



OFFICE BUILDING FOR LEASE

61 MASS AVE

61 MASSACHUSETTS AVENUE,
ARLINGTON, MA 02474



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Property Description

Introducing an exceptional leasing opportunity at 61 Massachusetts Avenue in Arlington, MA. This striking property boasts modern design, ample natural light, and flexible floor plans to suit a variety of business needs. With high-quality finishes and state-of-the-art facilities, this space offers a premium environment for businesses to thrive. Tenants will appreciate the convenience of ample street parking, proximity to major transport links, and the potential for customized buildouts. Whether you're a startup, established firm, or creative agency, this property provides the perfect canvas to cultivate productivity and success. Elevate your business in this distinguished location, designed for the future of work.

Property Highlights

- Fully renovated and modernized interior
- Private street-level access

Offering Summary

Lease Rate:	\$28.00 SF/yr (Gross)
Number of Units:	2
Available SF:	2,500 - 2,950 SF
Building Size:	2,950 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,452	5,177	20,709
Total Population	3,254	11,324	48,768

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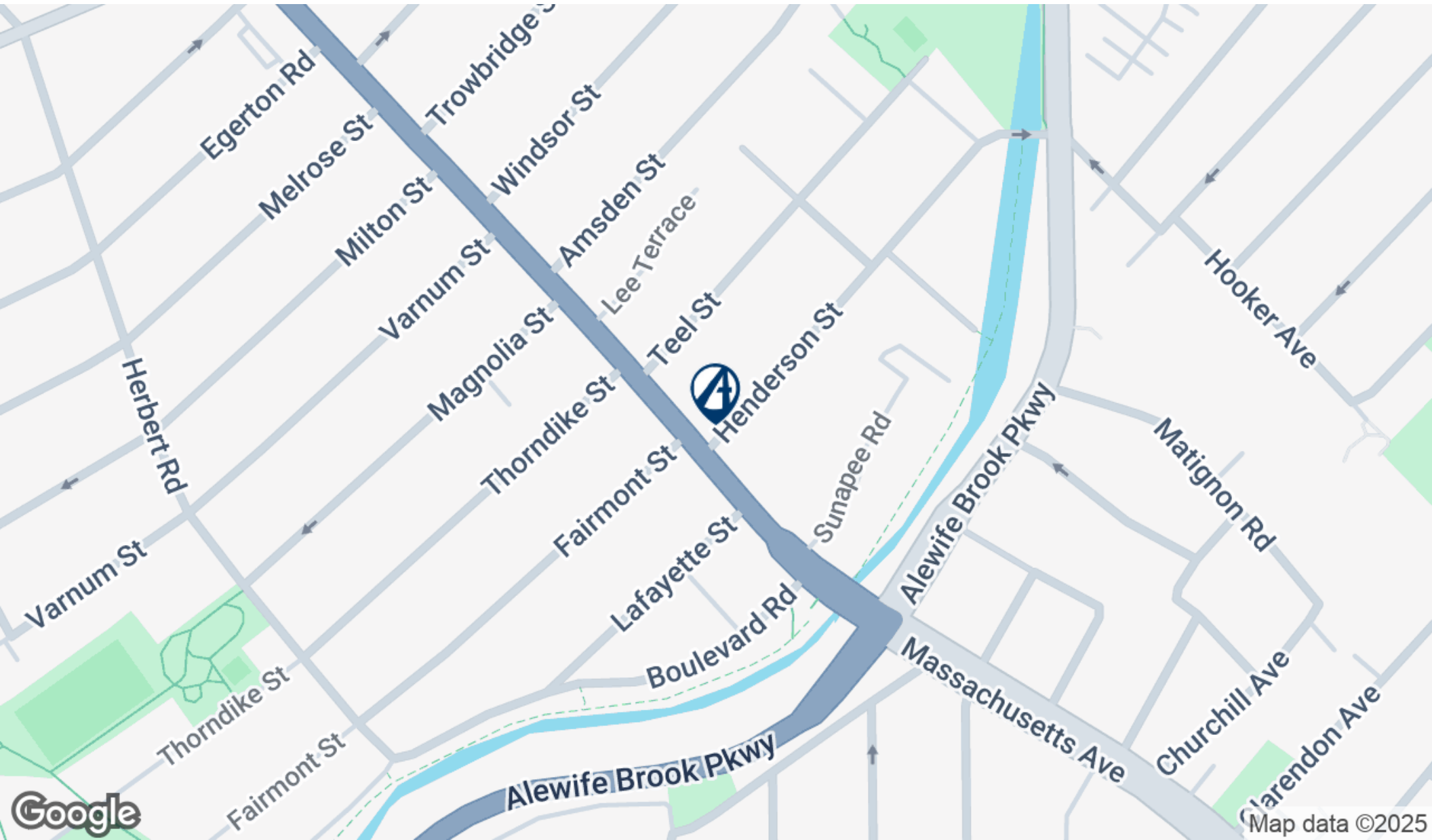
