



101 STATION

STATION
LANDING

101 Station Landing, Medford, MA

NEWMARK | 



Where Work Finds Flow



Ready-to-lease office and
medical space set along
Medford's Mystic River

101 STATION

Here, Balance is Built In

Positioned between river and rail, 101 Station offers the best of both worlds; the calm of the Mystic waterfront and seamless access to downtown Boston. A modern workplace on the city's edge, it blends connection, flexibility, and balance for teams who move with intention.

RJK closed on the building in June 2025 and has commenced a complete building transformation. Improvements include a fully renovated lobby, exterior, and common areas, as well as upgrades to building amenities - bringing modern balance, connection, and flexibility to the waterfront workplace.



5 Story Office Building



Modern Amenities



Transit-Oriented Location

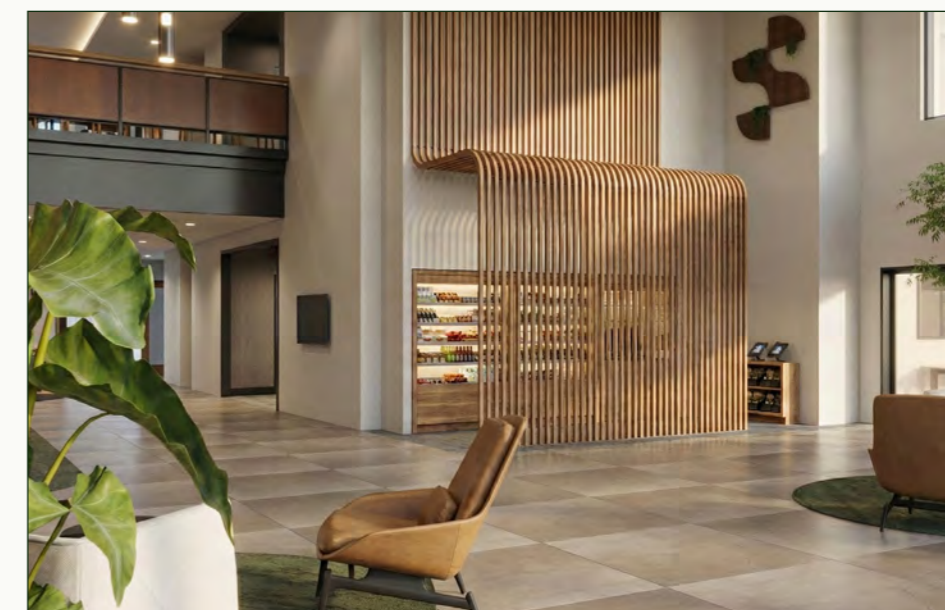
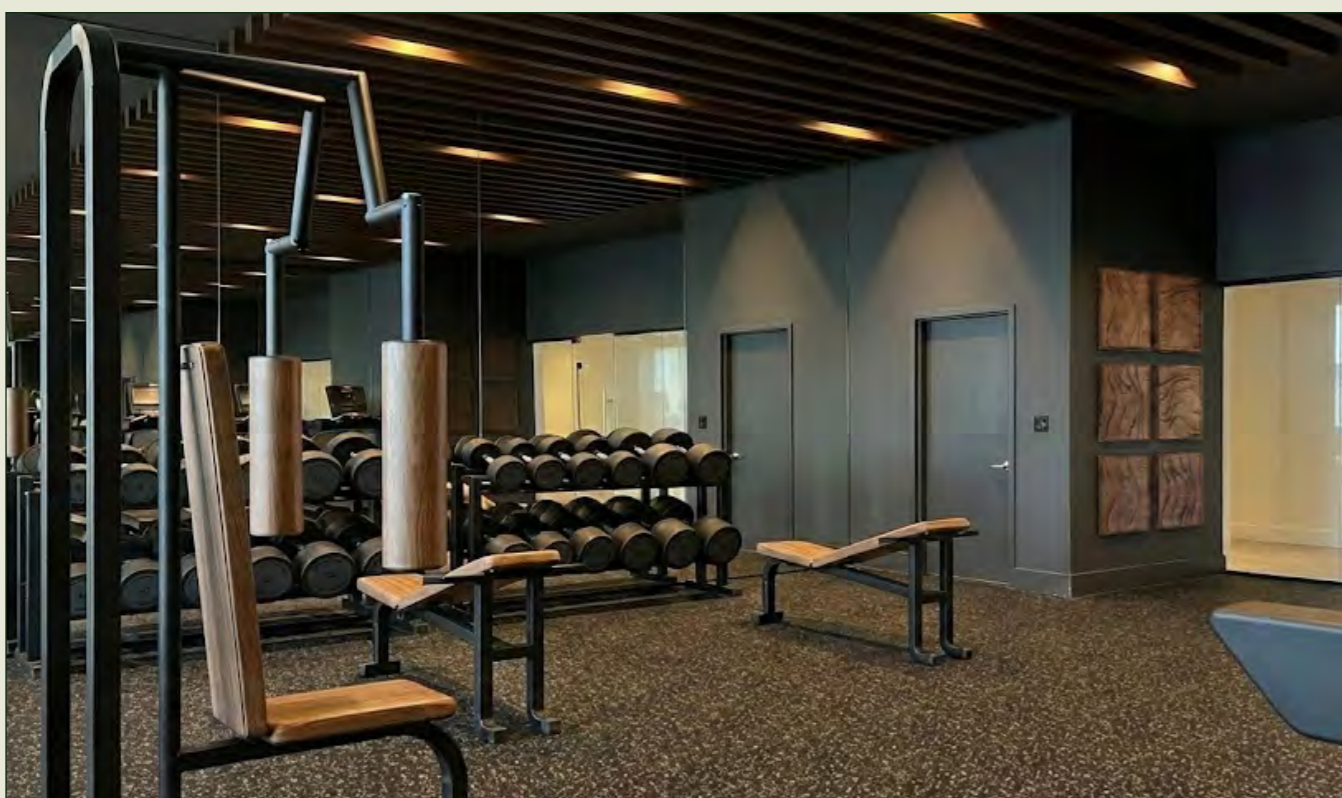
 **VIEW VIDEO**



Amenities

All Within Reach

At 101 Station, every element is crafted to keep workdays running smoothly. The building blends hospitality-style comfort with modern functionality. From the morning coffee ritual to evening collaboration, balance is built into every detail.



