

SOMERVILLE, MA

120 Beacon Street

OFFICE SPACE FOR LEASE



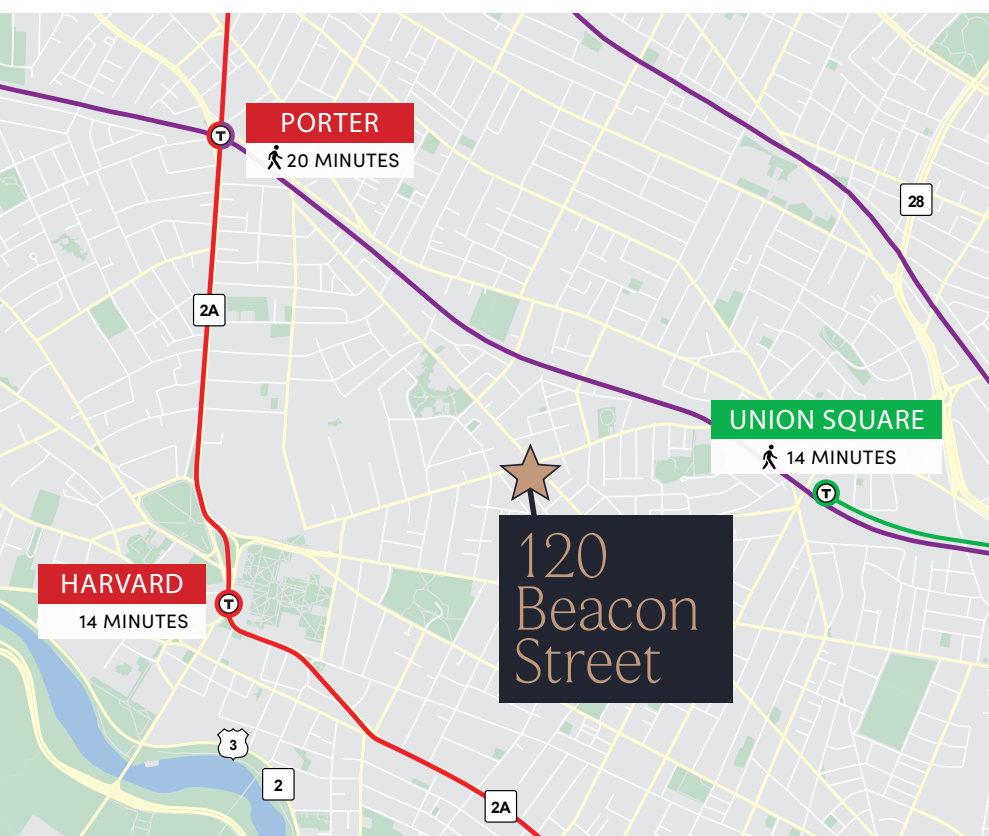
Boston Realty Advisors

AVAILABILITY

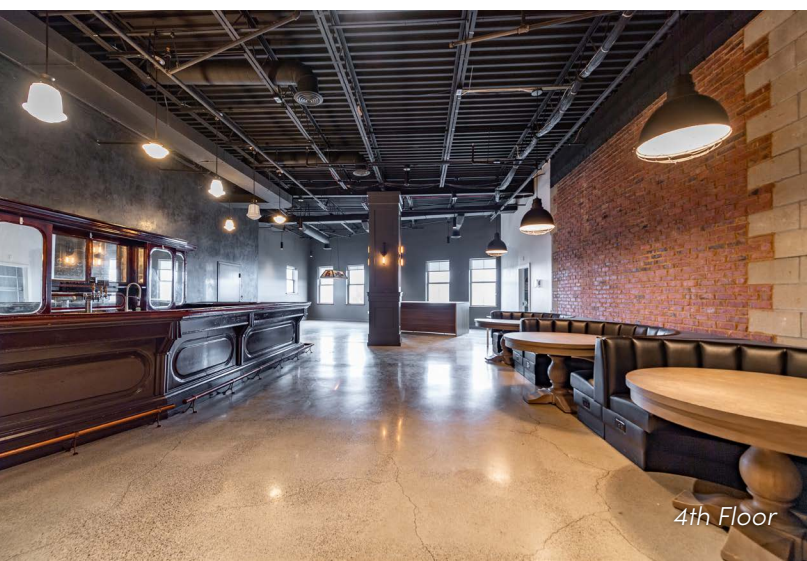
