



91 MYSTIC ST

ARLINGTON, MA

FOR LEASE | 9,600 SF FLEX/LAB BUILDING

- Ensconced in downtown Arlington with proximity to numerous amenities
- Freestanding Flex/ Lab building



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9,600 SF Flex/Lab Building for Lease

PROPERTY HIGHLIGHTS

- Ensconced in downtown Arlington with proximity to numerous amenities
- Parking
- Lab/R&D Facility with low operating costs
- 3.0 miles to I-93
- 4.0 miles to Kendall Square/Central Square Cambridge
- 7.5 miles to downtown Boston

PROPERTY SPECIFICATIONS

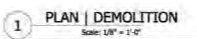
Building Size:	13,776 SF
Available Space:	9,600 SF
Number of Units:	2
Lot Size:	0.37 +/- AC
Drive Ins:	One (1) 8' w x 10' h
Construction:	Masonry
Building Height:	16'
Clear Height:	11'
Power:	400a/270v 3p
Utilities:	Gas - Natural, Sewer - City, Water - City
Parking:	8
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	86,545	254,460	696,776
Total Population	212,439	619,078	1,751,613
Average HH Income	\$200,375	\$170,148	\$161,866





2 PLAN | RENOVATION
Scale: 1/8" = 1'-0"



DISTANCE TO



3.5 MILES
14 MIN



.01 MILES
1 MIN



6 MILES
20 MIN



4.6 MILES
15 MIN



1.2 MILES
4 MIN

BOSTON

10.2 MILES
29 MIN

U-HAUL



Armstrong
AMBULANCE SERVICE

BW KENNEDY
BUILDERS & CONSTRUCTION MANAGERS



U-HAUL

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91 Mystic Valley Parkway, Arlington, MA

ExtraSpace
Storage

PRIME STORAGE

ultragenyx

casella

TRIUMVIRATE
ENVIRONMENTAL

CORESITE
An American Tower Company



Cambridge Self Storage

LifeMine

FORRESTER

20

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CAMBRIDGE

BACK BAY

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HUNTER ROBERTS

714.478.7993

hroberts@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

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