Conceptual Renderings

Work & Collaboration

- Grand two-story lobby
- Flexible conference rooms and collaboration spaces
- Speakeasy-style lounge

Wellness & Experience

- Modern fitness studio
- Grab-and-go café
- Outdoor patio space
- Expansive windows with waterfront views

Access & Ease

- On-site parking garage with direct skywalk connection to Wellington Station
- Immediate access to I-93 and major commuter routes



In Rhythm With the River



Step outside and the sense of flow continues. 101 Station opens directly to the Mystic River, surrounded by open space, trails, direct access to the 5K river pathway, and the energy of Station Landing.

Whether you're walking to lunch, catching the train, or ending the day on the water, the entire environment is designed for seamless movement.



Welcome to Station Landing

Located along the Mystic River and steps from the Wellington T, Station Landing offers a connected mix of offices, dining, retail, and residences. It's a modern campus designed for balance, where everything you need is within easy reach.



Conceptual Rendering



20+
RETAILERS/RESTAURANTS

Food & Drink

1. Starbucks
2. QDOBA Mexican Eats
3. Cold Stone Creamery
4. Five Guy's
5. LongCross Bar & Kitchen
6. Pizzeria Regina
7. Liv's Juice and Açai Bar
8. Yoki Restaraunt & Sushi Bar
9. Crumbl Cookies
10. Kelly's Roast Beef

Retail & Services

11. StretchMed
12. FedEx Office
13. H&R Block
14. James Joseph Studio
15. Bliss Nails
16. Skin Therapy
17. T Mobile
18. AllEye Care

NEIGHBORHOOD RETAIL & RESTAURANTS



IN THE NEIGHBORHOOD - 100+ SHOPS & RESTAURANTS

ASSEMBLY ROW

- 1 Trader Joe's
- 2 Nike
- 3 Adidas
- 4 Brooks Brothers
- 5 Banana Republic
- 6 J.Crew
- 7 TJ Maxx
- 8 Reebok
- 9 Earls Kitchen + Bar
- 10 Lucky Strike
- 11 AMC Theaters
- 12 Orangetheory

- 13 Amelia's Taqueria
- 14 Legal Sea Foods
- 15 Totto Ramen
- 16 Fuji at Assembly
- 17 Caffé Nero
- 18 Staples
- 19 Ruth's Chris Steakhouse
- 20 Tatte Bakery + Cafe
- 21 Outback Steakhouse
- 22 Tony C's Sports Bar + Grill
- 23 SmokeShop BBQ

RIVER'S EDGE

- 1 The Establishment
- 2 Nazar Market

FELLSWAY PLAZA

- 1 Stop N Shop
- 2 Chipotle
- 3 Panera Bread
- 4 Planet Fitness

Encore BOSTON HARBOR

- 1 Encore Casino and Hotel
- 2 Rare Steakhouse
- 3 Seamark Seafood & Cocktails
- 4 Red 8
- 5 Mystique
- 6 Giardino
- 7 Cheese Meet Wine
- 8 Frank & Nick's
- 9 Shake Shack
- 10 Dunkin'

STATION LANDING

- 1 Starbucks
- 2 Life Time
- 3 Five Guys
- 4 Qdoba
- 5 Kappy's Fine Wine
- 6 Pizzeria Regina
- 7 Kelly's Roast Beef
- 8 Yoki Japanese
- 9 LongCross Bar & Kitchen

MEADOW GLEN MALL

- 1 Wegmans
- 2 Marshalls
- 3 Petco
- 4 Dick's Sporting Goods
- 5 Kohl's

WELLINGTON CIRCLE PLAZA

- 1 CVS
- 2 Starbucks
- 3 Dunkin'
- 4 Dave's Hot Chicken

REVERE BEACH PKWY

- 1 Night Shift Brewing
- 2 Short Path Distillery
- 3 Village Bar + Grill
- 4 MetroRock Climbing
- 5 Skyzone
- 6 Best Buy

GATEWAY CENTER

- 1 Home Depot
- 2 Gap
- 3 Old Navy
- 4 DSW
- 5 Petsmart
- 6 Bath & Body Works
- 7 Michaels
- 8 Ulta Beauty
- 9 Target
- 10 Costco
- 11 Total Wine
- 12 TGI Fridays
- 13 Texas Roadhouse
- 14 Panera

HIGHLY ACCESSIBLE WITH IMMEDIATE TRANSIT



DOWNTOWN BOSTON

 North Station





EAST CAMBRIDGE

Assembly 

 101 STATION

Wellington 

SKYBRIDGE FROM GARAGE TO MBTA STATION

-  2 Minute Drive to Route 16
-  5 Minute Walk to MBTA Orange Line
-  5 Minute Drive to I-93
-  10 Minute Ride to North Station

