

# 46 Arlington Street

Chelsea, MA

Office/ Flex Space

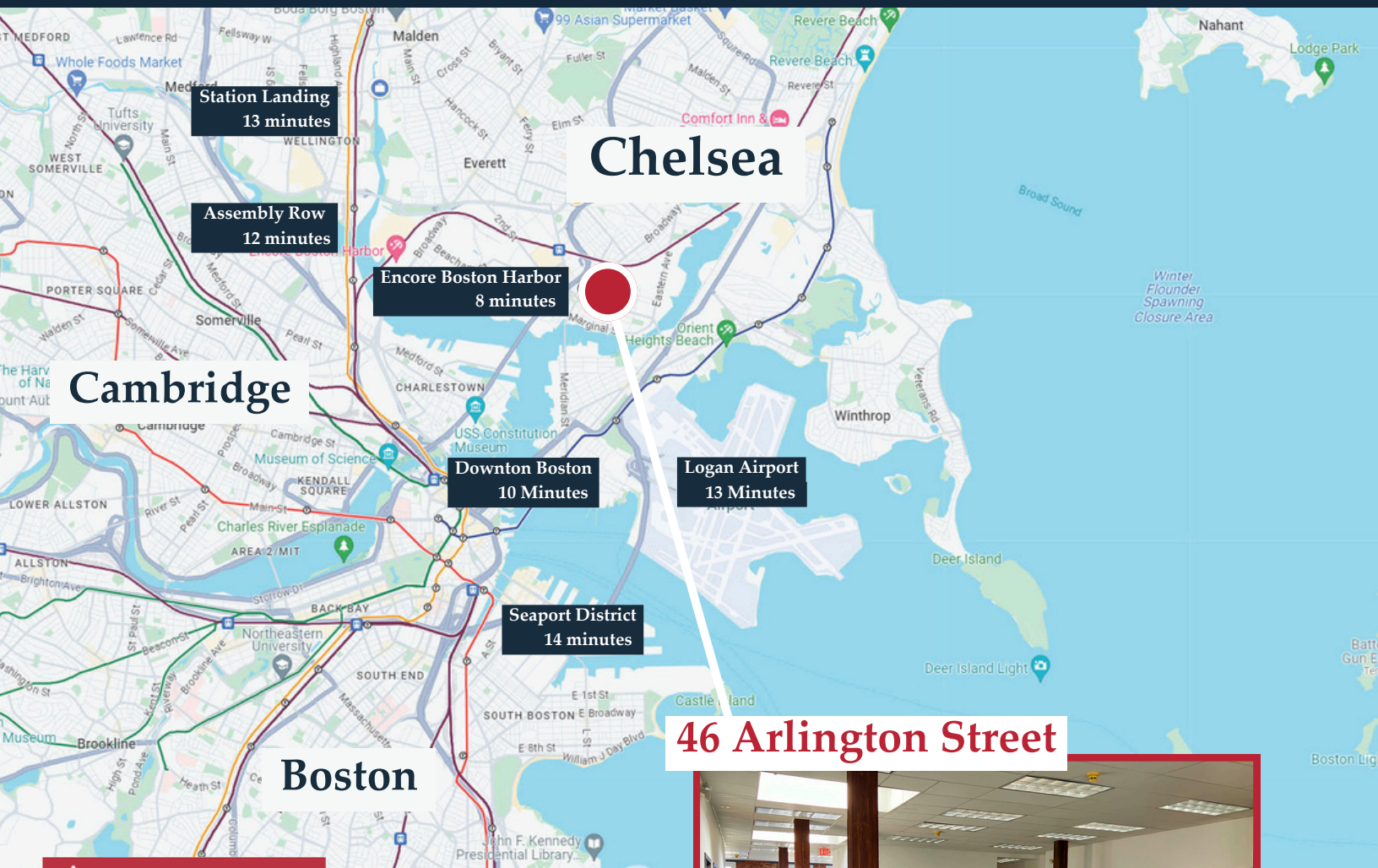


**46 Arlington Street**



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**46 Arlington Street**

**AVAILABLE NOW**

**6,148 SF | Outstanding Office/Flex Space**

First Floor is 3,050 SF, Second Floor is 3,074 SF

## Description:

Built in 1935, the building was renovated in 1998 to accommodate office use on both the first and second floor, totaling 6,100 SF. A 3,000 SF partially finished lower level includes two bathrooms and direct access from the main entrance. The building's interior features exposed brick, high ceilings, exposed wooden beams, skylights, arched windows, and multiple offices/conference rooms between the two floors. Property is subdivided to support multi-tenancy, or can remain as single occupant. The property is situated on 0.12 acres which includes a parking lot with 12 spaces.