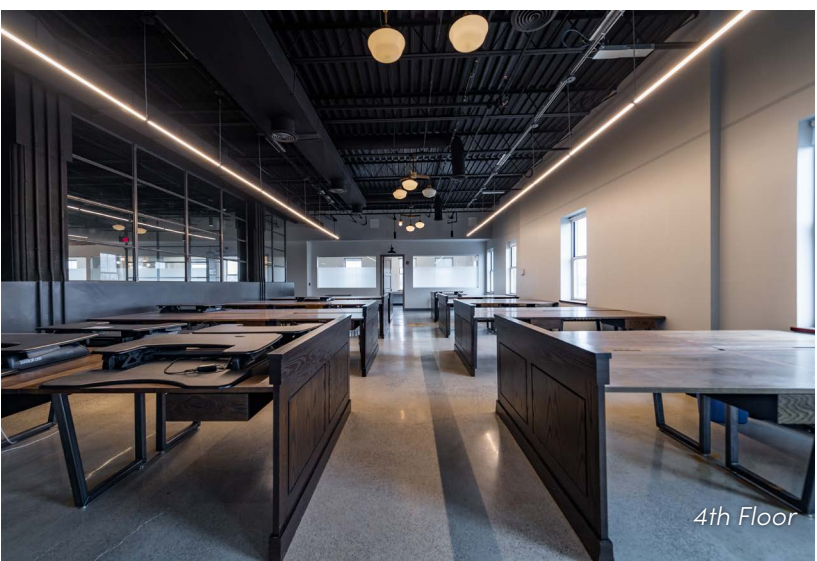
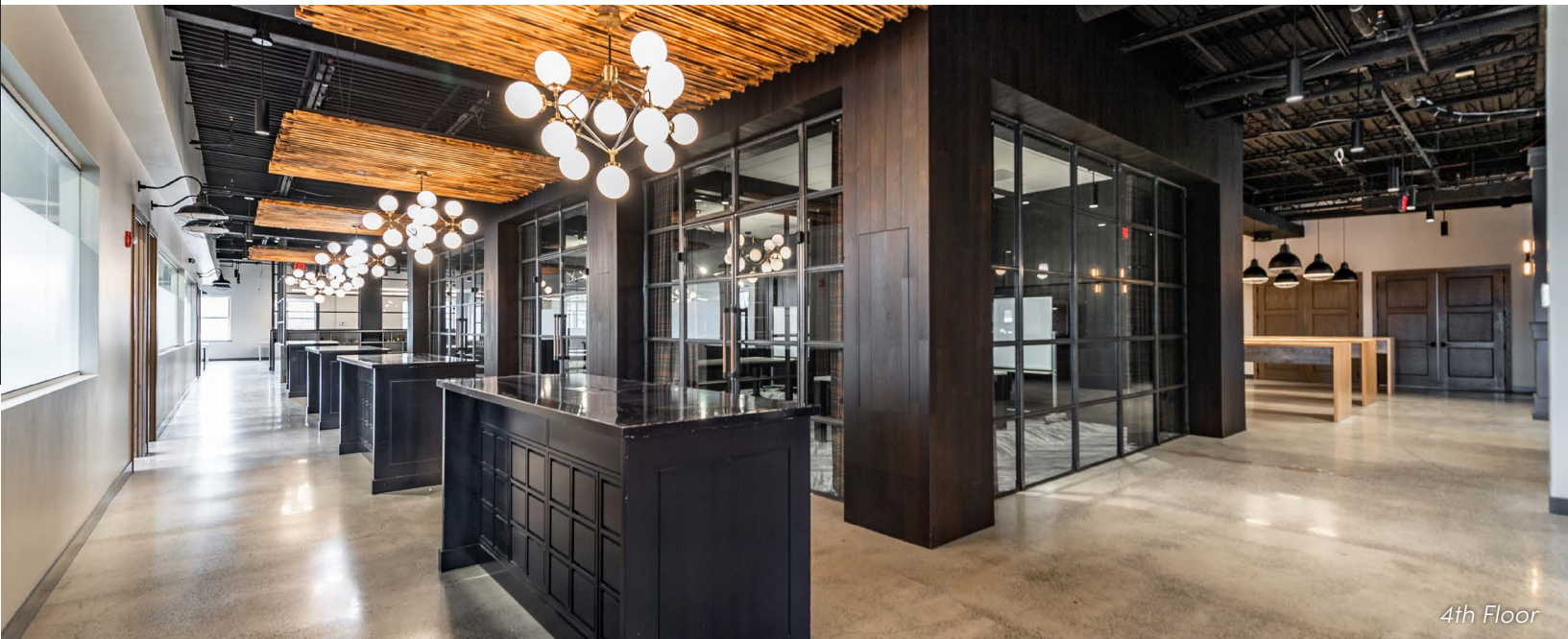
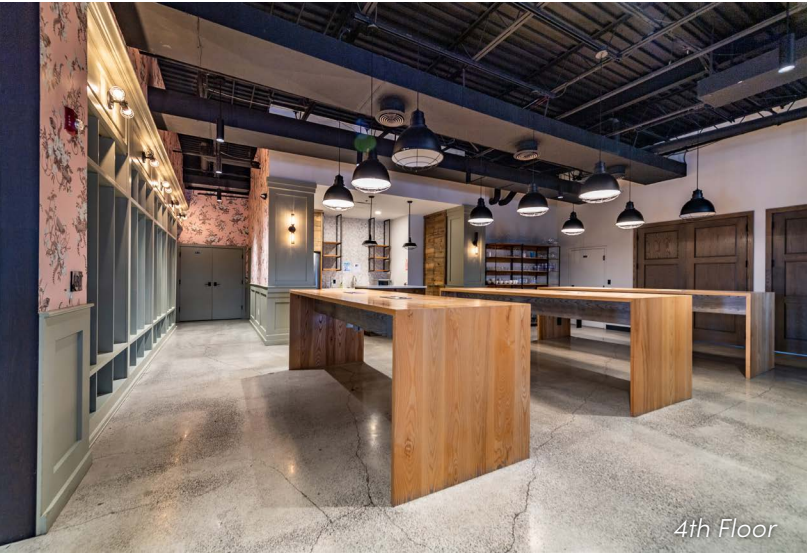
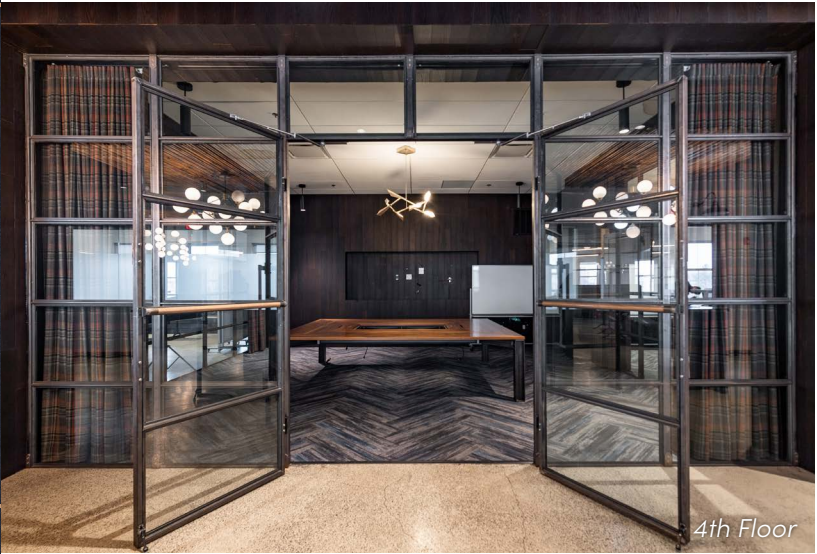
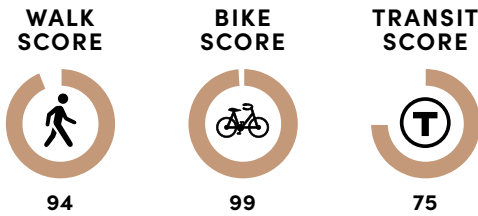
2nd Floor 3,548 RSF <i>Vacant</i>	3rd Floor 3,585 RSF <i>Available June 2023</i>	12,232 RSF
	3rd Floor 8,647 RSF <i>Available June 2023</i>	
	4th Floor 12,232 RSF <i>Vacant</i>	

