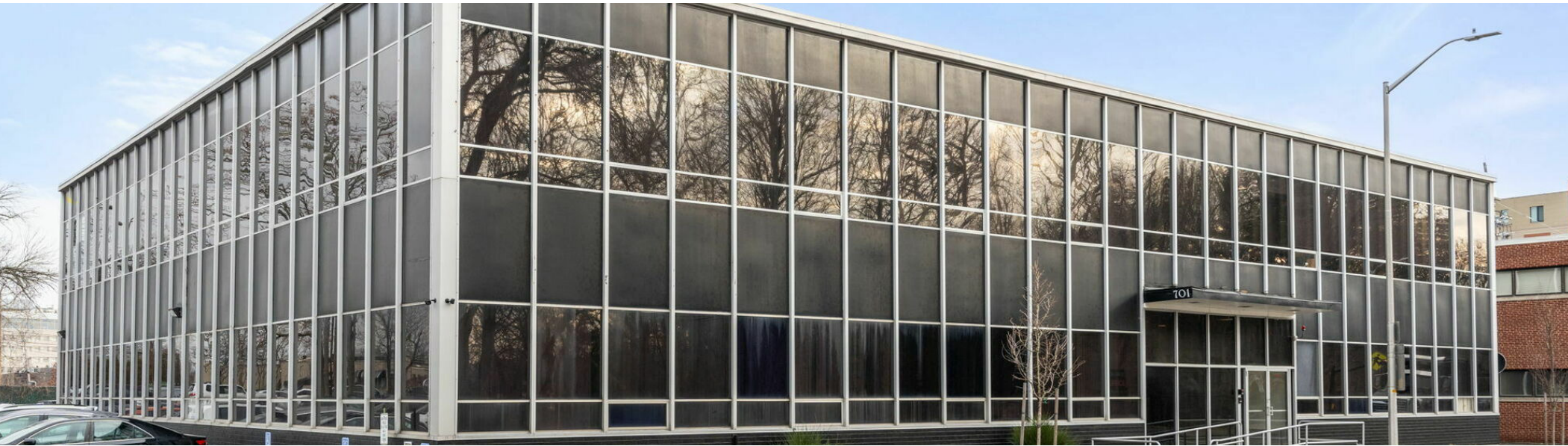


701 Concord Ave

CAMBRIDGE, MA 02138 | OFFICE BUILDING FOR LEASE

GIBSON
Commercial



Property Description

Introducing 701 Concord Ave, featuring several office spaces for lease in Cambridge, MA. Spaces range from 1,000-5,000 SqFt with open floor plans for a variety of office uses. Located in Cambridge Highlands, the property offers convenient access to public transportation, Route 2, Belmont and Cambridge. Large windows bring in natural light and overlook Fresh Pond to the south. This property features ample parking with 60 total spaces. With customizable layout options, this property offers an ideal space businesses of all sizes. Discover the perfect setting for your business to thrive at 701 Concord Ave.

Property Highlights

- Spaces available from 1000-5000 SQFT
- Open Floors with versatile layout options
- 60 parking Spaces
- Located in Cambridge Highlands

Offering Summary

Lease Rate:	\$32.00 SF/yr (MG)
Available SF:	1,000 - 5,000 SF
Lot Size:	31,540 SF
Building Size:	20,868 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	671	2,392	12,881
Total Population	1,370	5,014	30,090

Albert Bouchie

Managing Director

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Henry McIntyre

978.764.2656 | henry.mcintyre@gibsonsir.com

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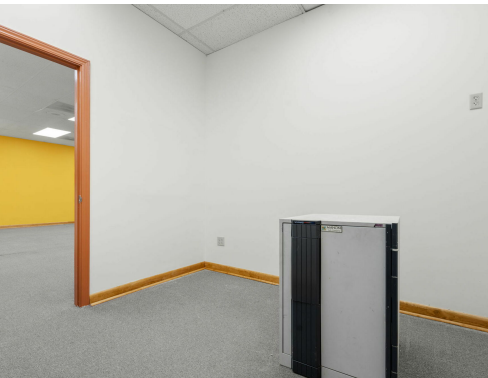
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Exterior & Common Area Photos

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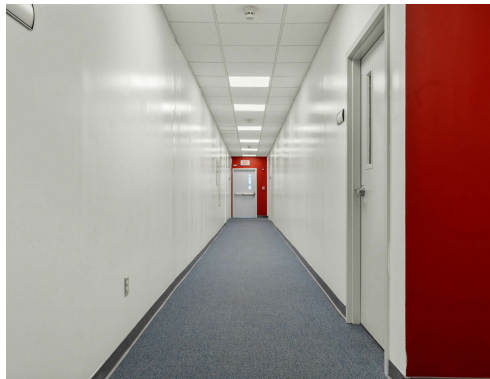
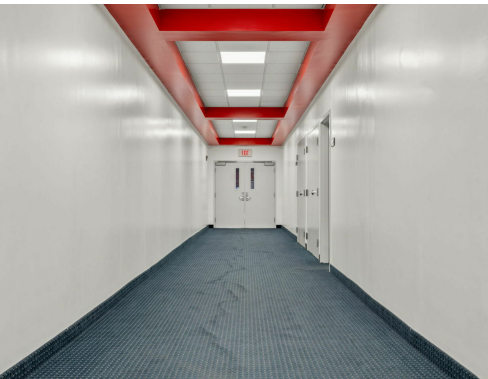
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Space Photos

