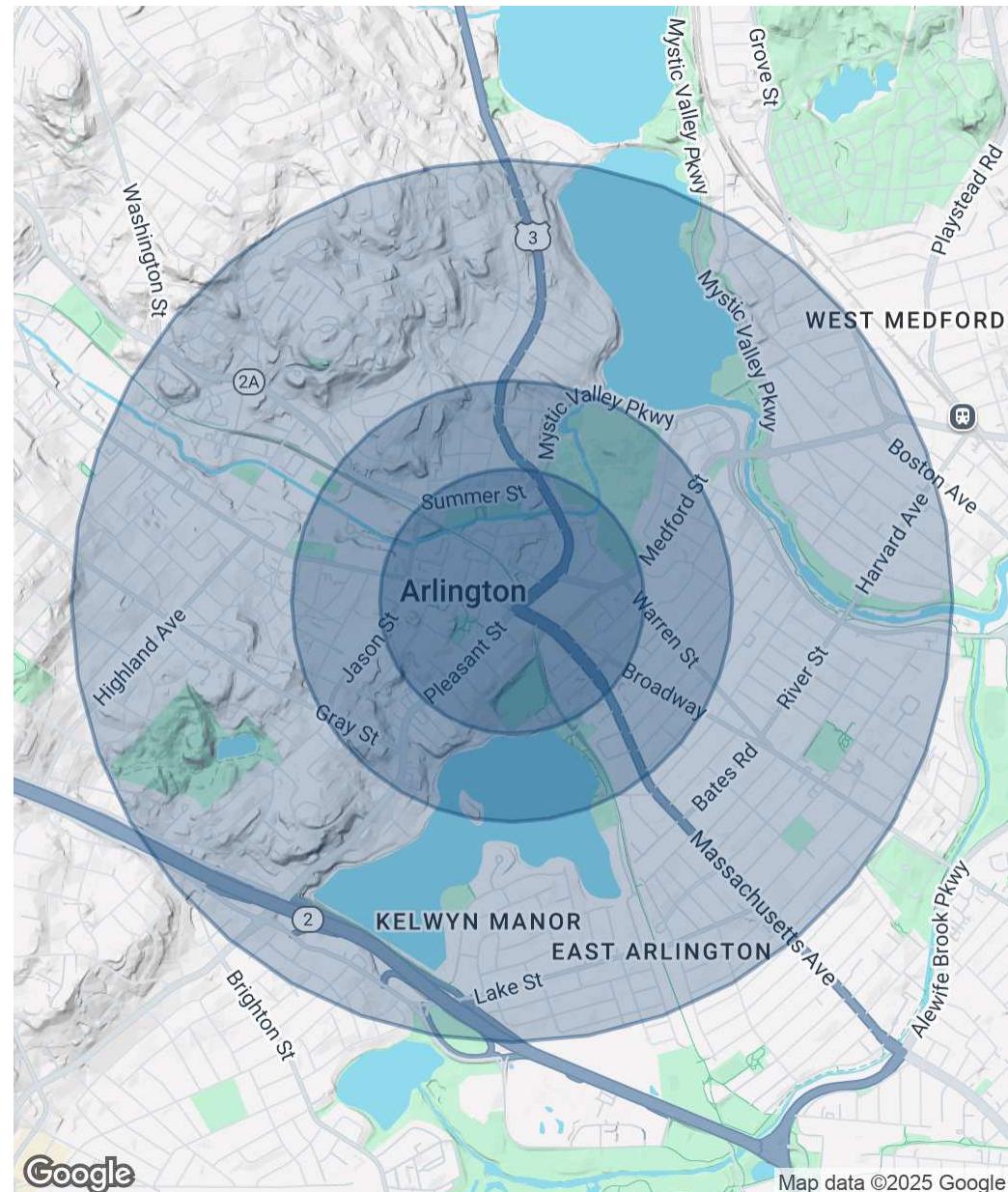
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,978	7,018	26,958
Average Age	48	45	43
Average Age (Male)	45	43	41
Average Age (Female)	50	47	44