Encore

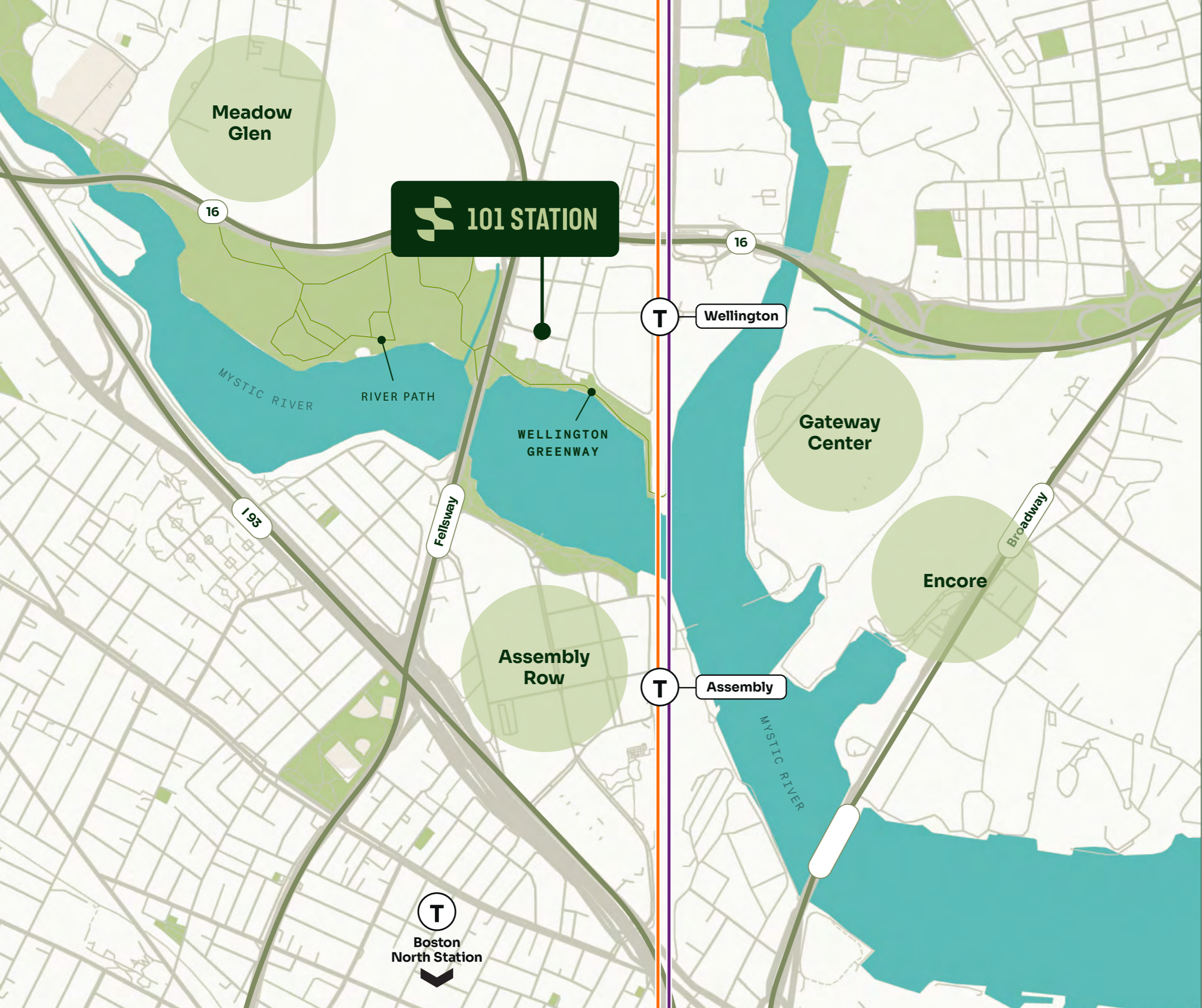
REVERE BEACH PARKWAY

FELLSWAY

28

93

On the Edge Of it All



101 STATION

5 MINUTES TO:

Assembly Row (10 MINUTE WALK)

- | | |
|---|---|
| FOOD & DRINK | SHOPPING |
| <ul style="list-style-type: none"> • Earls Kitchen + Bar • Salt + Stone • Tatte Bakery & Cafe • Legal Sea Foods • The Smoke Shop BBQ • ...AND MORE! | <ul style="list-style-type: none"> • Nike Factory Store • TJ Maxx • American Eagle • Sephora • Banana Republic • ...AND MORE! |

Gateway Center (10 MINUTE WALK)

- | | |
|---|--|
| FOOD & DRINK | SHOPPING |
| <ul style="list-style-type: none"> • TGI Friday's • Panera Bread • Texas Roadhouse • ...AND MORE! | <ul style="list-style-type: none"> • Costco • Old Navy • Target • ...AND MORE! |

Medow Glen (10 MINUTE WALK)

- | | |
|---|--|
| SHOPPING | |
| <ul style="list-style-type: none"> • Dick's Sporting Goods • Marshalls • Wegmans | <ul style="list-style-type: none"> • Petco • Kohl's • Verizon |