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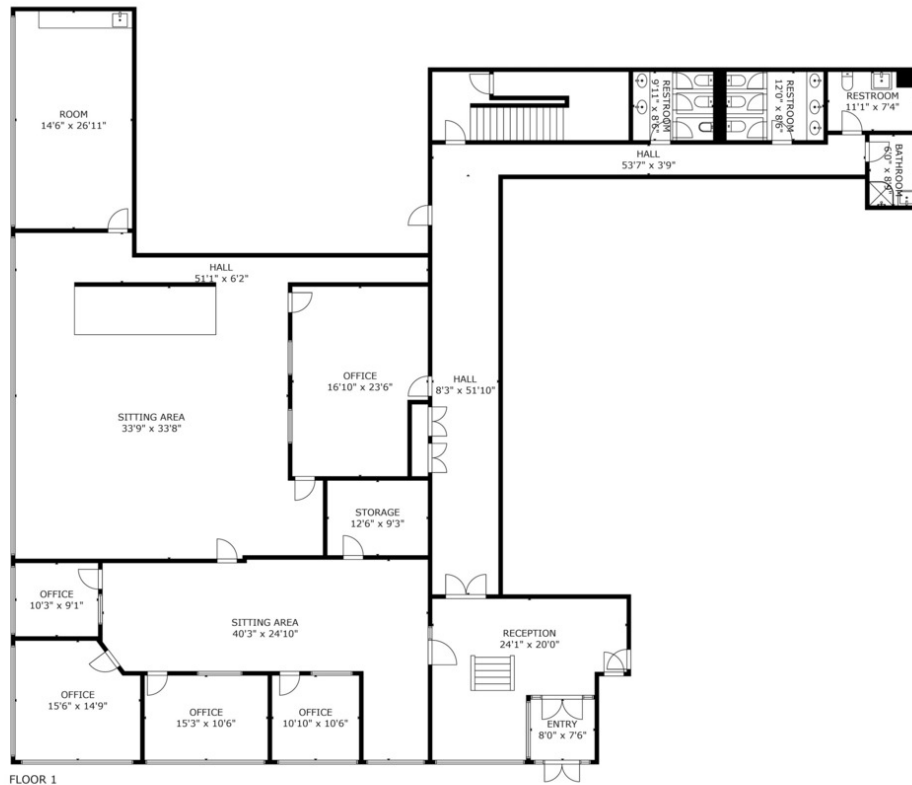
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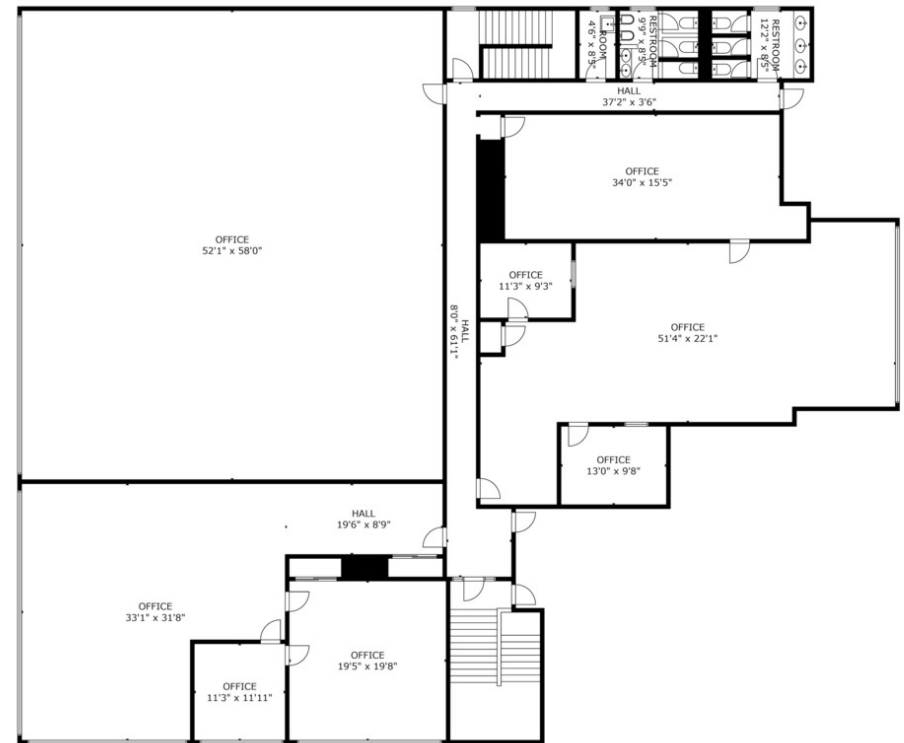
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FLOOR 1