## Location:

This exceptionally located property offers unparalleled, direct ramp access to Route 1/Mystic Tobin Bridge. Its close proximity



to downtown Boston and Logan International Airport, which are only five minutes away, makes the space ideal for a variety of users. MBTA bus service is available in front of building, Silver Line is 2 blocks away. Space is easily accessible from Routes 93 and 90 (Mass Turnpike).

## Corporate Neighbors:

Amazon | Mass General Brigham | FBI | Kayem | Beth Israel | MassHealth | Snipped Fresh | Home Depot | Mass Department of Revenue | Marriott | Always Fresh | Yello-Glow | CAPIC, Inc

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## SPECIFICATIONS

**Address:** 46 Arlington Street  
Chelsea, MA 02150

**Available:** 6,148 SF

**Dividable:** 6,148 SF

**Parking:** 12 Spaces

**Construction:** Brick, Post, Beam

**Exterior:** Brick

**Roof:** Rubber Membrane

**HVAC:** Fully air conditioned with  
gas boiler

**Basement:** 3,000 SF

**Fire Prevent:** Hardwire alarm systems

**Electricity:** 600 amps

**Water & Sewer:** City of Chelsea

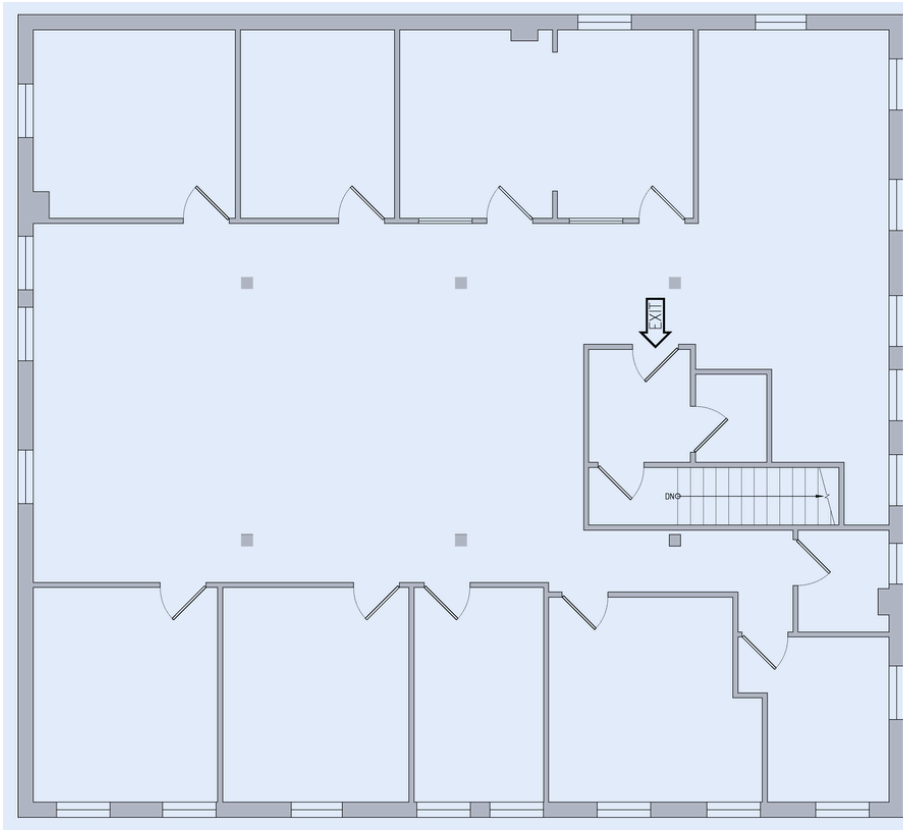
**Natural Gas:** Keyspan

**Water & Sewer:** City of Chelsea

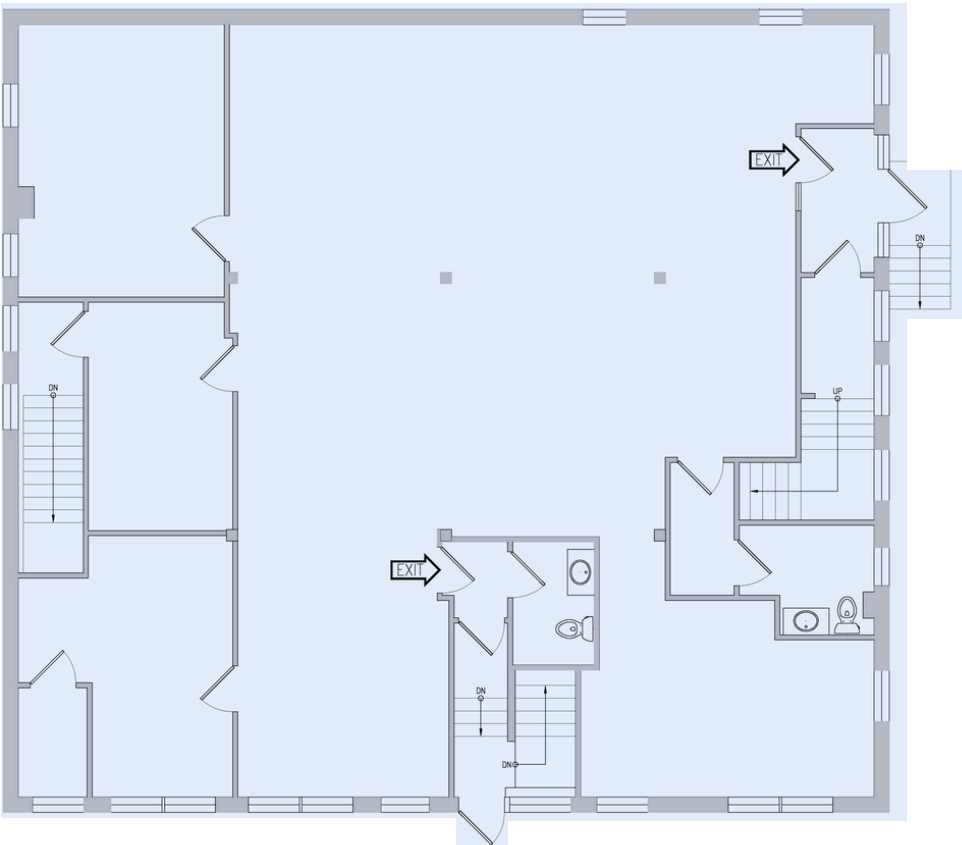
**Telecom:** Fiber available

### Contact

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Floor 2

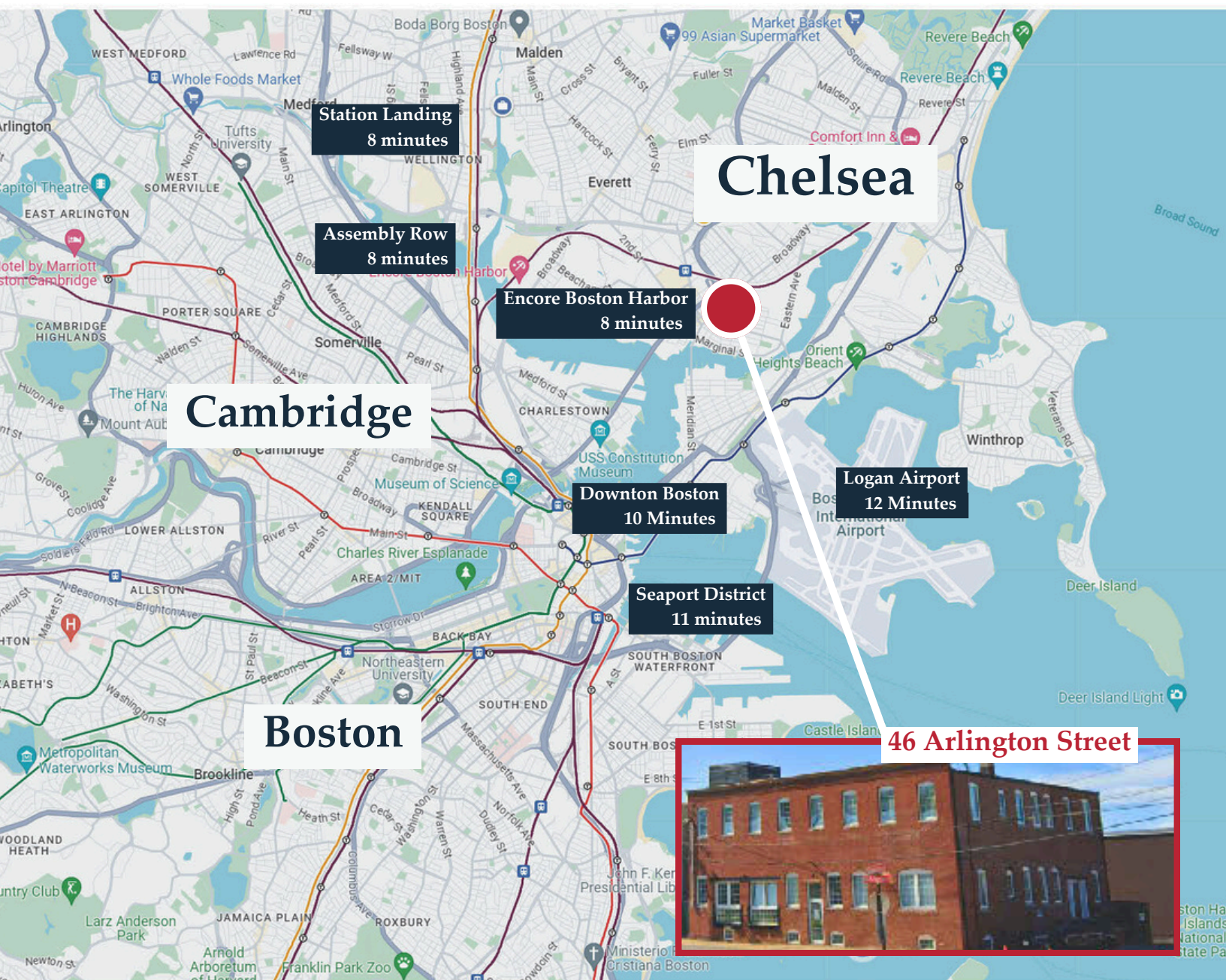


Floor 1