Encore

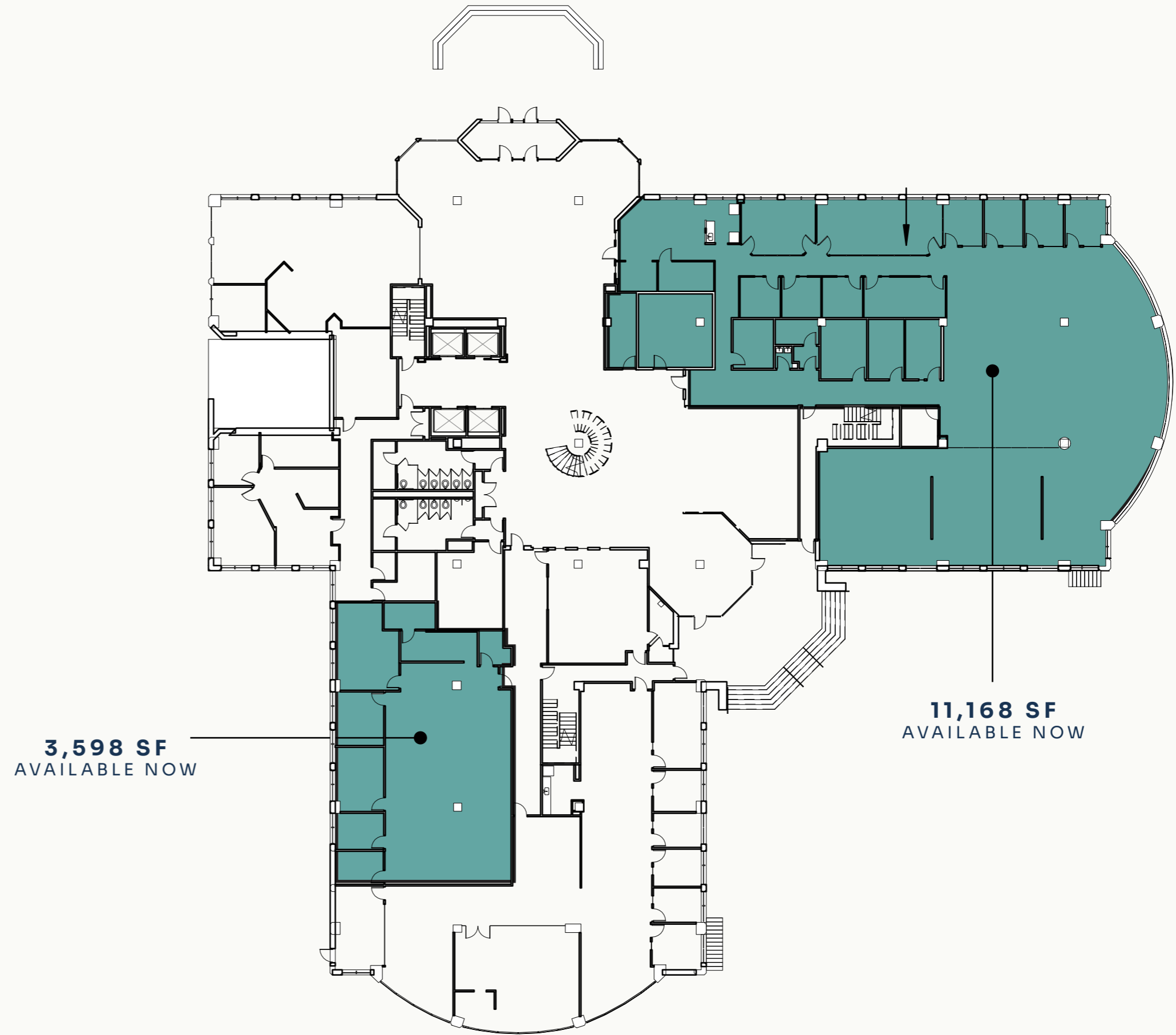
- | | |
|---|---|
| FOOD & DRINK | |
| <ul style="list-style-type: none"> • Encore Casino and Hotel • Rare Steakhouse • Red 8 • Mystique • Giardino | <ul style="list-style-type: none"> • Seamark Seafood & Cocktails • Cheese Meet Wine • Frank & Nick's • Shake Shack • Dunkin' |

