



OFFICE SPACE FOR LEASE

±1,800 SF

110 Florence Street

MALDEN · MASSACHUSETTS

DOWNTOWN MALDEN · TRANSIT-ADJACENT

A ±1,800 SF suite of private offices and open work area, two blocks from Malden Center station, with covered parking on site.

EXCLUSIVELY OFFERED BY BURGESS PROPERTIES, LLC

(781) 321-5200 · BurgessProperties.com

THE OPPORTUNITY

Small-floor-plate office, two blocks from the Orange Line

Burgess Properties is pleased to offer a **±1,800 SF office suite** at 110 Florence Street, one of downtown Malden's more recognizable office buildings. The suite sits two blocks from **Malden Center station**, which carries both Orange Line rapid transit and Haverhill Line commuter rail — a commute that works without a car for much of the tenant pool. Parking is covered and on site: a **two-level indoor garage** serves the building, with further capacity in the abutting municipal surface lot. Real estate taxes and CAM are included in the base year.

±1,800^{SF} SUITE AVAILABLE	2 BLOCKS TO MBTA	1988 YEAR BUILT	±23,874^{SF} GROSS BUILDING AREA
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RAPID TRANSIT Malden Center — Orange Line	COMMUTER RAIL Haverhill Line, same station	HIGHWAY ACCESS Routes 60, 16 and 1; I-93
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What the suite gives a tenant

01

Transit two blocks away

Malden Center station serves the Orange Line and Haverhill Line commuter rail, putting downtown Boston within a direct ride and making a car-free commute workable for much of the labor pool.

02

Covered parking on site

A two-level indoor garage serves the building year-round, with further capacity available in the abutting municipal surface lot.

03

Base year taxes and CAM

Real estate taxes and CAM are included in the base year, which makes first-year occupancy cost straightforward to underwrite.

04

Offices plus open area

The suite pairs private offices with contiguous open work area — usable as delivered, or built out for a single user.



AVAILABLE SUITE · OPEN WORK AREA



COVERED PARKING · CITY LOT

OCCUPANCY COST

Real estate taxes and CAM are included in the base year. Lease rate is negotiable — contact the exclusive agents for current terms and a tour.

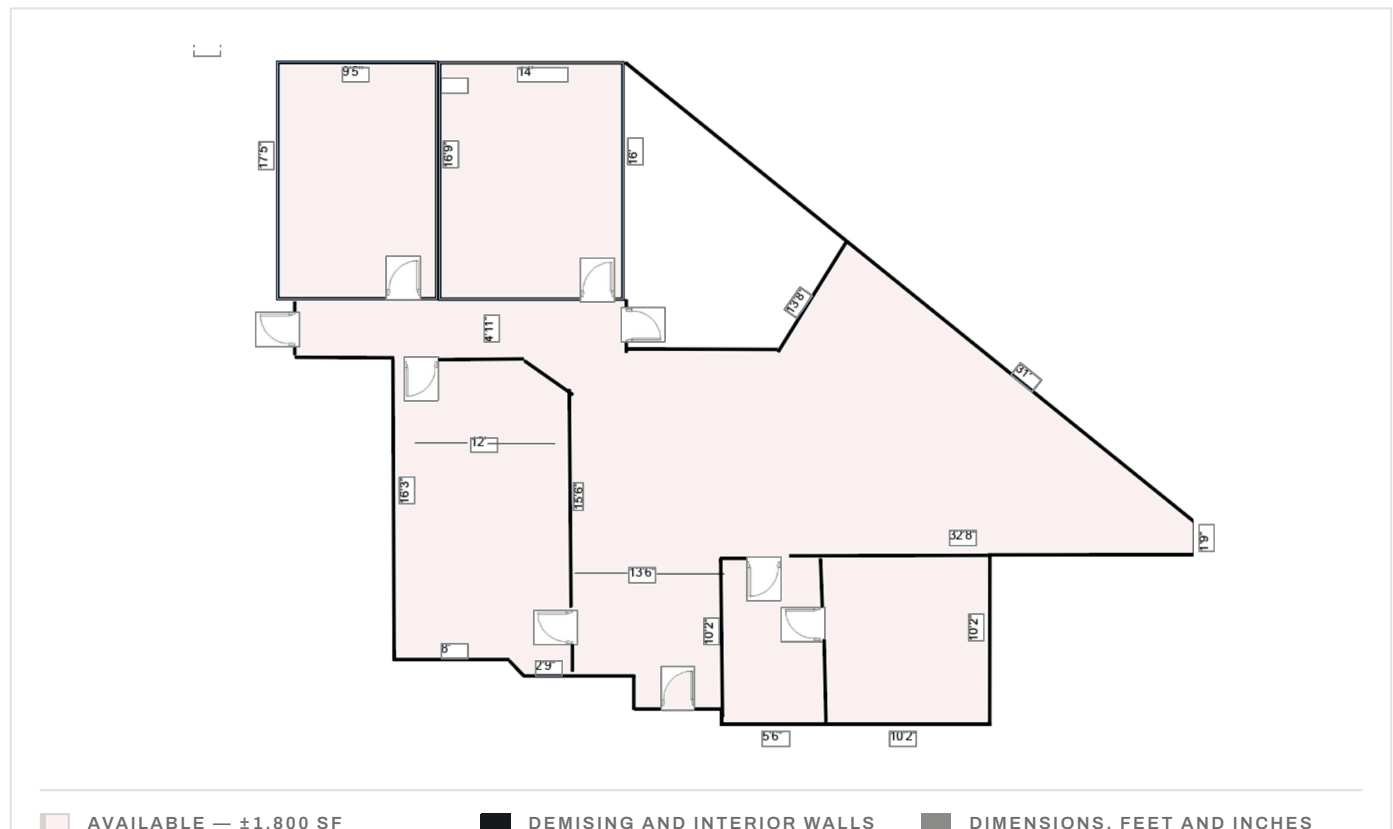
SPECIFICATIONS

Building and suite detail

SPACE AVAILABLE	±1,800 SF
LEASE RATE	Negotiable
GROSS BUILDING AREA	±23,874 SF
STORIES	Two, plus two levels of parking
YEAR BUILT	1988
CONSTRUCTION	Concrete block, brick and steel
LAND AREA	±0.39 acres

PARKING	Two-level indoor garage; abutting city lot
ELEVATOR	One passenger elevator
LIFE SAFETY	Fully sprinklered
ADA COMPLIANCE	Yes
RESTROOMS	Two per floor
JANITORIAL	Common areas cleaned
WATER / SEWER	Public

FLOOR PLAN · ±1,800 SF



Floor plan is provided for general reference only. Areas and dimensions are approximate and should be independently verified by the tenant and its architect prior to lease execution.



Schedule a tour of 110 Florence Street

The ±1,800 SF suite is available now. Contact the exclusive agents for current lease terms, a full specification package, or to walk the space.

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