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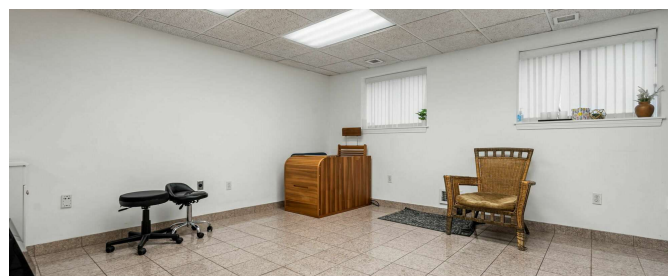
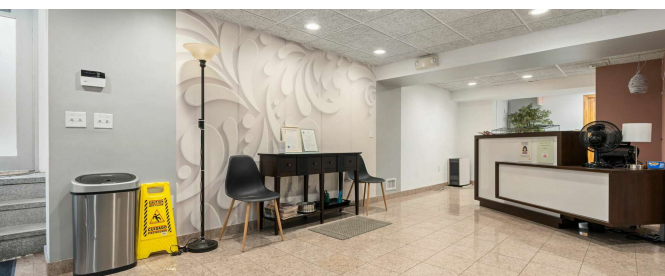
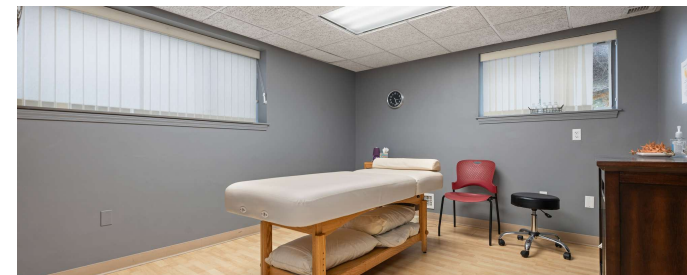
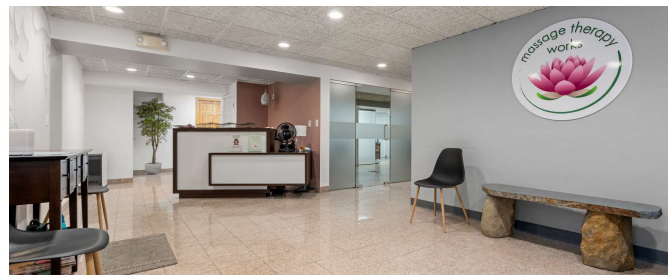
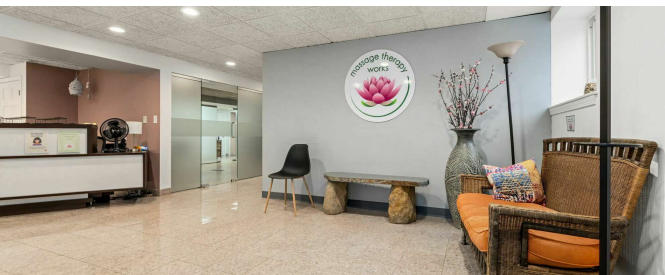
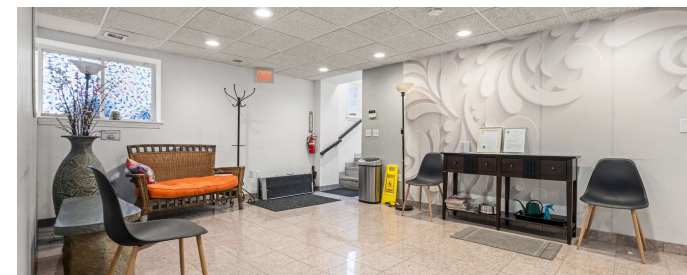
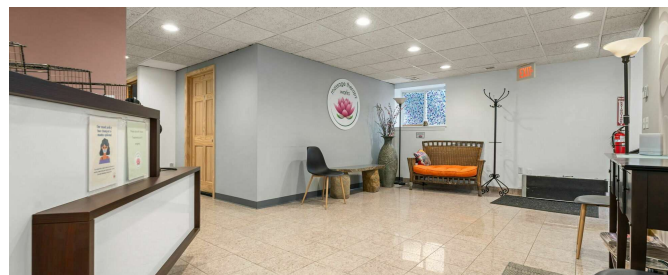
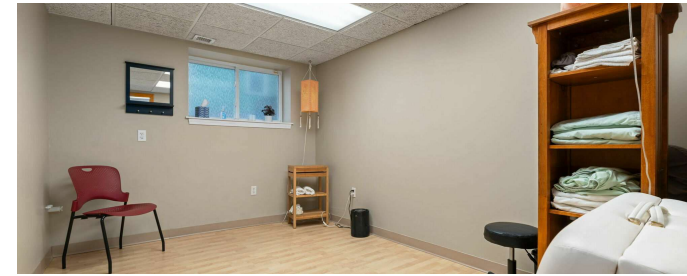
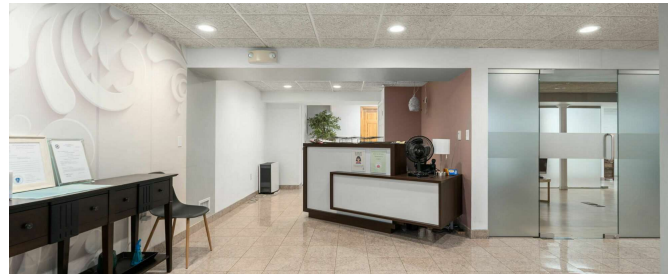
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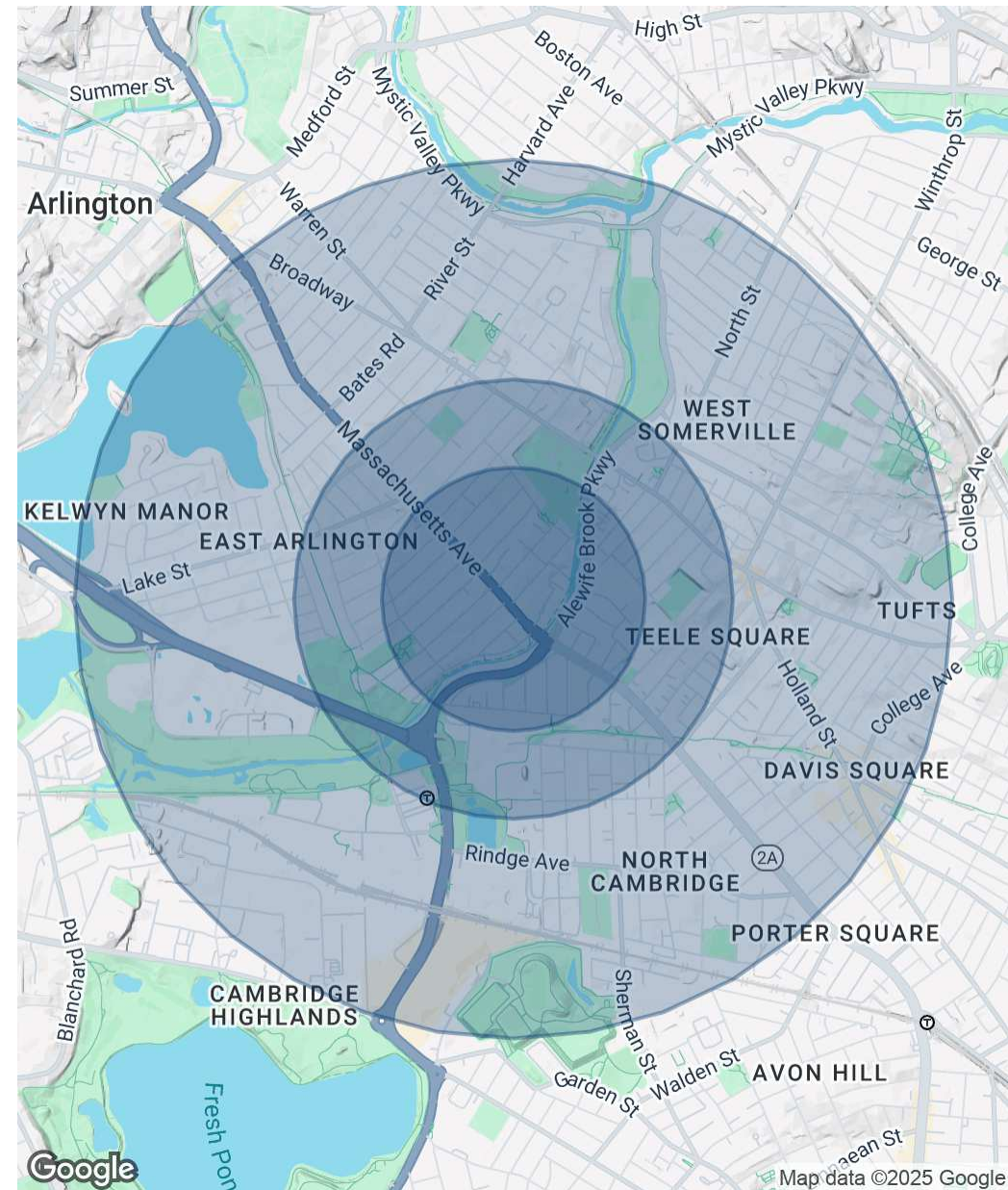
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,254	11,324	48,768
Average Age	40	40	38
Average Age (Male)	39	39	36
Average Age (Female)	41	41	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,452	5,177	20,709
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$184,526	\$173,686	\$174,879
Average House Value	\$988,226	\$984,994	\$983,698

Demographics data derived from AlphaMap



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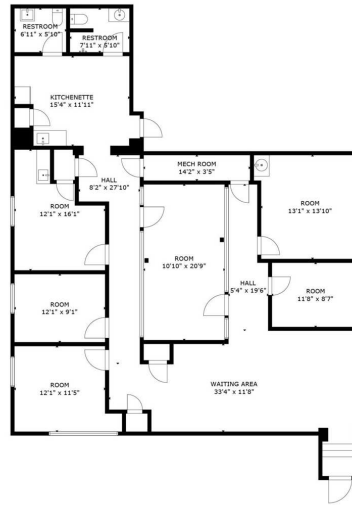
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND SHOULD BE INDEPENDENTLY VERIFIED.

61 Massachusetts Ave
Arlington, Massachusetts

Legend

Lease Information

Lease Type:	Gross	Lease Term:	60 months
Total Space:	2,500 - 2,950 SF	Lease Rate:	\$28.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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