



# 47 HALL ST

MEDFORD, MA

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FOR LEASE | 3,300 SF OFFICE / FLEX SPACE AVAILABLE

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

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

3,300 SF Office/ Flex Space Available for 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

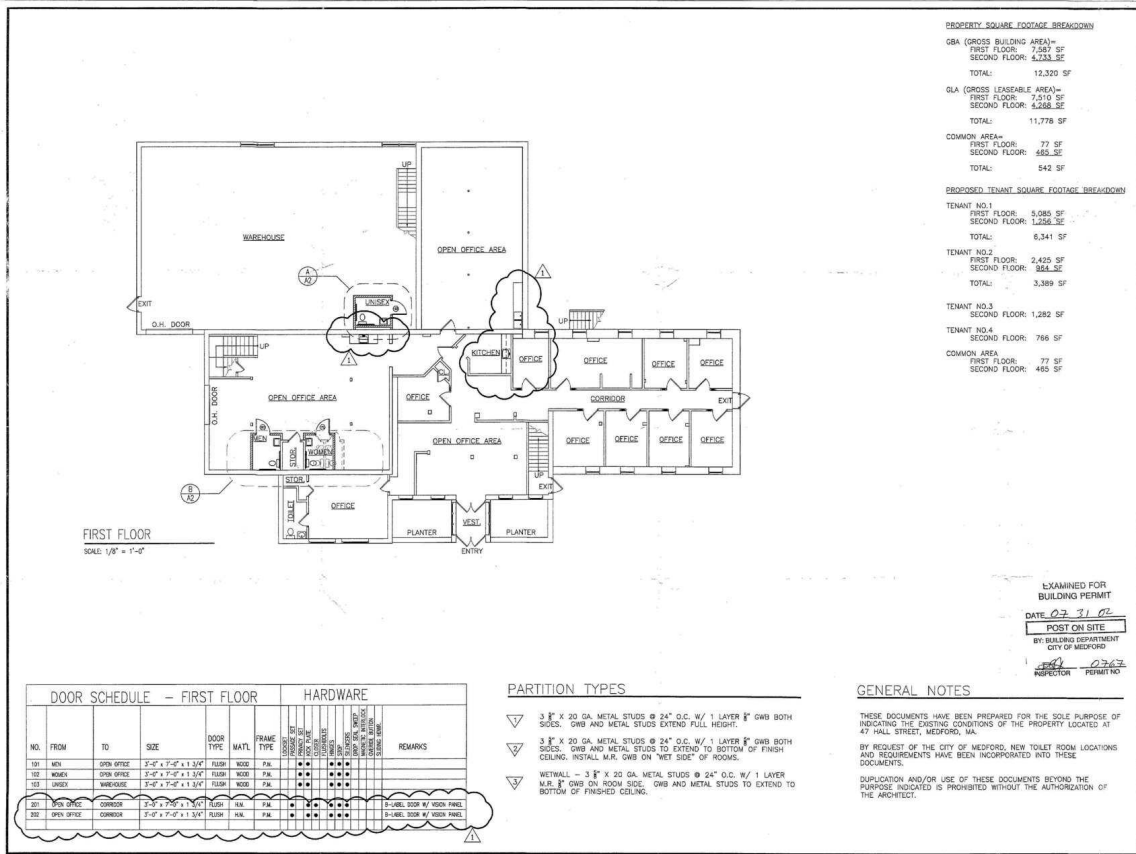
## LOCATION HIGHLIGHTS

- 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 (Industrial)
Lease Rate:	Market

# FLOOR PLANS

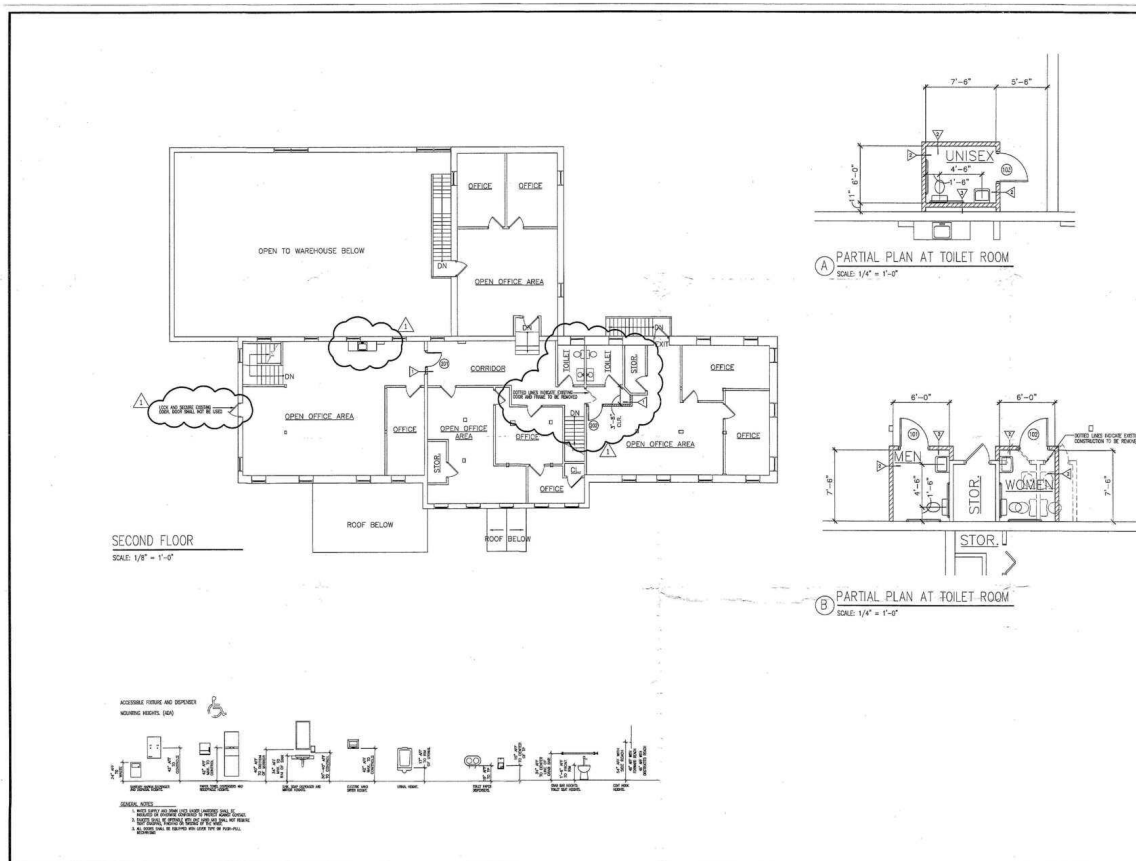


**ARCHDESIGN, INC.**  
 ARCHITECTS & PLANNERS  
 800 SHAW STREET, SUITE 412 | MEDFORD, MA 02155 | 978-336-8888

47 HALL STREET  
 MEDFORD, MA

EXISTING  
 FIRST FLOOR PLAN

A1



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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



ASSEMBLY  
SQUARE



# 47 HALL ST MEDFORD, MA

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

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