15 MINUTES TO:

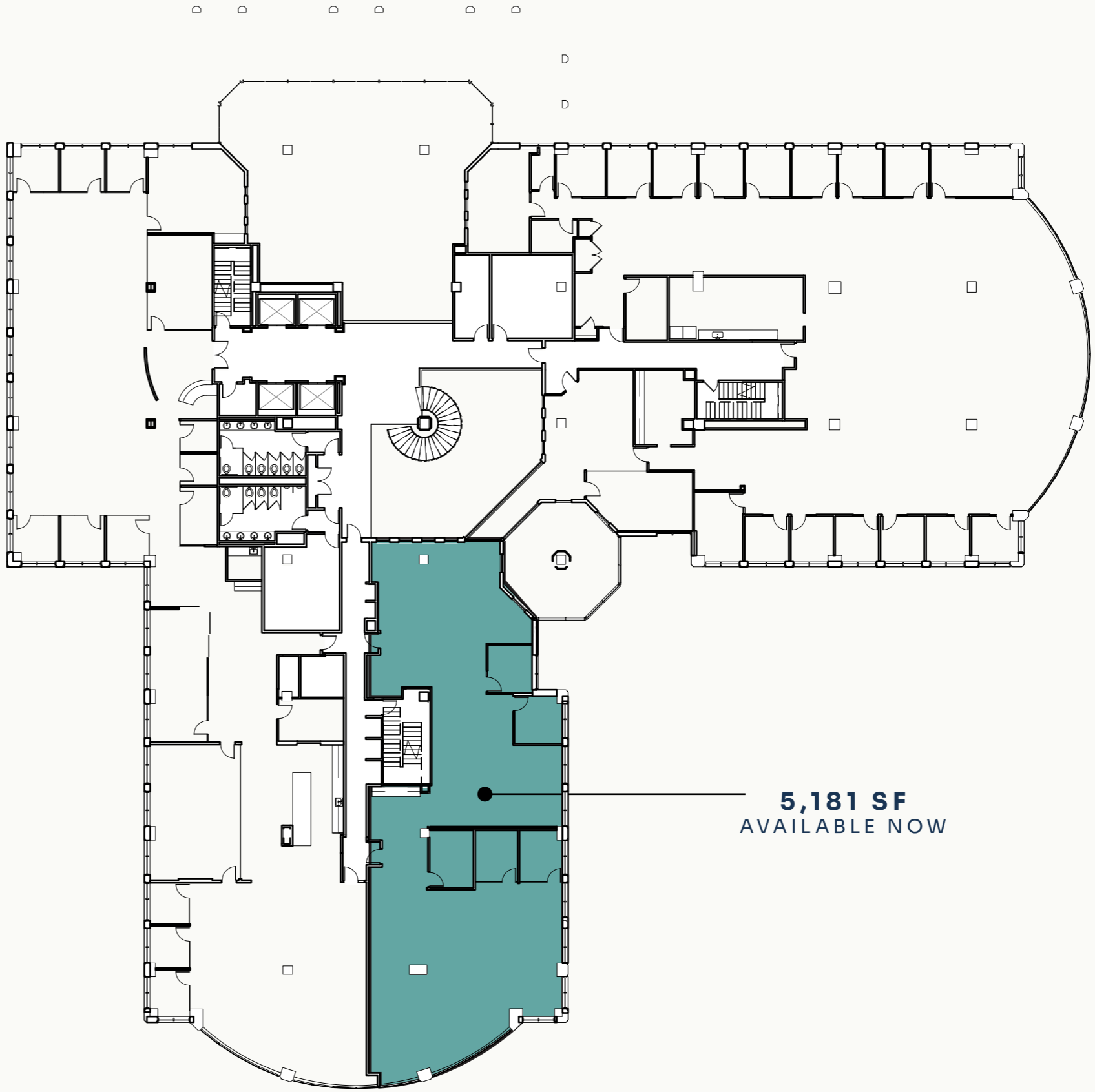
Downtown Boston

North Station

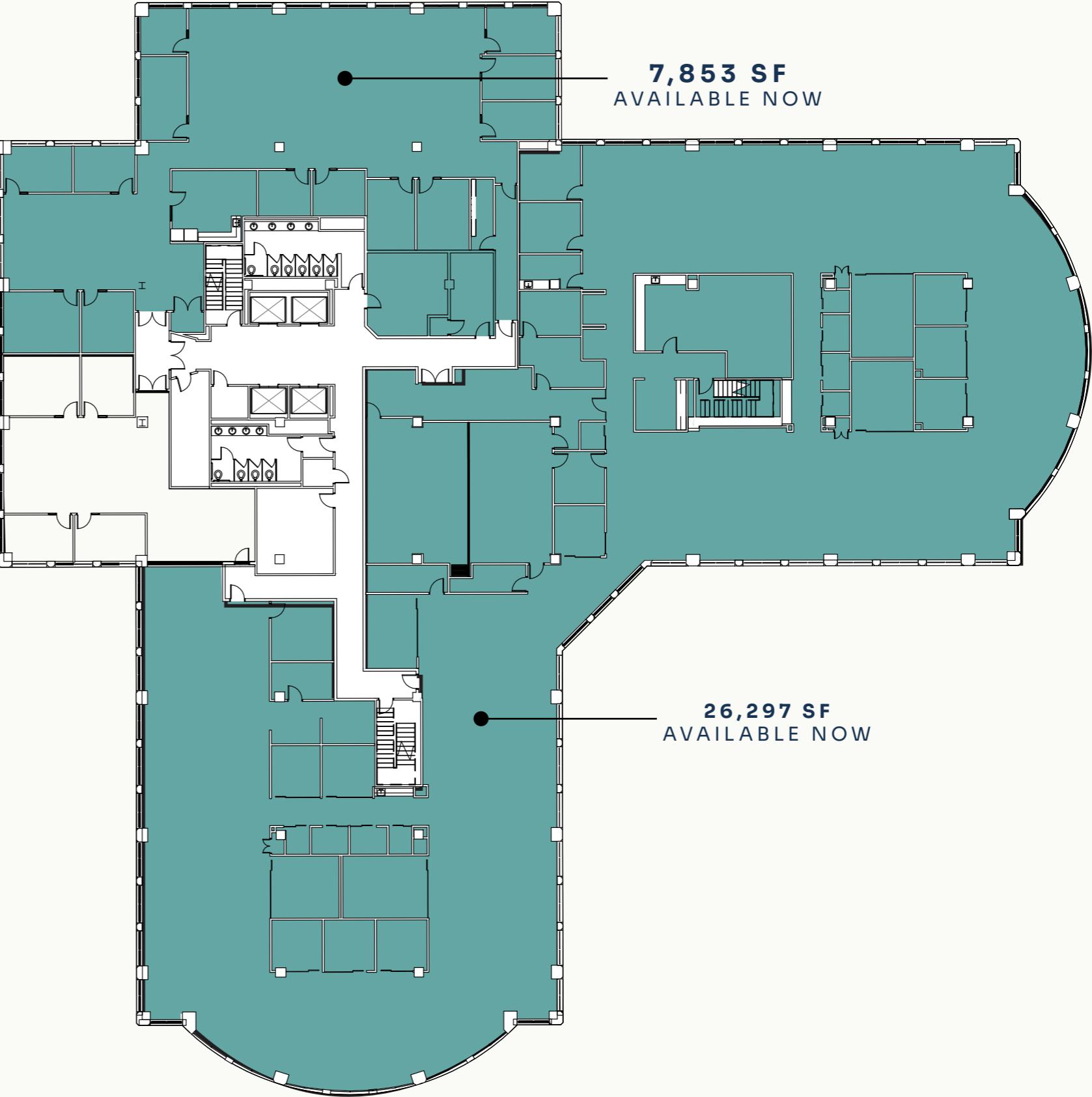
First Floor



