



AVAILABLE FOR LEASE

163 MYSTIC AVENUE
MEDFORD, MA 01810

MANSARD   

Executive Summary

HIGHLIGHTS

3 Grade Level Access Doors

Rapid Access to Metro Boston

Facade Signage Opportunity

On-Site Parking for 20 Vehicles

16,100 Vehicles Per Day

Lease Rate

\$21.95 SF/YR

OFFERING SUMMARY

Building Size:	5,137 SF
Lot Size:	8,037 SF
Year Built:	1979
Zoning:	C2
Market:	Boston MSA
Submarket:	Medford/Malden
Traffic Count:	16,100

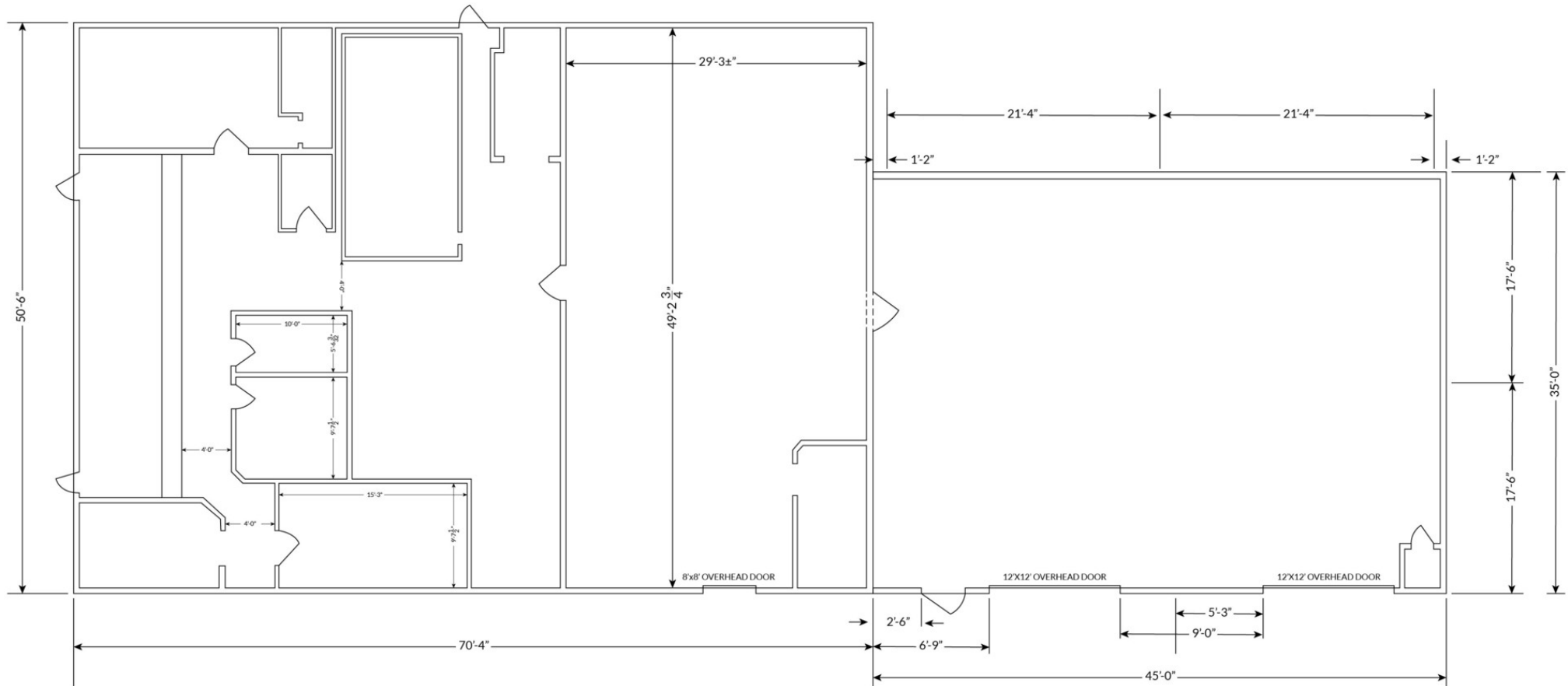
PROPERTY OVERVIEW

5,137 SF of high visibility flex space available for lease at 163 Mystic Avenue in Medford, MA. This versatile property offers on site parking for up to 20 vehicles, 3 grade level overhead doors, and a combination of warehouse and office space. With convenient access to Route 1, 16, 93 and 95, this location is ideal for businesses seeking visibility and accessibility to the Boston metro market. The property's flexible floor plan and ample parking make it a standout choice for a wide range of uses. Elevate your business presence with this exceptional leasing opportunity at 163 Mystic Avenue.

