

# 1486 DORCHESTER AVENUE

BOSTON, MA 02122

OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

CRG Commercial has been exclusively retained to lease the second floor of 1486 Dorchester Ave. This versatile office space is perfect for your business needs. This well-maintained property features ample natural light, built out offices, flexible floor plan conducive to multiple uses. With convenient access to public transportation and easy access to major transportation routes, this location offers exceptional connectivity. Enjoy the convenience of nearby dining options and retail services, enhancing the overall work environment. From customizable workspaces to professional meeting facilities, the property offers a seamless blend of functionality and style, making it an ideal choice for your next office or retail space.

## PROPERTY HIGHLIGHTS

- Modern and versatile office space
- Ample natural light throughout
- Open floor plan conducive to collaboration
- State-of-the-art amenities
- Convenient onsite parking
- Easy access to major transportation routes
- Customizable workspaces
- Professional meeting facilities
- Nearby dining options and retail services

## OFFERING SUMMARY

Lease Rate:	Withheld
Available SF:	5,000 SF
Building Size:	9,982 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,176	5,014	18,586
Total Population	3,438	14,864	52,668
Average HH Income	\$95,417	\$101,319	\$100,845

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**CRG**  
commercial

CRGCOMMERCIAL.COM






 **Citizens**

 **Santander**

 **Bank of America**

 **Dot Cafe**  
Breakfast • Lunch • Coffee • Snacks

 **home.stead**  
bakery & cafe

 **RED**

 **Fields Corner**  
BUSINESS LAB


 **CRG**  
COMMERCIAL

 **TARGET**

 **T**

 **McDonald's**

 **Price Rite**  
MARKETPLACE

 **H&R BLOCK**

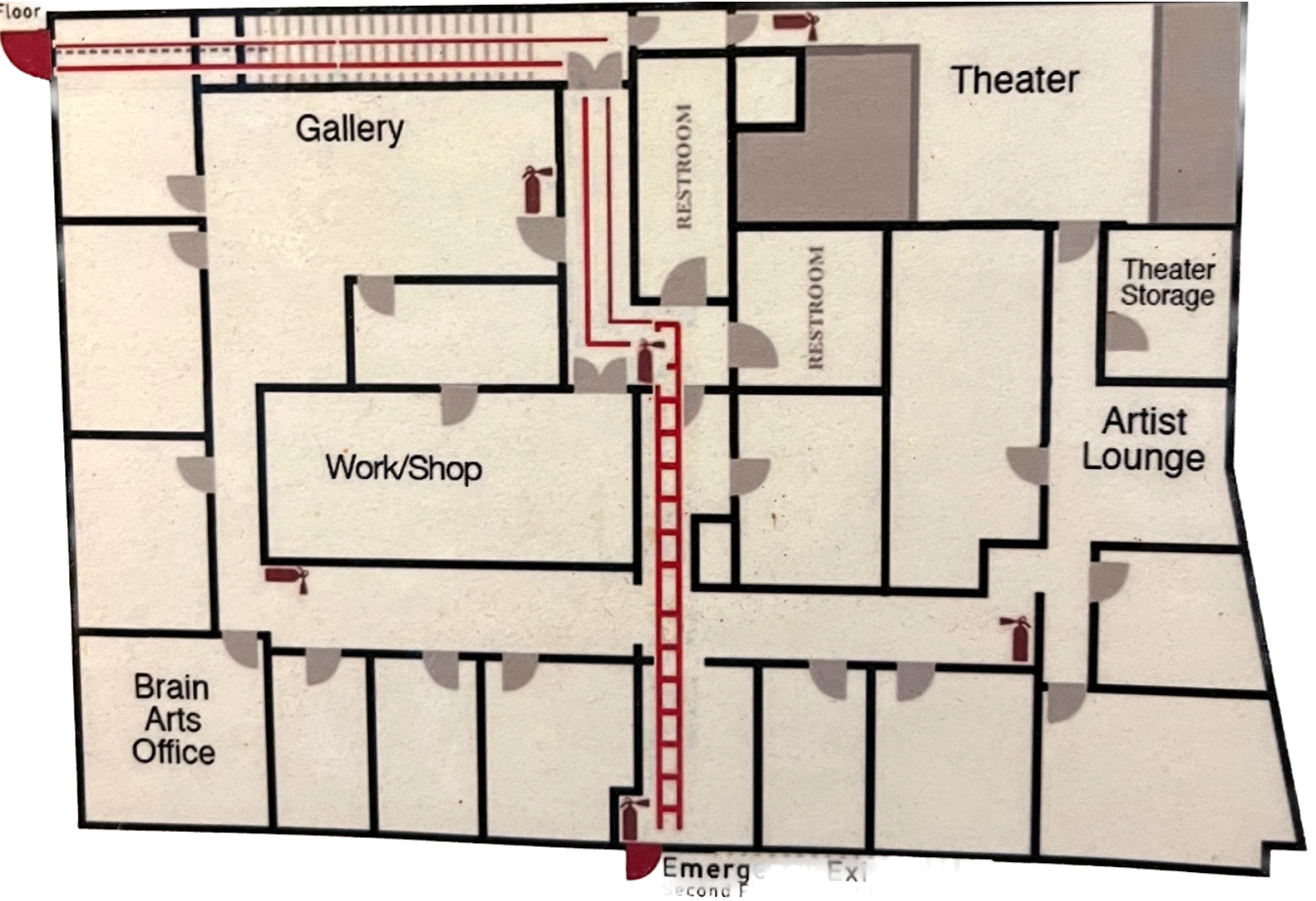
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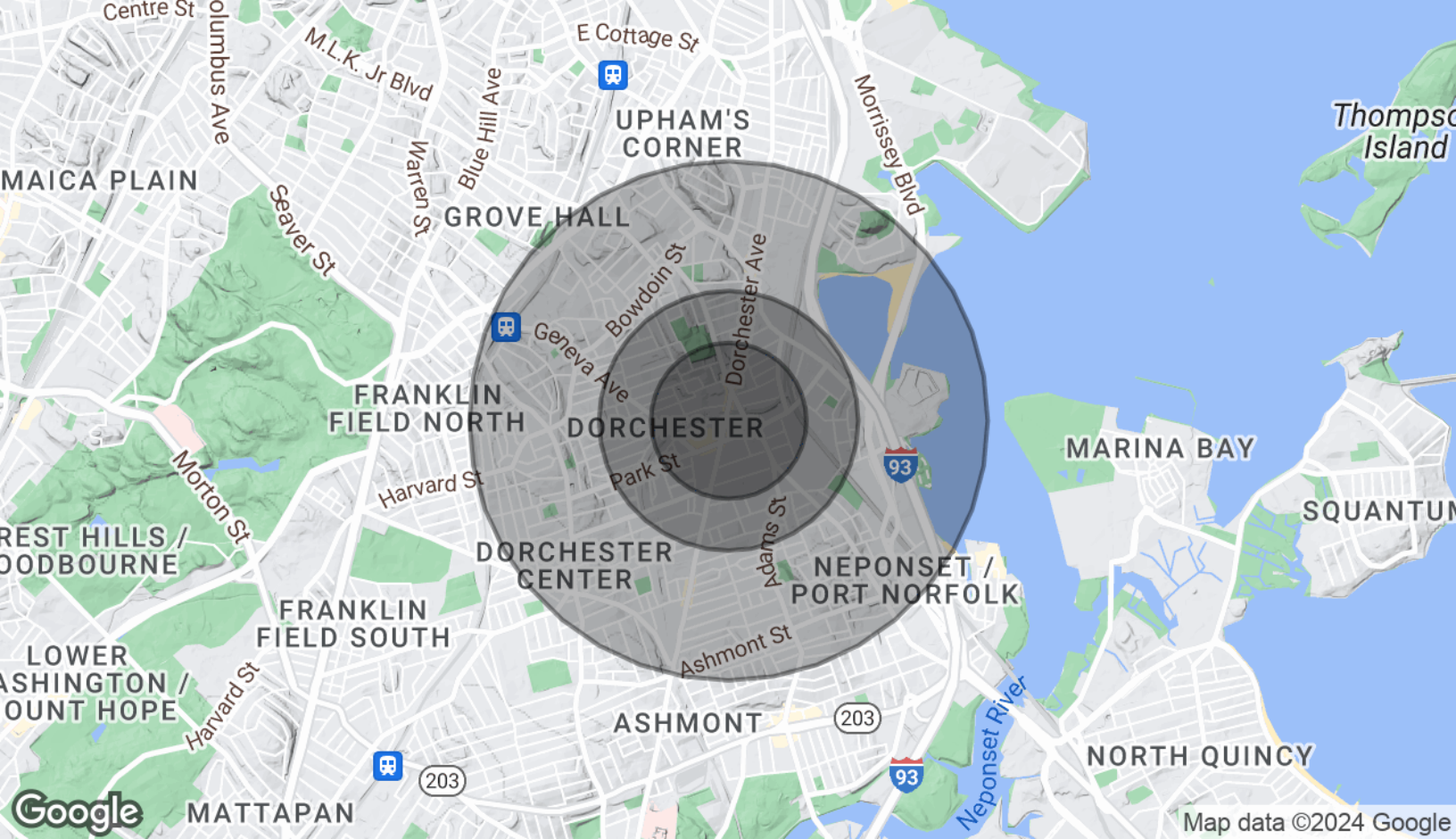


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,438	14,864	52,668
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,176	5,014	18,586
# of Persons per HH	2.9	3	2.8
Average HH Income	\$95,417	\$101,319	\$100,845
Average House Value	\$756,734	\$734,519	\$716,701

Demographics data derived from AlphaMap