

**FULLY LEASED****6,100 SF | Outstanding Office/Flex Space**

First Floor is 3,050 SF, Second Floor is 3,050 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:**

The FBI | Mass General Hospital | Mass DOR | Kayem Foods | US Foodservice | Chelsea District Court | Steele Canvas Basket | Mystic Brewery | Snipped Fresh Produce | JB Sash & Door | Cooper Interconnect | CAPIC | State Garden | Market Basket | Starbucks

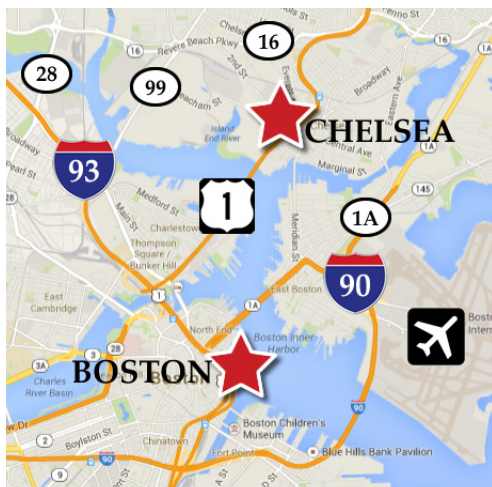
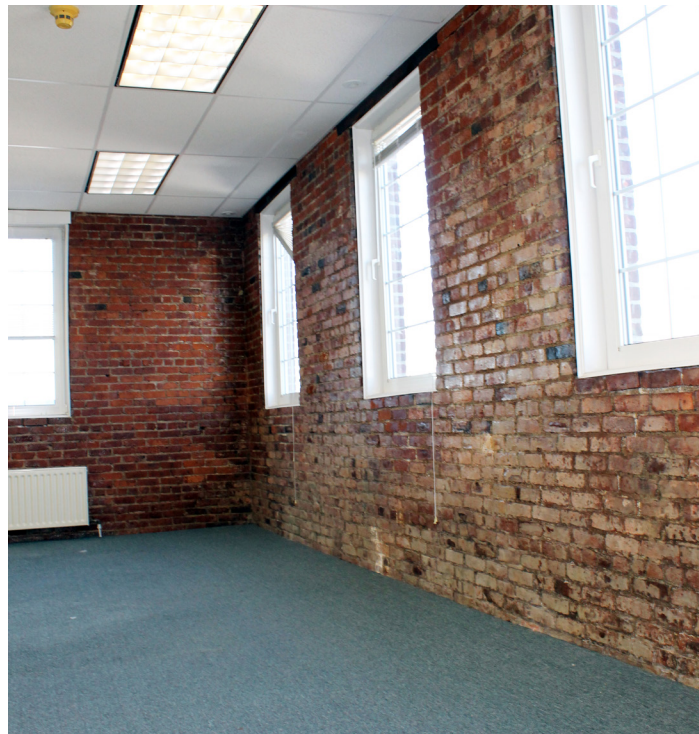




# 46 ARLINGTON STREET

CHELSEA, MA

Office/Flex Space



## SPECIFICATIONS

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

**Available:** 6,100 SF

**Dividable:** Yes

**Parking:** 12 Spaces

**Construction:** Brick, Post, Beam

**Exterior:** Brick

**Roof:** Rubber Membrane  
(new in 2005)

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

**Basement:** 3,000 SF partially-finished

**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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