LOCATION OVERVIEW

Enjoy easy access to downtown Boston, just a short drive away. This prime location offers the perfect blend of convenience and connectivity, making it an attractive choice for your company's needs in the Boston MSA market.

Floorplan



Exterior Photos



Interior Photos



About Boston, MSA

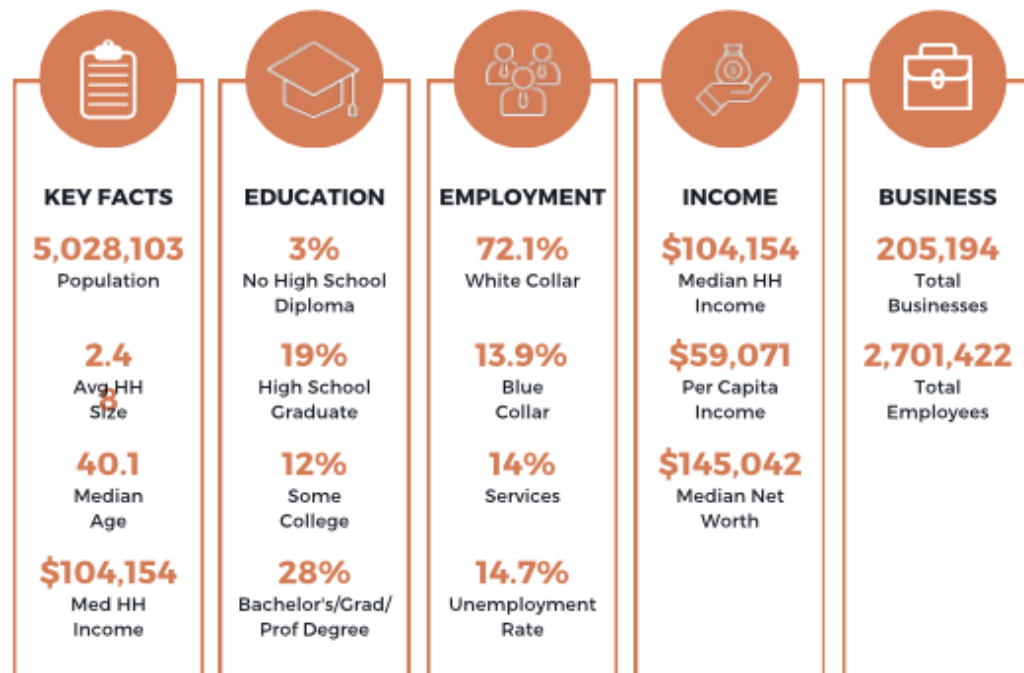


BOSTON MSA

Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff	
<\$15,000	9%	-0.5%	
\$15,000 - \$24,999	6.1%	-1%	
\$25,000 - \$34,999	5.6%	-0.9%	
\$35,000 - \$49,999	8.2%	-0.9%	
\$50,000 - \$74,999	13.5%	-1%	
\$75,000 - \$99,000	11.4%	-0.4%	
\$100,000 - \$149,999	18.5%	+0.9%	
\$150,000 - \$199,999	9.3%	+1.1%	
\$200,000+	14%	+2.7%	

Bars show deviation from Massachusetts

MANSARD



14 Essex Street, Andover, MA 01810

617.674.2043

advisors2@mansardcre.com

mansardcre.com

At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:

Sales, Leasing and Valuations