



84,868 SF AVAILABLE



# 28 FITCHBURG STREET

## SOMERVILLE MARKET OVERVIEW

The Property is located in the City of Somerville, the most densely populated community in New England consisting of only 4.2 square miles and 78,901 residents. Known for its unique mix of families, young professionals and students, Somerville has become a hotbed of innovation and arts built upon its proximity to MIT, Harvard University and Tufts University, three well-respected educational institutions.

Greentown Labs, the largest cleantech startup incubator in the U.S., relocated to Union Square from Boston's Seaport District, seeking to capitalize on Somerville's emerging technology scene. Additionally, the City's growing selection of restaurants, bars and entertainment options in Davis Square, Assembly Row and Union Square has invigorated the nightlife scene.

## GREEN LINE EXTENSION



The \$2.3 Billion Green Line Extension Project will extend the subway from a relocated Lechmere Station in East Cambridge to Union Square in Somerville and College Avenue in Medford. The project was approved in April 2017 by the Federal Transit Authority with \$1 Billion in federal funding and is scheduled for completion by 2021, with the first station in Union Square opening that summer.

28 Fitchburg Street will benefit from the greatly improved local and regional mobility, as trains will operate every five to six minutes in peak rush-hour, providing fast and efficient service to and from downtown Boston. The project, once completed, will feature over 4 miles of light rail service and six new MBTA stations.

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## UNION SQUARE REDEVELOPMENT

Union Square, located steps from 28 Fitchburg Street, is the largest and most vibrant commercial neighborhood in Somerville, hosting an eclectic mix of artisanal foods, exercise outlets and exciting social clubs. The area was recently approved for zoning changes that will allow a mixed-use, transit-oriented development to commence in 2018. Master developer US2 will undertake the \$1 Billion project as it is built out in several phases over the next decade. At completion, the project will total 950 residences, 1.38 Million SF of office, lab, retail, hotel and arts space, all centered on the future Union Square Green Line station.



The development is estimated to generate more than \$10 Million in annual tax revenue and permitting fees for the City, while creating over 5,000 new permanent jobs and 4,000 construction jobs.

## NORTHPOINT

Less than a mile from 28 Fitchburgh Street is the largest remaining master-planned in-fill development site in the Boston metro area. NorthPoint spans 45-acres and is entitled for over 5 Million SF of development. Currently under construction by DivcoWest, two residential and multifamily buildings have already delivered, with the 17 remaining parcels consisting of 2.4 Million SF of residential and 2.1 Million SF of commercial space, in addition to 11 acres of open area adjacent to the MBTA Green and Orange Lines. NorthPoint is transforming the once forgotten former rail yard into a first-class destination for tenants and residents alike.