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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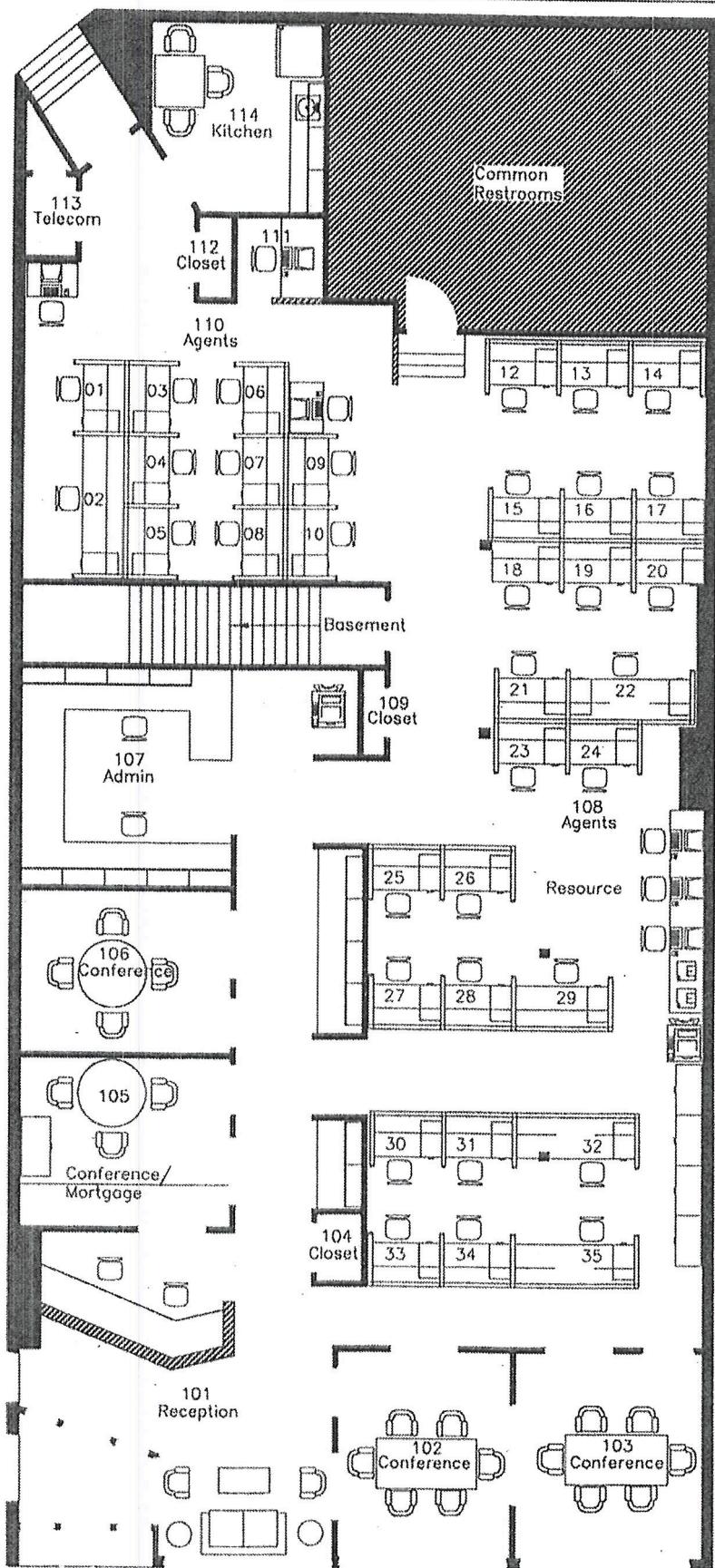
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"As Is"



CBRB - Facilities Department

Douglas Berry - Project Manager

PCB#	Office#	Address
92000402	Arlington, MA	637 Mass Ave, 02476