BUILDING DETAILS

Rentable Building Area	47,000 SF
Stories	4 Stories
Parking	2.1 Spaces per 1,000 SF (Garage Spaces Available)
Onsite Amenities	The Kebab Factory, Broad Street Coffee Roasters, Lehrhaus

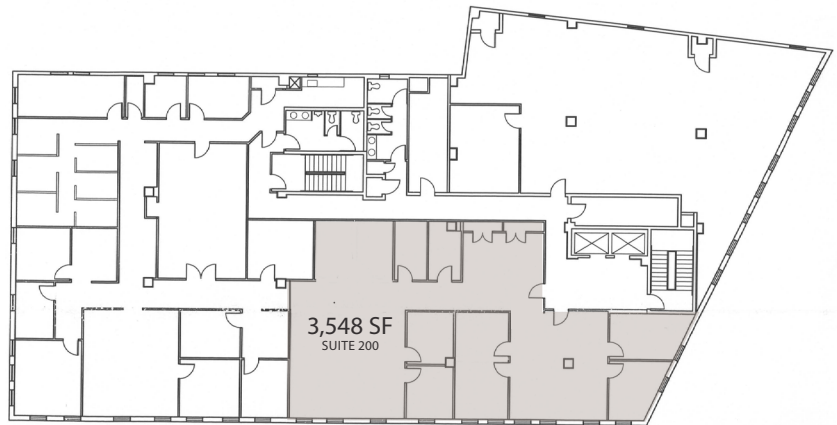


WALKING DISTANCE TO
Harvard Square Stop - 14 Minutes
Porter Square Stop - 20 Minutes
Union Square Stop - 14 Minutes

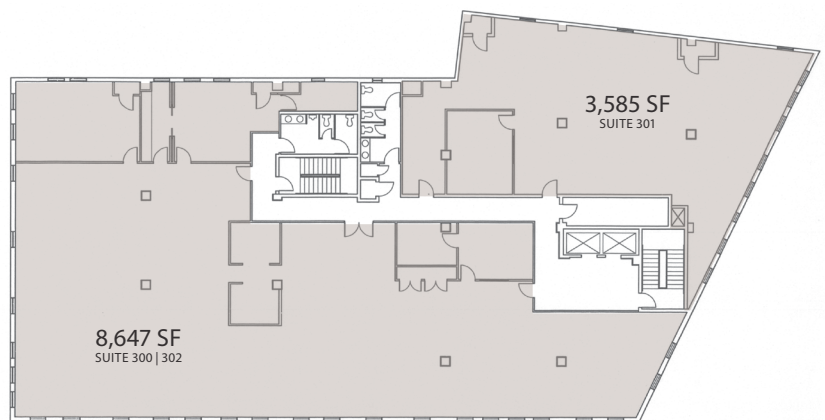


FLOOR PLANS

2ND FLOOR
SUITE 200
3,548 SF

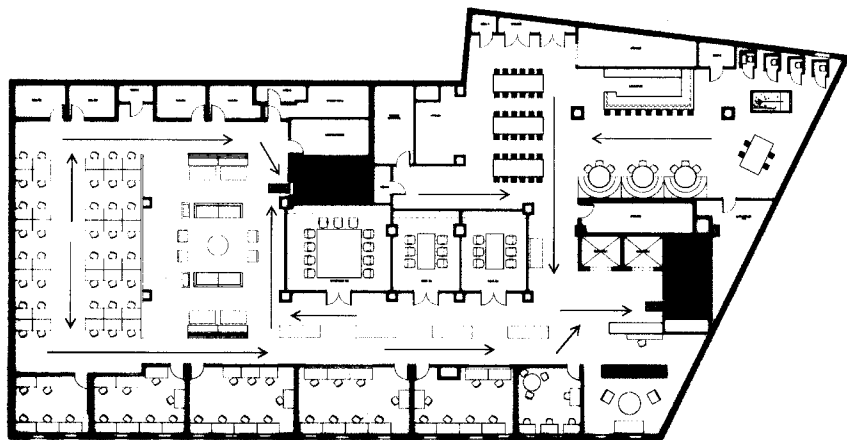


3RD FLOOR
3,585 – 12,232 SF
SUITE 300 | 302
8,647 SF
SUITE 301
3,585 SF



4TH FLOOR
12,232 RSF

SEATING CAPACITY 80+ PEOPLE
LARGE CONFERENCE ROOM 3
SMALL MEETING ROOM 4
AMENITIES FULL BAR, IN-SUITE SHOWER, CAFE STYLE KITCHEN



DOWNTOWN & URBAN OFFICE

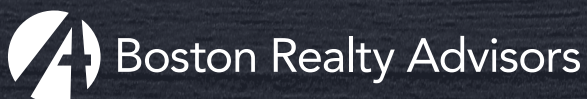
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