

222+230 BOSTON AVENUE

MEDFORD, MA

230

± 36,868 SQUARE FEET

HIGHLY ACCESSIBLE, CLOSE-IN LOCATION

BRICK & BEAM OFFICE/LAB OPPORTUNITY



222

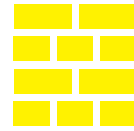


Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

KEY INVESTMENT DRIVERS



TRANSIT ORIENTED 222 and 230 Boston Avenue offer tenants and owner occupants premier access to multiple major thoroughfares such as Route 2 and I-93. Eventually, the College Avenue Green Line Extension MBTA stop will add additional transportation access to the property.



DESIRED BRICK-AND-BEAM PRODUCT ±36,868 square feet of authentic brick-and-beam office product throughout 222 Boston Avenue, the building has been renovated and well-kept by current ownership for over seven years. Interior character and features make this property perfect for tenants seeking unique workspace to drive productivity and creativity.



UNIVERSITY FUNDAMENTALS DRIVER Steps from the Tufts University campus creates a vibrant environment and community sense for any tenant(s) operating out of the property. Boston Avenue is lined with amenities for students which in turn provides an abundance of options for tenants to eat and socialize on par with some of the most amenity rich locations in Boston and Cambridge.



PROXIMITY TO CAMBRIDGE Within walking distance to Davis Square and Alewife Station, tenants will benefit from Red Line access and Cambridge market fundamentals. The demand for brick-and-beam buildings in West Cambridge far out-paces current supply and will boast healthy rents as a result.



GREEN LINE EXTENSION College Avenue stop just a short walk from the property, with an anticipated delivery of 2021-2022.



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to offer for sale 222 & 230 BOSTON AVENUE. This portfolio consists of two office buildings totaling \pm 36,868 rentable square feet located in Medford, Massachusetts. Positioned ideally within steps of Tufts University and the College Avenue Green Line extension stop, the properties boast an advantageous location perfect for office or lab tenants as well as user occupants.

222 BOSTON AVENUE comprises 26,968 rentable square feet across five (5) floors. The building features finished wood flooring, painted brick interior walls and 12' ceiling heights throughout. 230 BOSTON AVENUE comprises 9,900 rentable square feet across two (2) floors with a finished elevator, stubbed HVAC systems, a clean shell interior and a private garden.

Both properties offer ample parking and ideal accessibility for drivers and MBTA commuters alike. Being owner occupied for several years, the properties are well kept and positioned to capitalize on the extremely low vacancy rates of the neighboring submarkets – Somerville and Cambridge – making this an extremely unique opportunity.



BOSTONAVEPORTFOLIO.COM

CAPITAL MARKETS

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