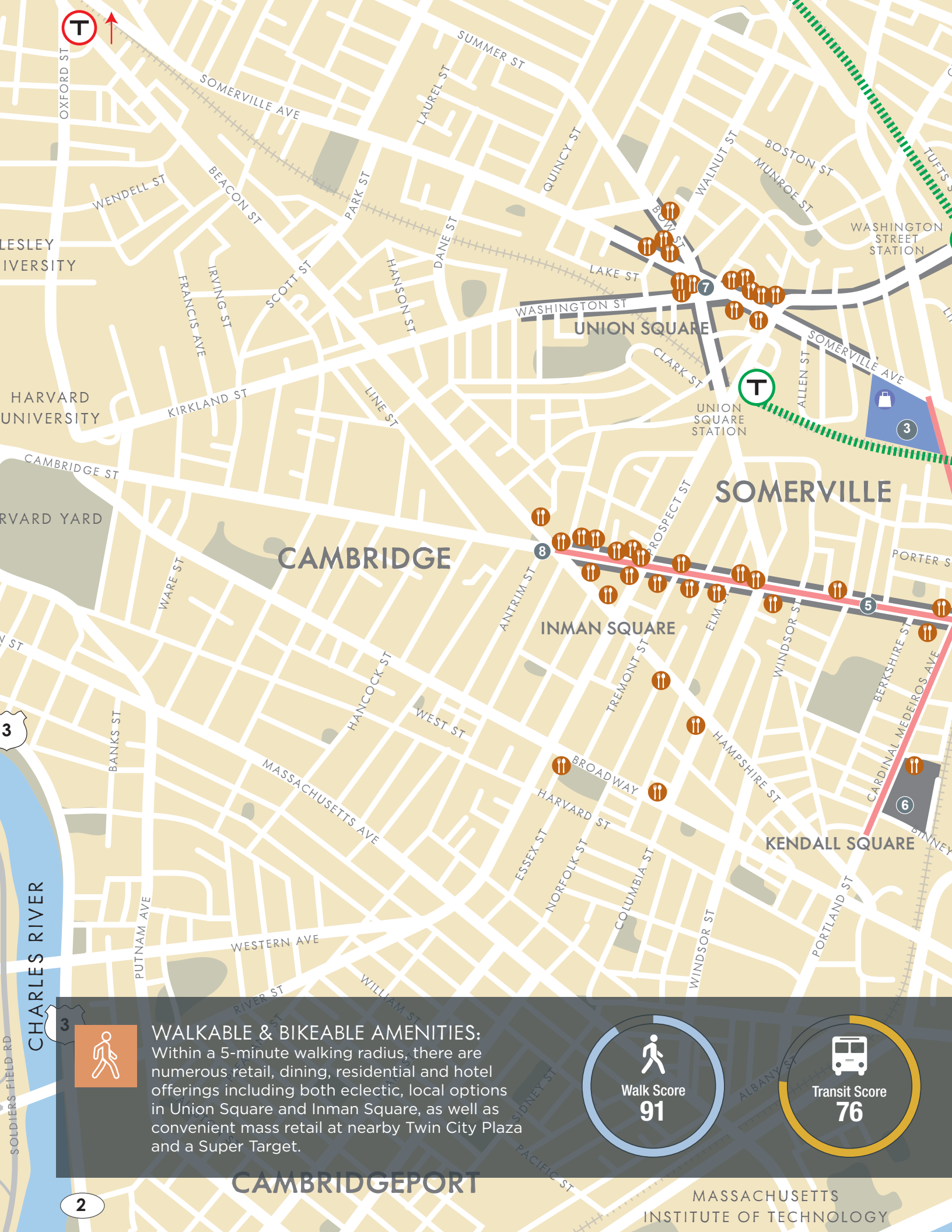
## ASSEMBLY SQUARE



The largest development to date to invigorate and modernize the City of Somerville was Federal Realty's Assembly Row. Combined with the existing Assembly Square marketplace, once completed the district will include almost 1 Million SF of premium retail and restaurant space, 3 Million SF of office, a 160-room hotel, almost 2,000 state-of-the-art residences and a six-acre waterfront park, altogether spanning 40 acres of land that is easily accessible via the MBTA Orange Line and right off Exit 28 of I-93. Partners Healthcare's decision in 2013 to move their headquarters into 825,000 SF at

Assembly Row was a major milestone for Somerville's commercial real estate market.





## CAMBRIDGE

## SOMERVILLE

## INMAN SQUARE

## KENDALL SQUARE

## CAMBRIDGEPORT



Walk Score  
**91**



Transit Score  
**76**



### WALKABLE & BIKEABLE AMENITIES:

Within a 5-minute walking radius, there are numerous retail, dining, residential and hotel offerings including both eclectic, local options in Union Square and Inman Square, as well as convenient mass retail at nearby Twin City Plaza and a Super Target.

MASSACHUSETTS  
INSTITUTE OF TECHNOLOGY

# 28 FITCHBURG SOMERVILLE · MA

<0.5 MILES

Shop
<ul style="list-style-type: none"> <li>1 Twin City Plaza</li> <li>2 CambridgeSide Galleria</li> <li>3 Super Target</li> <li>4 Assembly Row</li> </ul>
Dine
<ul style="list-style-type: none"> <li>5 Cambridge Street Restaurants</li> <li>6 Kendall Square</li> <li>7 Union Square</li> <li>8 Inman Square</li> </ul>
Move
<ul style="list-style-type: none"> <li>Lechmere T Stop</li> <li>Kendall Square T Stop</li> <li>Future Union Square T Stop</li> <li>Future Washington St T Stop</li> <li>Sullivan T Stop</li> </ul>
Live
<ul style="list-style-type: none"> <li>9 Twenty   20 Apartments</li> <li>10 Zinc Apartments</li> <li>11 Avalon NorthPoint</li> <li>12 Millbrook Lofts</li> <li>13 Millers River Apartments</li> </ul>
WALK AND BIKE WAY



## WITHIN A ONE MILE RADIUS:

  
Bike Score  
**81**

  
55+  
Restaurants & Cafes

  
2  
Bike Shops

  
129+  
Total Retailers

  
2,849+  
Apartment Units

## BEACON HILL



# ACCESSIBILITY

LOGAN AIRPORT

BOSTON HARBOR

TD GARDEN

CHARLESTOWN

TWENTY | 20  
NORTHPOINT

Avalon North Point  
Apartments



NorthPoint  
Development Area  
2.1M SF Commercial Space  
3,000 Residential Units  
11 Acres Open Space



TWIN CITY PLAZA



200 INNER BELT



28  
FITCHBURG  
SOMERVILLE, MA

Brickbottom  
Artists Association

MCGRATH HIGHWAY

GREEN LINE EXTENSION/BIKE PATH

A

B

Future location of ArtFarm -  
Somerville's proposal for a  
self-sustaining art and urban  
agriculture laboratory.





