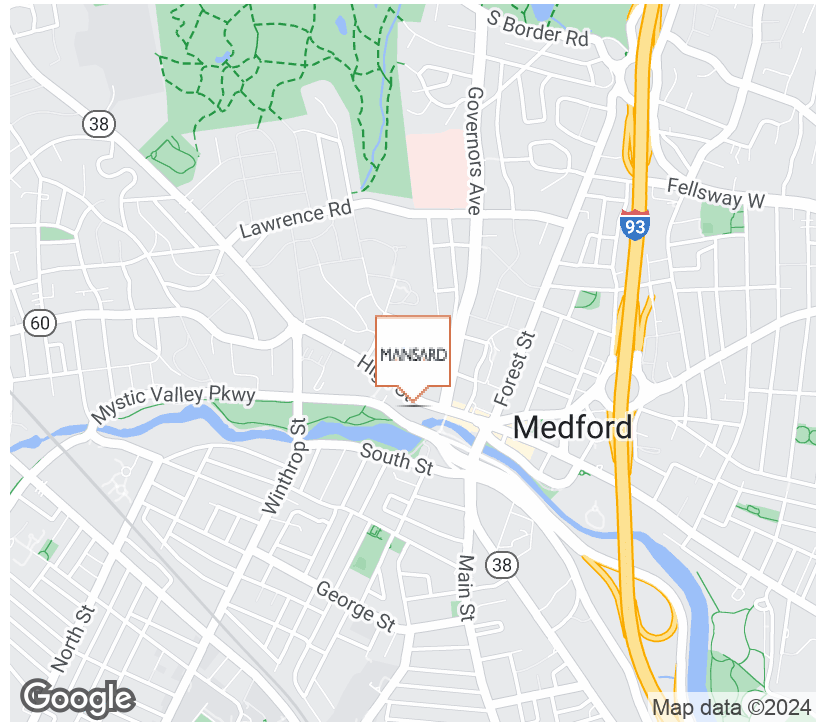


OFFICE BUILDING FOR LEASE

Executive Summary



OFFERING SUMMARY

Available SF:	1,515 SF
Lease Rate:	\$22.00 SF/yr (MG)
Zoning:	C1
Lease Type:	MG
Min SF:	1515
Max SF:	1515

PROPERTY OVERVIEW

Welcome to Medford Armory! Offering an excellent opportunity to lease premiere office space downtown Medford inside a tower of the former Medford Armory building. Prior tenant used as a law practice, the layout is ideal for another professional services group. Amenities such as two covered parking spaces in the basement that can be used for parking or as additional storage, as well as a private bathroom within the suite are just the beginning! Do not miss this opportunity. Call to set up a showing today.

PROPERTY HIGHLIGHTS

- Downtown Accessibility
- Private parking
- Curb appeal
- Private bathroom

MANSARD

CHRIS MELANSON
617.674.2043
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OFFICE BUILDING FOR LEASE