Second Floor



Third Floor

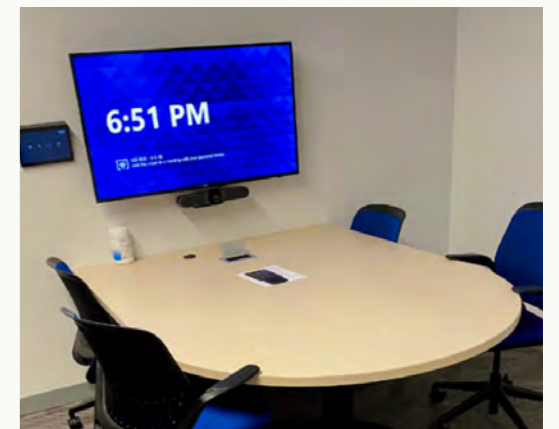
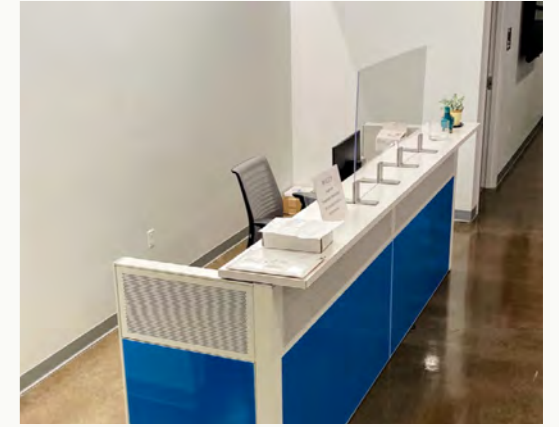
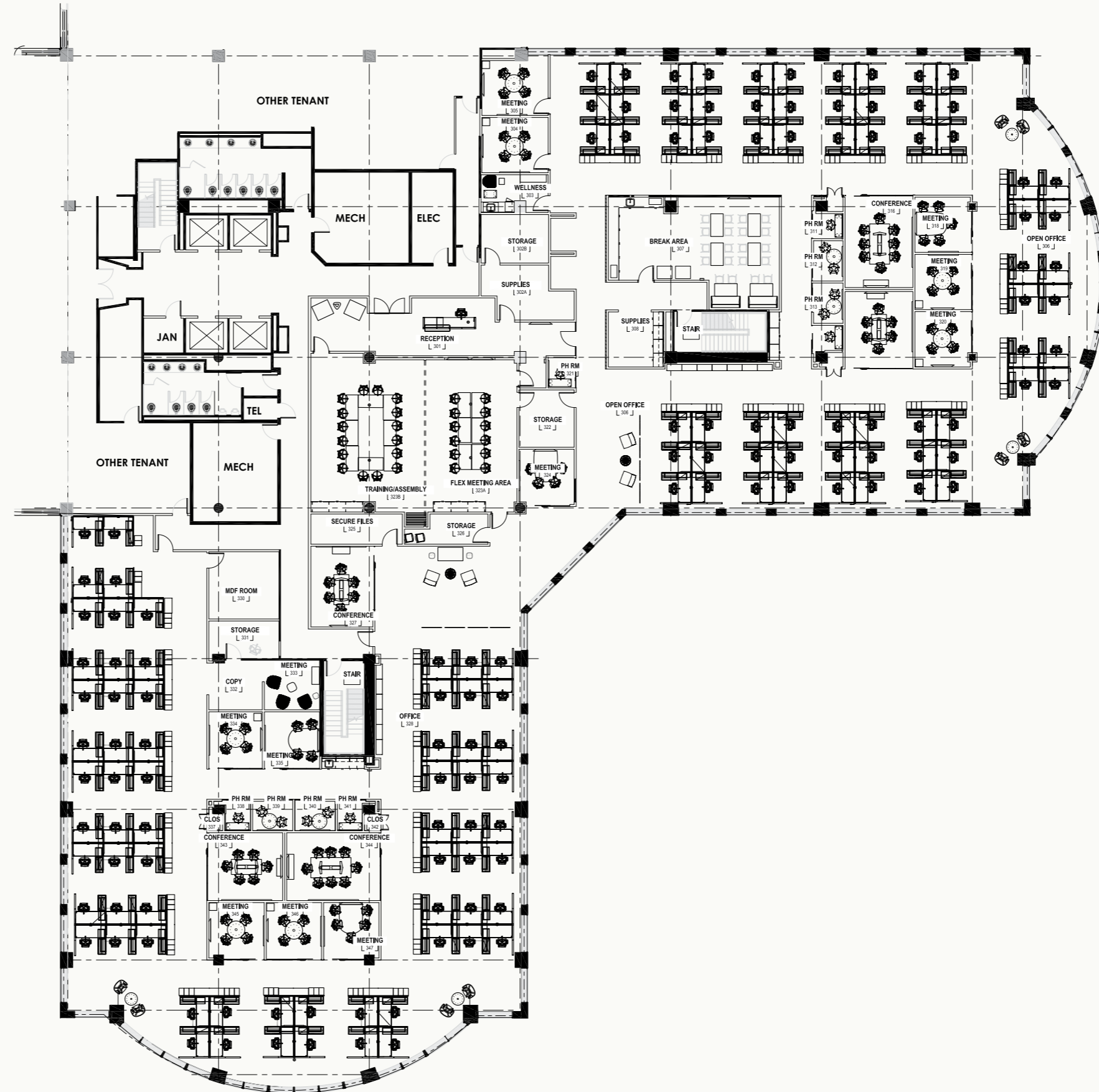