BOSTON



CHARLES RIVER



KENDALL SQUARE

KENDALL SQUARE



CAMBRIDGE STREET

EAST CAMBRIDGE

GOLD STAR MOTHERS PARK

DONNELLY FIELD



5 -15 MINUTE WALK



LONE STAR TACO BAR



BON ME



TURNSTYLE

formlabs

SOMERVILLE



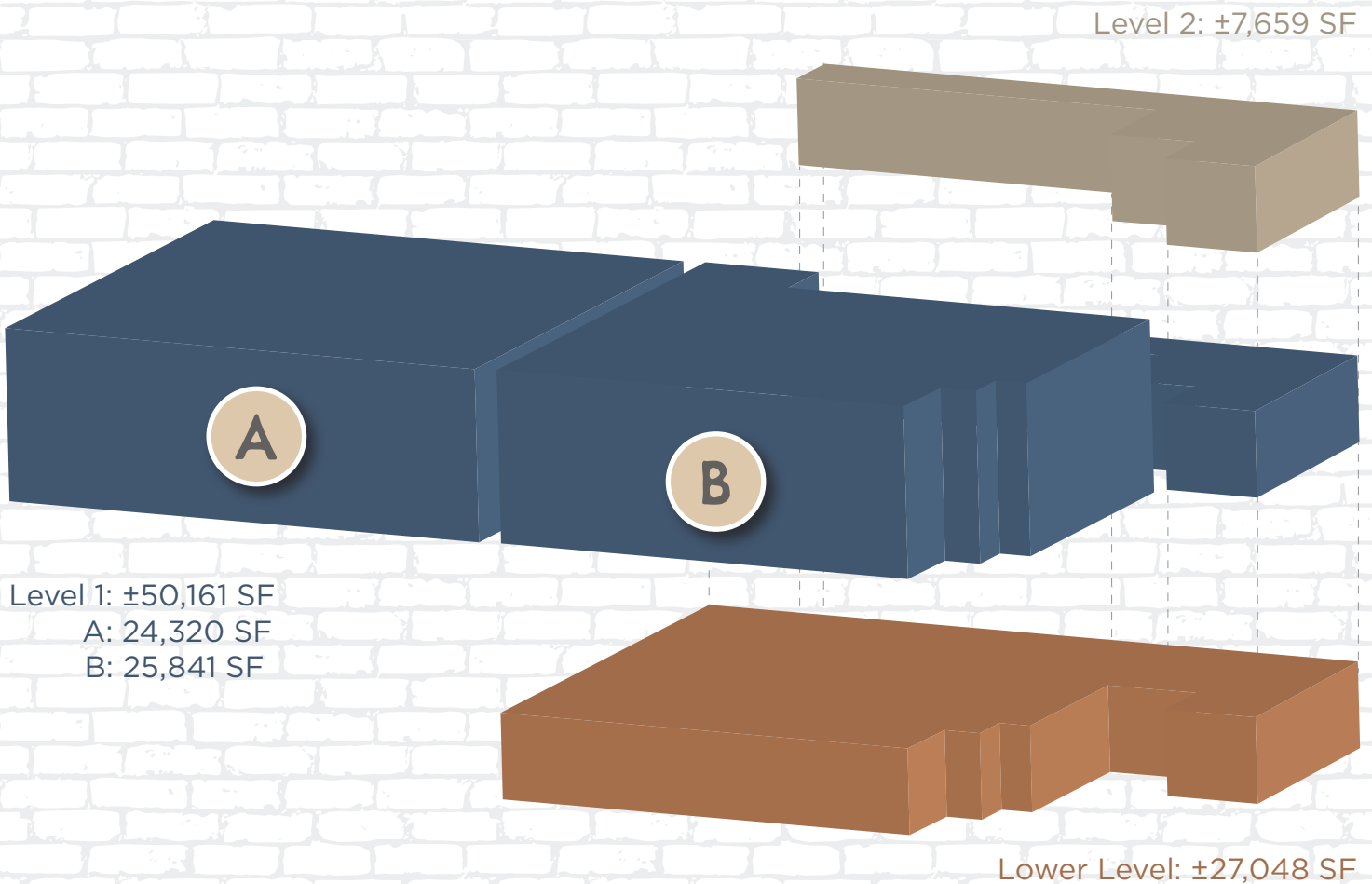
UNION SQUARE

INMAN SQUARE



# 84,868 SF OF INDUSTRIAL SPACE AVAILABLE

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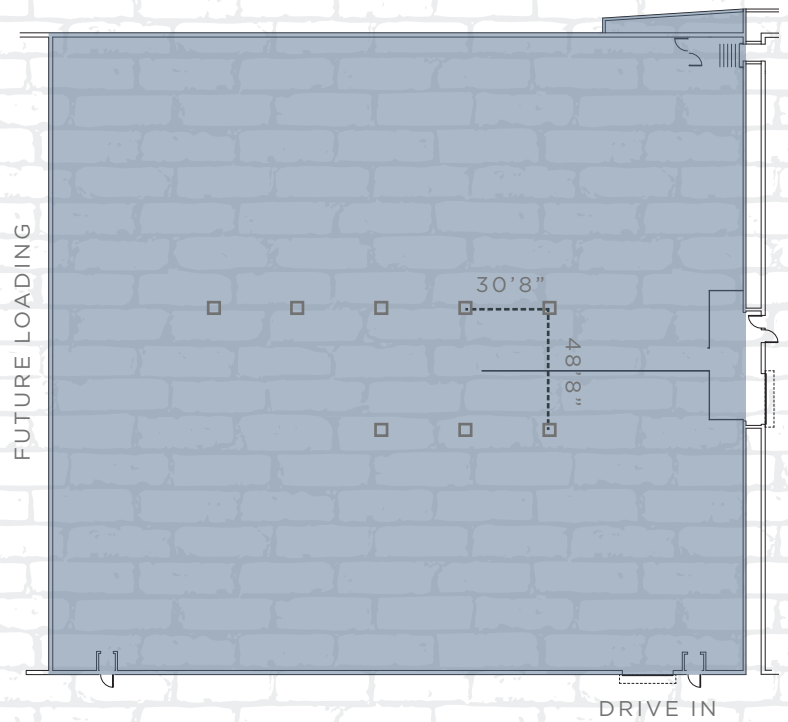
# BUILDING SPECS

Building Area	±84,868 SF	Parking	±28,627 SF paved lot ±85 surface spaces available
Total Avail. SF	±84,868 SF		
Building A	±24,320 SF	Bay Spacing	Various
Building B	±60,548 SF	Floors	Reinforced concrete slab
Warehouse	±25,841 SF		
Office	±7,659 SF		
Lower Level	±27,048 SF	Utilities	
		Water	City of Somerville
Land Area	±2.6 acres	Sewer	City of Somerville
		Electric	Eversource*
Ceiling Height		Gas	Eversource*
Building A	±27' clear		
Building B	±34' clear	Power	800 A / 480v 3p 4w
Lower Level	±10' clear	Lighting	T-5 on sensors
Loading		HVAC	
Building A	To be added	Warehouse	100% heated
Building B	4 loading docks (Expandable)	Office	Full A/C and Heat
		Sprinklers	Wet system