FLOOR 2

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

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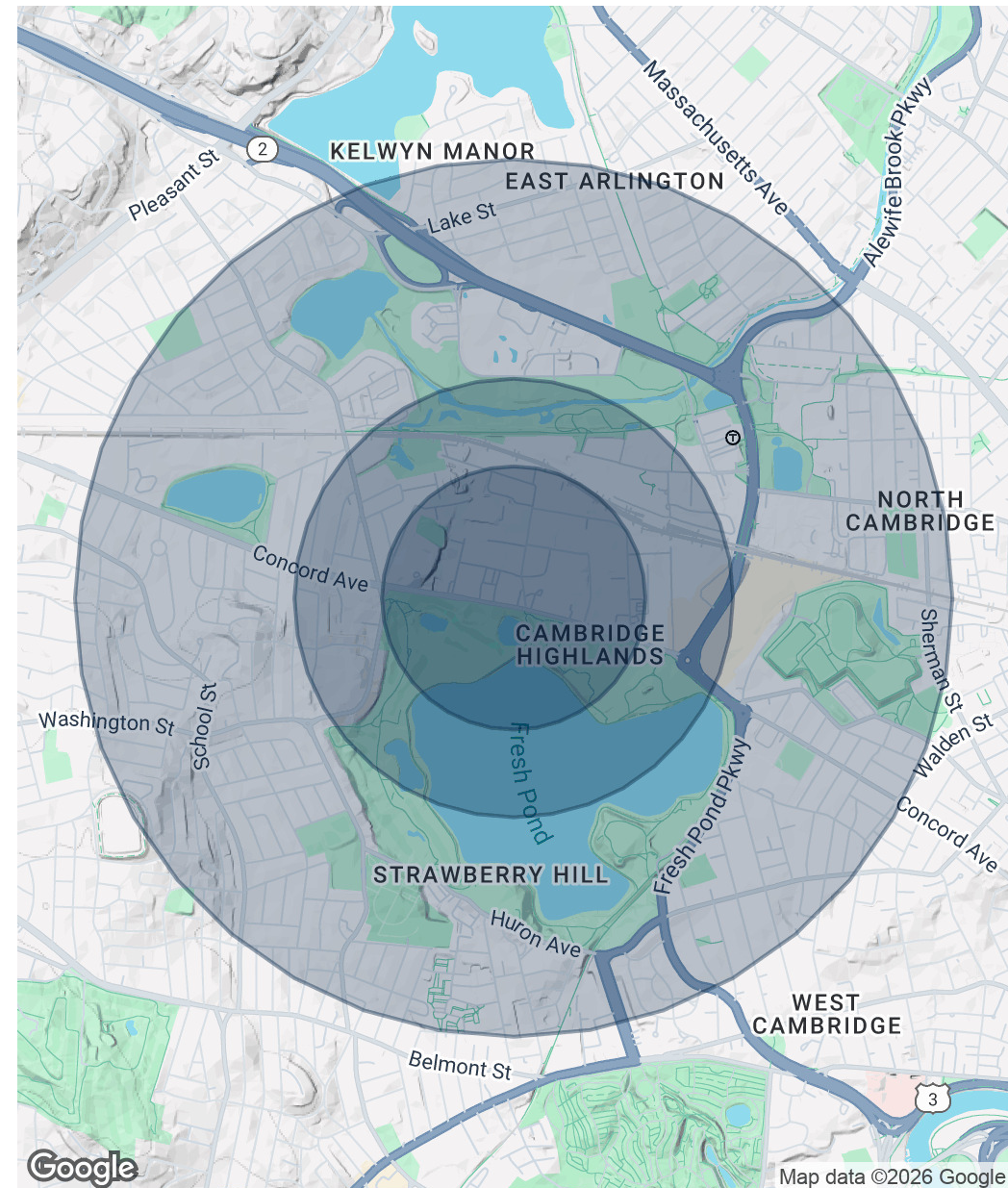
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,370	5,014	30,090
Average Age	41	39	40
Average Age (Male)	39	37	38
Average Age (Female)	43	40	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	671	2,392	12,881
# of Persons per HH	2	2.1	2.3
Average HH Income	\$144,148	\$184,490	\$190,821
Average House Value	\$1,184,270	\$1,233,432	\$1,093,868

Demographics data derived from AlphaMap



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