

**145
EXCHANGE
STREET AT**



**BRAND NEW
RETAIL SPACE,
MALDEN CENTER**

www.160Pleasant.com

NOW AVAILABLE



AVAILABLE SQ FT:

1,445 sf of First Class Retail space located on the ground level of a 204-unit luxury apartment building, 160 Pleasant Street, Malden Center's premier luxury apartment community.

DESCRIPTION:

Placed in the heart of Malden's central business district, steps to the train, 145 Exchange Street is ideal for any business looking for heavy foot traffic and lots of exposure.

Highly visible signage and large windows on two sides of the building. Step down from charming 145 Exchange Street into this inviting space.

LOCATION:

Busy high-traffic corner at the intersection of Pleasant, Abbott and Exchange Streets in the heart of the central business district.

One-block from the Malden Center Orange Line and Commuter Rail Station and also a major bus hub for the area.

Plenty of free on street parking available as well as two parking garages nearby with approx. 1500 parking spaces.

Also one block from the City Hall Plaza and diagonally across the street from the Police Station.

Neighbors include Super Stop & Shop, CVS, Bank of America, H&R Block, Mass. Department of Education, Danvers Bank and Boston Market.

CP
COMBINED PROPERTIES

Celebrating Our 75th Year

CP

A full-service real estate development firm, creating better places to live & work.

25 Riverview Business Park, 300 Commercial Street, Malden MA 02148

Greg Regazzini, VP, Director of Leasing

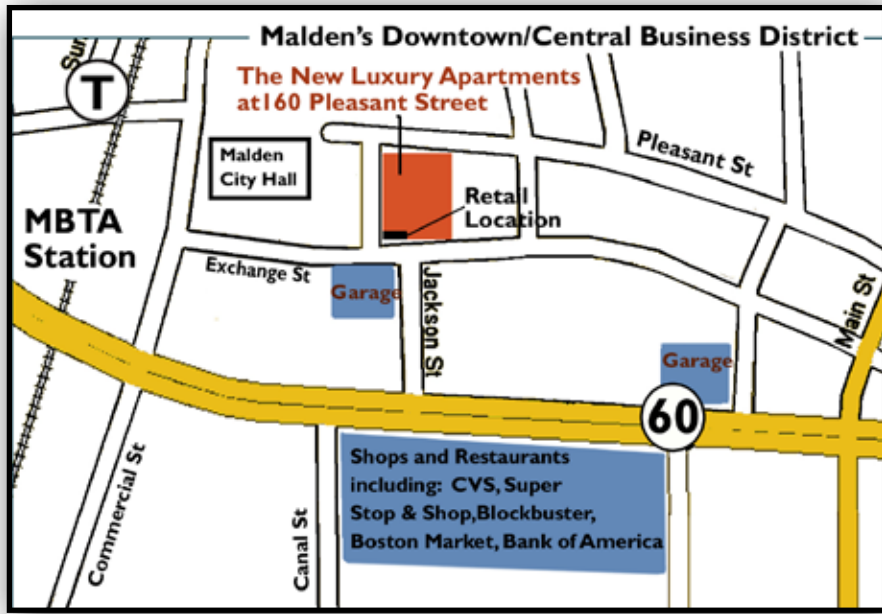
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DEMOGRAPHICS

25,000 Daily Car Count on Route 60/Centre Street

12,000 Daily Commuters at the nearby bus transit hub and T-station on the newly remodeled Orange Line.

Population 2006 Census: 40,153 in a 1 mile radius, 262,479 in 3 miles, and 635,135 in a 5 mile radius.

Households 2006: 16,544 in 1 mile and 92,380 in 3 mile radius.

Average Household Income - \$65,800 in a 3 mile radius.

HVAC: Fully heated, a/c
Fire Prevent.: Wet sprinkler system
Natural Gas: Keyspan
Water: City of Malden

Visit www.160Pleasant.com for more information



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