Additional Photos

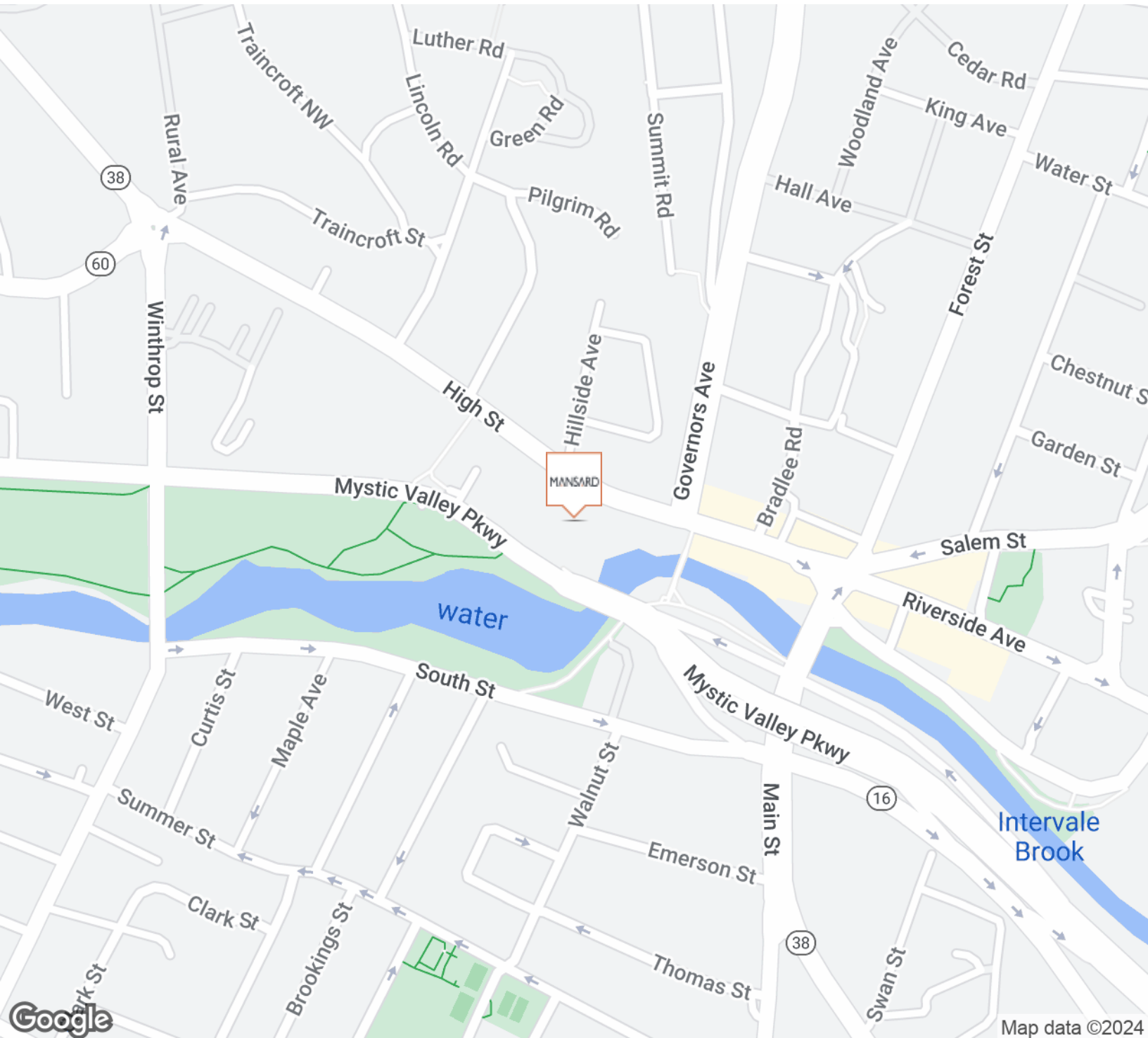


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Location Map

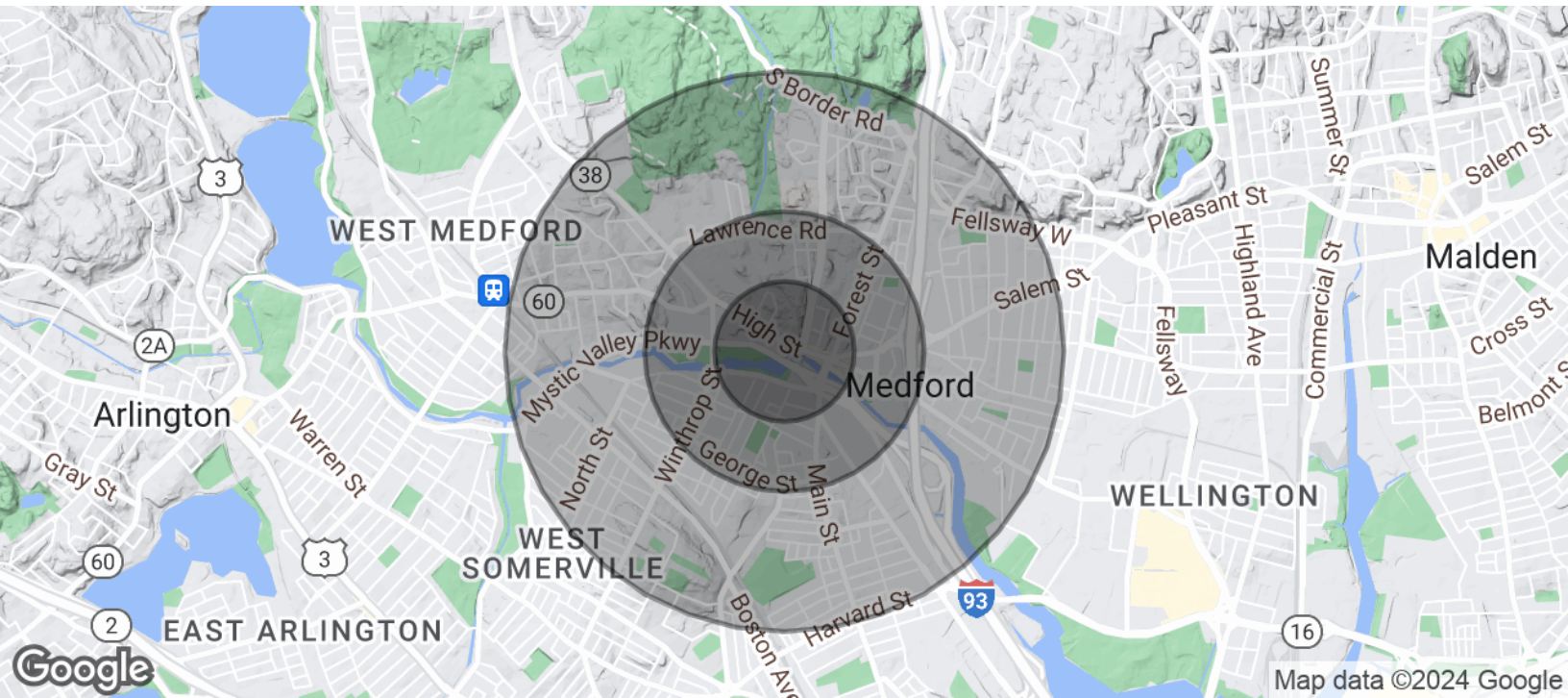


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OFFICE BUILDING FOR LEASE

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,631	7,067	30,257
Average Age	48.3	43.1	37.1
Average Age (Male)	48.3	45.8	37.3
Average Age (Female)	48.2	42.0	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	925	3,466	12,433
# of Persons per HH	1.8	2.0	2.4
Average HH Income	\$106,965	\$119,118	\$118,497
Average House Value	\$485,239	\$520,637	\$545,193

* Demographic data derived from 2020 ACS - US Census