Floor Plans

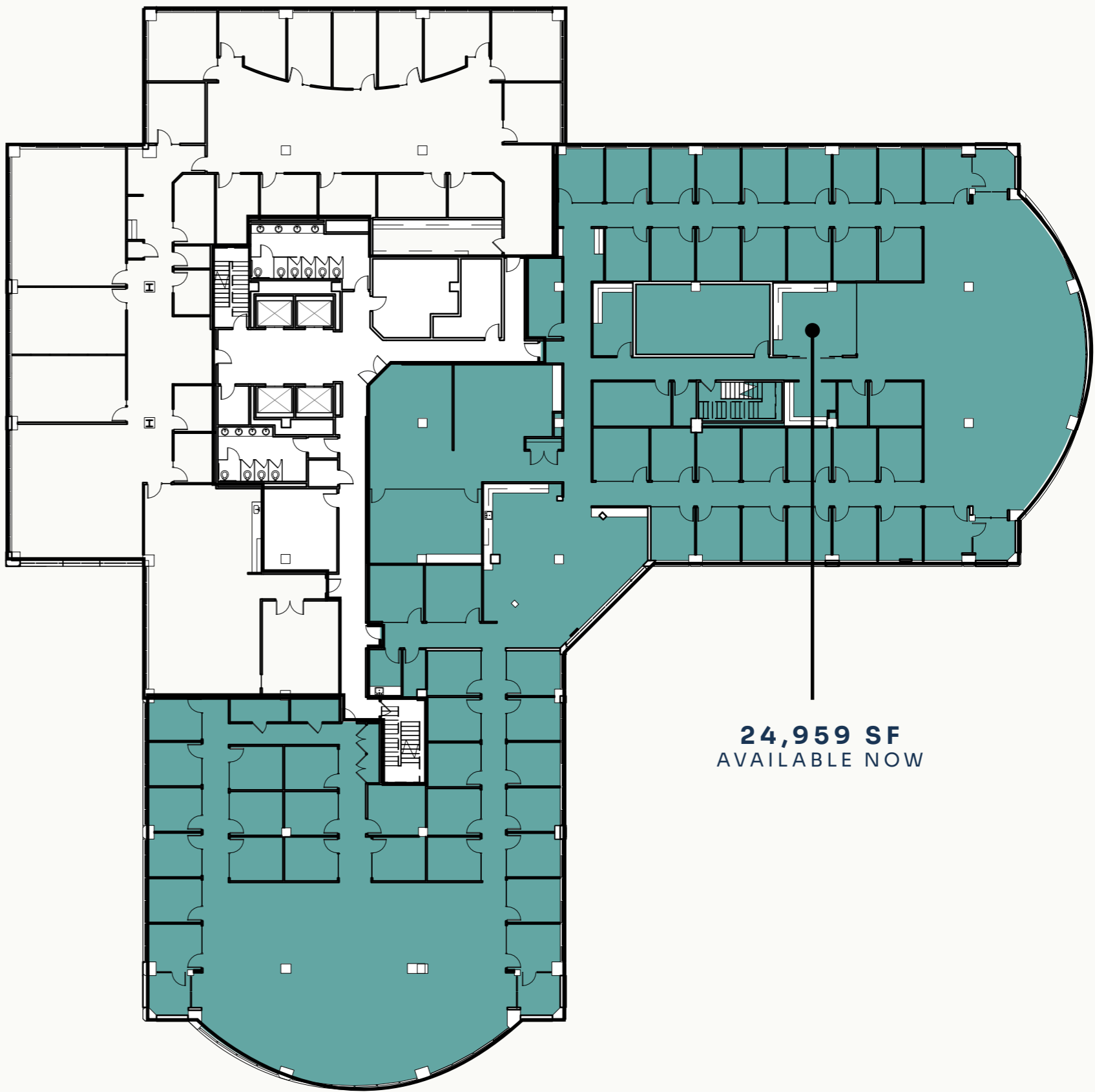
Third Floor

MOVE-IN
READY &
NEVER
OCCUPIED
26,297 SF

- 12 MEETING ROOMS
- 5 CONFERENCE ROOMS
- 9 PHONE ROOMS
- 133 WORKSTATIONS
- 1 'ALL HANDS' ROOM
- FULL KITCHEN & BREAK ROOM



