



47 HALL ST

MEDFORD, MA

FOR SALE OR LEASE | 12,320 SF FLEX BUILDING ON 0.47 AC

- Less than 1 mile from I-93
- Less than 1 mile from Mystic Valley Parkway
- 2.2 miles from Malden Center



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12,320 SF Flex Building on 0.47 Acres for Sale or Lease

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	151,337	354,475	737,698
Total Population	367,494	855,789	1,855,372
Average HH Income	\$149,826	\$152,503	\$151,487

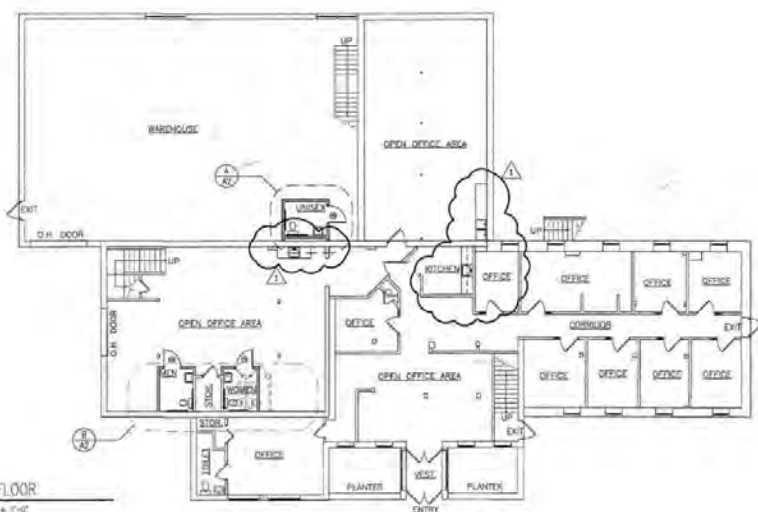
LOCATION HIGHLIGHTS

- Less than 1 mile from I-93
- Less than 1 mile from Mystic Valley Parkway
- 2.2 miles from Malden Center
- 4 miles from Boston
- 5 miles from Route 1

PROPERTY SPECIFICATIONS

Building Size:	12,320 SF
Total Available for Lease:	3,300 SF
Air Conditioning:	Full
Loading:	One (1) Drive In
Age and Type of Roof:	2011 flat rubber roof
HVAC:	Gas
Power:	400 amps, 3 phase, 4 wire, 208 volt
Year Built:	1930 (original)
Sprinkler:	Wet System
Zoning:	I
Lease Rate:	Market
Sale Price:	Market

FLOOR PLAN - 1ST FLOOR



FIRST FLOOR
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE - FIRST FLOOR

NO.	FROM	TO	SIZE	DOOR TYPE	FRAME TYPE	FINISH	REMARKS
101	WHSE	OPEN OFFICE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
102	WHSE	OPEN OFFICE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
103	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
104	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
105	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
106	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
107	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
108	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
109	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
110	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
111	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
112	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
113	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
114	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
115	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
116	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
117	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
118	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
119	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	
120	WHSE	WHSE	5'-0" x 7'-0" x 1 3/4"	FLUSH	WOOD	FIN	

HARDWARE

PARTITION TYPES

- 3" x 30 GA. METAL STUDS @ 24" O.C. W/ 1 LAYER 5/8" GWS BOTH SIDES. GWS AND METAL STUDS EXTEND FULL HEIGHT.
- 3" x 30 GA. METAL STUDS @ 24" O.C. W/ 1 LAYER 5/8" GWS BOTH SIDES. GWS AND METAL STUDS TO EXTEND TO BOTTOM OF FINISH CEILING. INSTALL M.R. GWS ON "WET SIDE" OF ROOMS.
- METALL - 3" x 30 GA. METAL STUDS @ 24" O.C. W/ 1 LAYER M.R. 5/8" GWS ON ROOM SIDE. GWS AND METAL STUDS TO EXTEND TO BOTTOM OF FINISHED CEILING.

GENERAL NOTES

THESE DOCUMENTS HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF INDICATING THE EXISTING CONDITIONS OF THE PROPERTY LOCATED AT 47 HALL STREET, MEDFORD, MA.

BY REQUEST OF THE CITY OF MEDFORD, NEW TOILET ROOM LOCATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THESE DOCUMENTS.

DUPLICATION AND/OR USE OF THESE DOCUMENTS BEYOND THE PURPOSE INDICATED IS PROHIBITED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.