# A Neighborhood in Transition

Chelsea, Massachusetts has experienced tremendous growth driven by expanding industrial, life science, office, residential and hotel populations. A truly unique location with historic landmarks, a working waterfront and dramatic views at Admiral's Hill. The brand new MBTA Silver Line station, which connects to Logan International Airport, South Station, and Boston's Seaport District, is just 0.5 miles away.



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# Site Plan

## ADMIRAL HILL LARGE

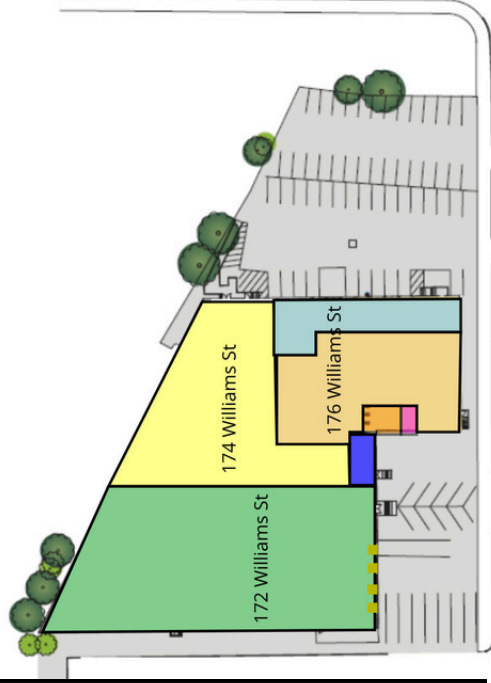
- 9 Arlington St
- 15 Arlington St
- 21-25 Arlington St
- 32 Auburn Street
- 9 Arlington St
- 34 Auburn St
- 36 Auburn St
- 201 Williams St
- 191 Williams St
- 46 Arlington St