Fourth Floor



24,959 SF
AVAILABLE NOW

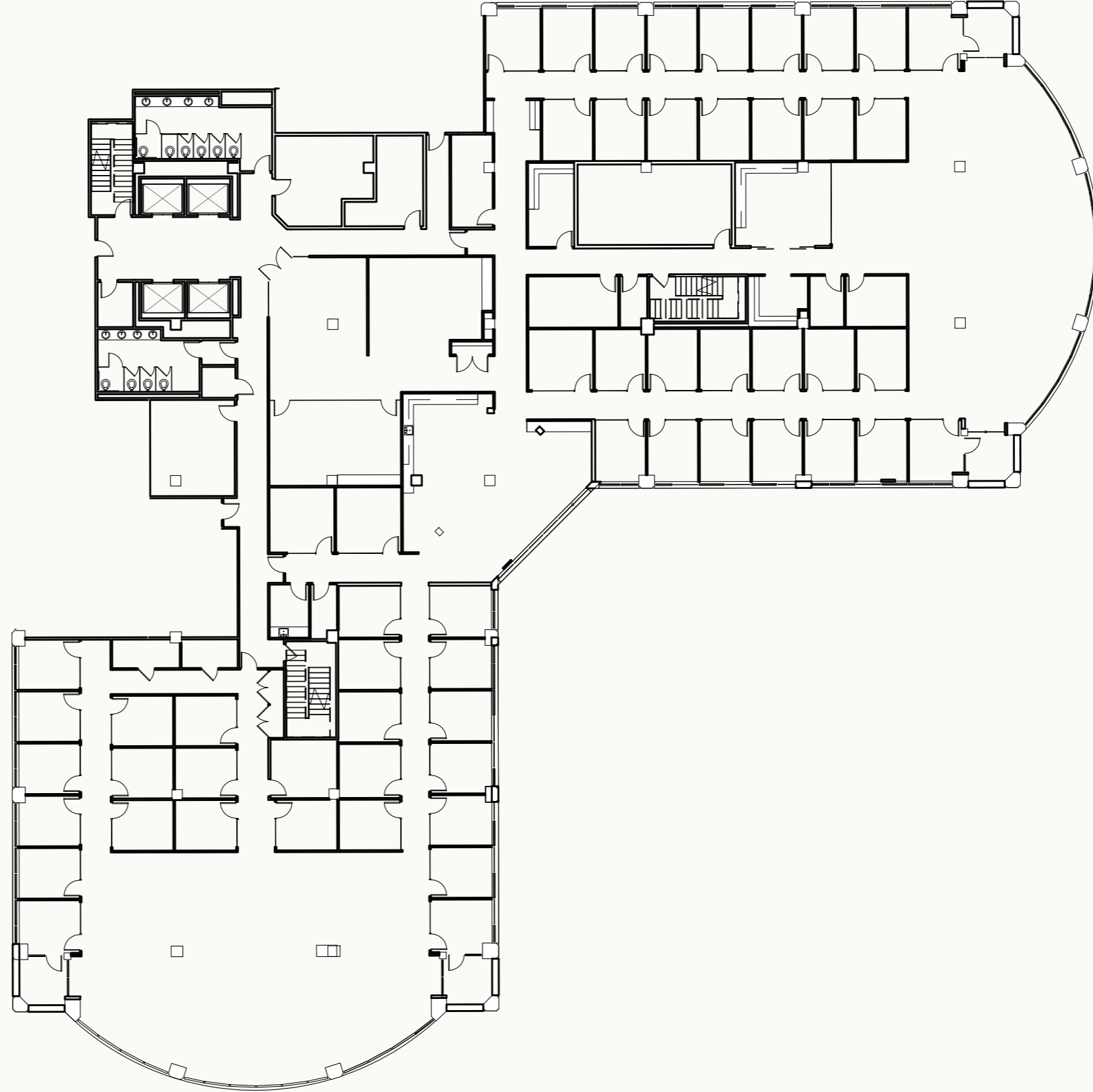
Floor Plans

Fourth Floor

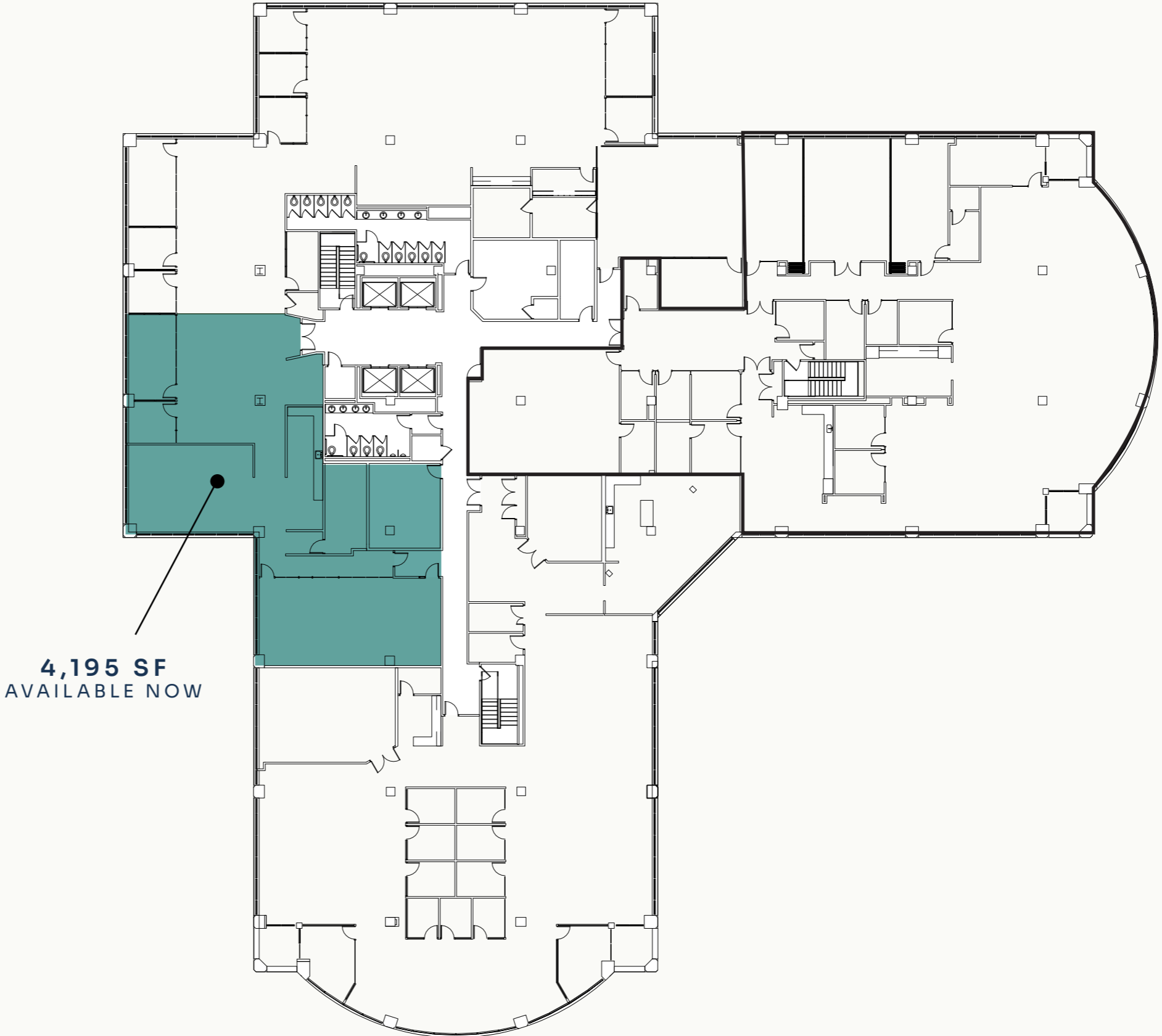
MOVE-IN
READY

24,959 SF

- 47 OFFICES
- 14 MEETING ROOMS
- 30 WORKSTATIONS
- 2 CONFERENCE ROOMS
- LARGE SERVER ROOM
- LARGE KITCHEN
- AMPLE STORAGE



Fifth Floor





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