PROPERTY SQUARE FOOTAGE BREAKDOWN

GBA (GROSS BUILDING AREA)=	
FIRST FLOOR	7,587 SF
SECOND FLOOR	5,338 SF
TOTAL	12,925 SF
GLA (GROSS LEASABLE AREA)=	
FIRST FLOOR	7,510 SF
SECOND FLOOR	5,258 SF
TOTAL	11,778 SF
COMMON AREA=	
FIRST FLOOR	77 SF
SECOND FLOOR	455 SF
TOTAL	532 SF

PROPOSED TENANT SQUARE FOOTAGE BREAKDOWN

TENANT NO.1	
FIRST FLOOR	5,085 SF
SECOND FLOOR	1,258 SF
TOTAL	6,343 SF
TENANT NO.2	
FIRST FLOOR	2,429 SF
SECOND FLOOR	554 SF
TOTAL	2,983 SF
TENANT NO.3	
SECOND FLOOR	1,252 SF
TENANT NO.4	
SECOND FLOOR	766 SF
COMMON AREA	
FIRST FLOOR	77 SF
SECOND FLOOR	455 SF

EXAMINED FOR
BUILDING PERMIT

DATE: 02.31.02

POST ON SITE

BY BUILDING DEPARTMENT

CITY OF MEDFORD

INSPECTOR: 0363

PERMIT NO.

ARCHDESIGN, INC.
ARCHITECTS & PLANNERS
470 BRIDGE STREET, SUITE 400 MEDFORD, MA 02155 978-281-0044

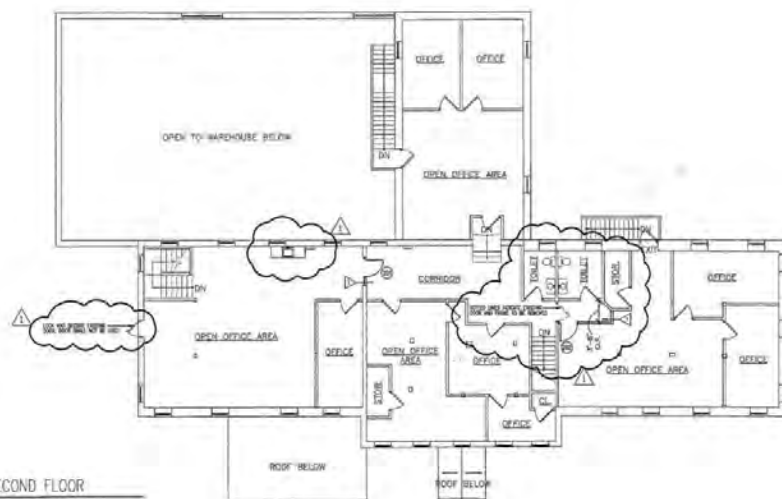
47 HALL STREET
MEDFORD, MA

RECEIVED AND RECORDED PER CITY ENGINEER - SIGNED FOR CITY RECORD -	7-10-02 7-12-02 DATE:
SEAL	APPROVED: - SIGNED: - DATE: -

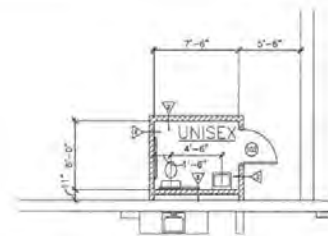
EXISTING
FIRST FLOOR PLAN

A1

FLOOR PLAN - 2ND FLOOR



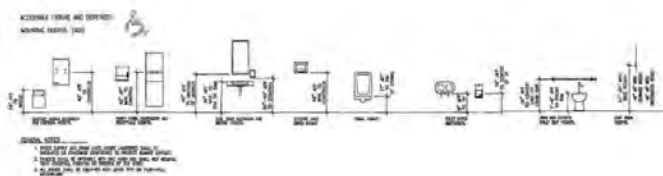
SECOND FLOOR
SCALE: 1/8" = 1'-0"



(A) PARTIAL PLAN AT TOILET ROOM
SCALE: 1/4" = 1'-0"



(B) PARTIAL PLAN AT TOILET ROOM
SCALE: 1/8" = 1'-0"



47 HALL STREET
MEDFORD, MA

EXISTING
SECOND FLOOR PLAN

A2

HIGHWAY PROXIMITY



1.6 MILES
6 MINUTES



1.5 MILES
5 MINUTES



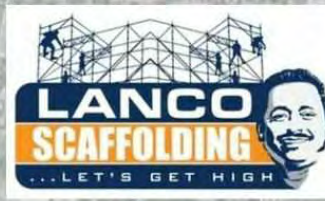
0.8 MILES
3 MINUTES



0.4 MILES
1 MINUTES



INDUSTRIAL AREA



MEDFORD



47 HALL ST.
MEDFORD, MA



INDUSTRIAL AREA



Lineage



ASSEMBLY
SQUARE



47 HALL ST

MEDFORD, MA

FOR SALE OR LEASE | 12,320 SF FLEX BUILDING ON 0.47 AC

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