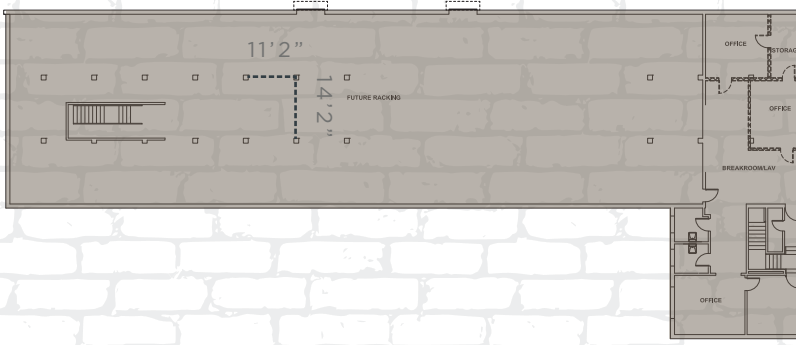


# FLOOR PLANS

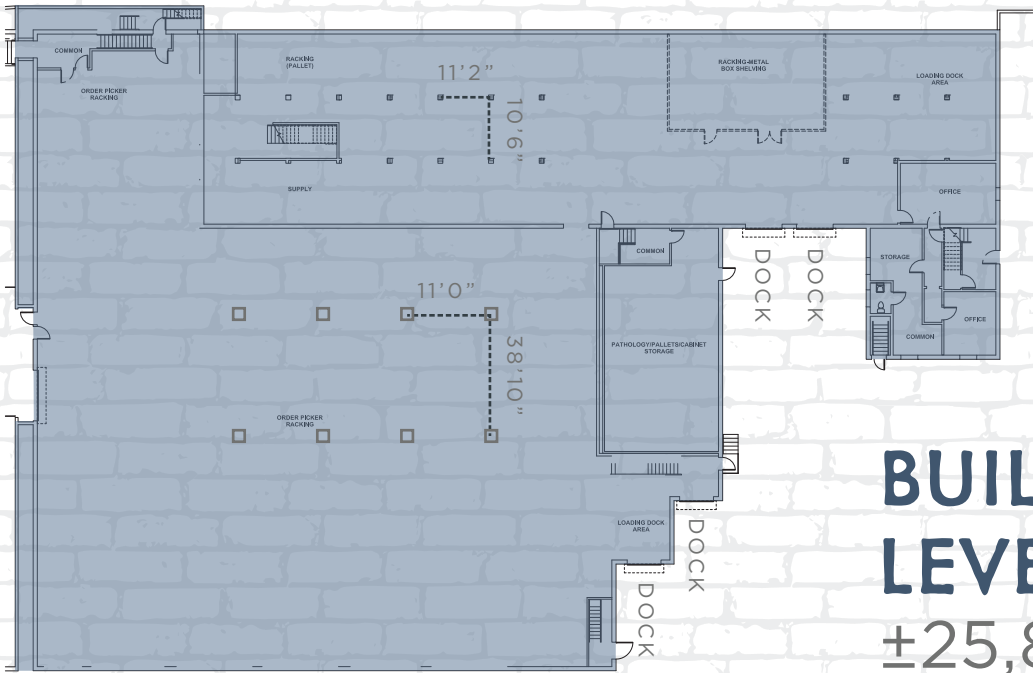
**BUILDING A**  
±24,320 SF



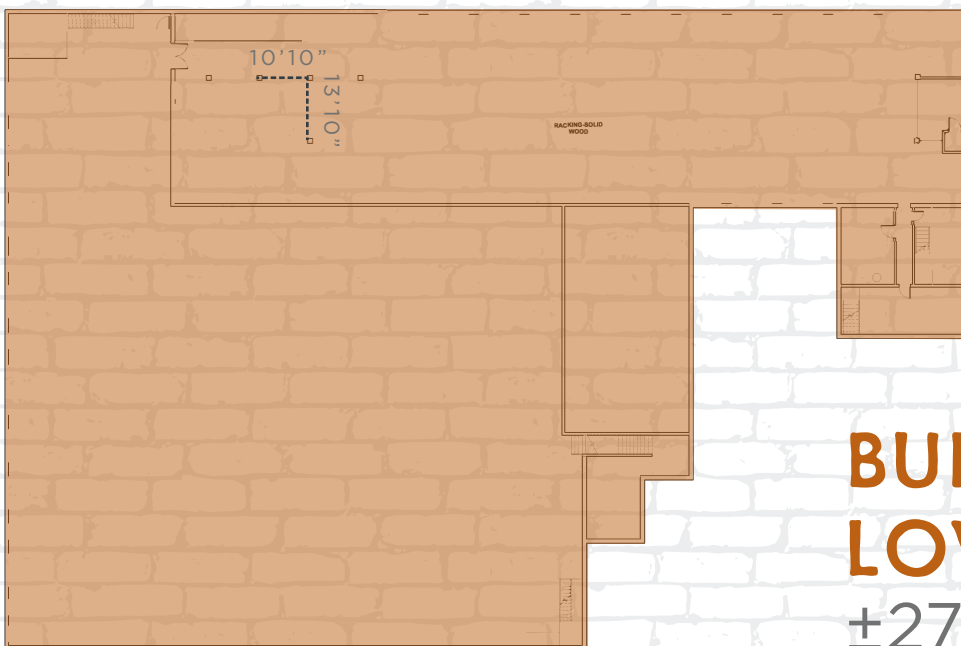




**BUILDING B  
LEVEL 2**  
±7,659 SF




**BUILDING B  
LEVEL 1**  
±25,841 SF



**BUILDING B  
LOWER LEVEL**  
±27,048 SF





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