## ADMIRAL HILL SMALL

- 172 Williams St
- 174 Williams St
- 176 Williams St

## CAMPUS

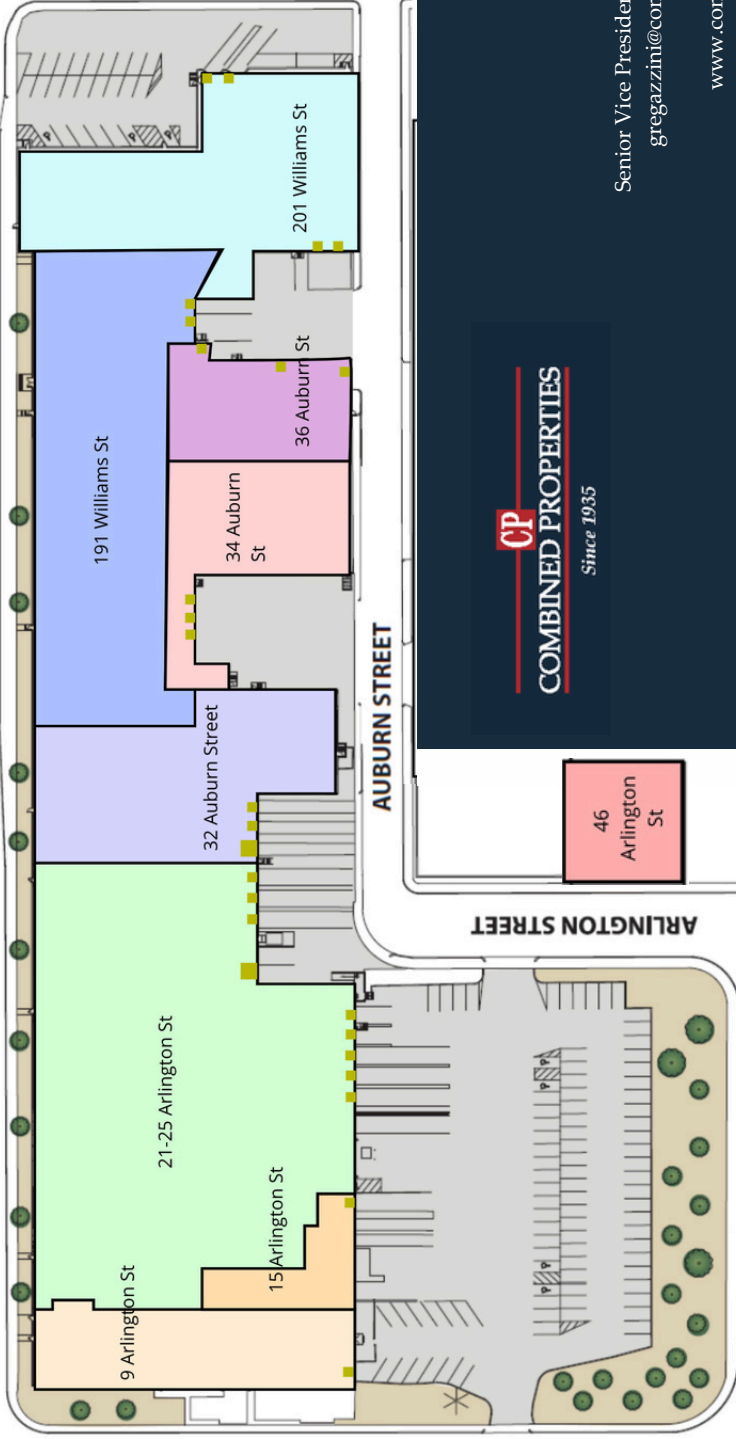
- Parking
- exclusive loading
- Common Loading
- Office
- Kitchen
- common restrooms



TOBIN BRIDGE / US ROUTE 1

WILLIAM STREET

ARLINGTON STREET EXT



SPRUCE STREET

AUBURN STREET

ARLINGTON STREET

2ND STREET

Contact

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**CP**  
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