

OFFICE FOR LEASE

1,450 SF

92 HIGH STREET, T2, MEDFORD, MA 02155

**ANA OLIVEIRA**, COMMERCIAL REAL ESTATE ADVISOR  
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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

The Marcus Fonzi Professional Office Condominiums offer a rare chance to own a piece of Medford's history within the iconic Lawrence Light Guard Armory. This 1,450 square foot corner suite, formerly the headquarters for the Armory's commanding officers, is defined by its impressive 13-foot ceilings and original natural oak woodwork. The grand oak entryway opens into a light-filled reception area that leads to three private offices and a dedicated conference room.

The building serves a sophisticated mix of medical and professional tenants, creating a stable and high-end environment for a variety of industries. Situated in the heart of Medford Square, the location provides high visibility and easy access for both clients and employees. With a highly educated local workforce and proximity to the scenic Mystic River, this suite represents a premium investment in one of the most recognizable and beloved addresses in the region.

## LOCATION DESCRIPTION

Medford Square serves as a premier commercial anchor for the region, offering a sophisticated blend of historic charm and modern economic vitality. This location provides unparalleled regional connectivity, situated directly on Route 60 with immediate access to I-93, MA-16, and MA-38, making it a highly accessible hub for professional and medical users. With a walkability score reflective of its dense amenity base, the property is surrounded by established dining favorites and essential services, ensuring long-term desirability in a thriving suburban-urban market.

## PROPERTY HIGHLIGHTS

- Expansive thirteen-foot ceilings throughout the entire unit
- Original natural oak woodwork and grand entryway doors
- Prominent first floor front corner location for maximum visibility
- Dedicated deeded parking for owners and clients
- Professional on-site property management services

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# DEMOGRAPHICS MAP & REPORT

## OFFICE FOR LEASE

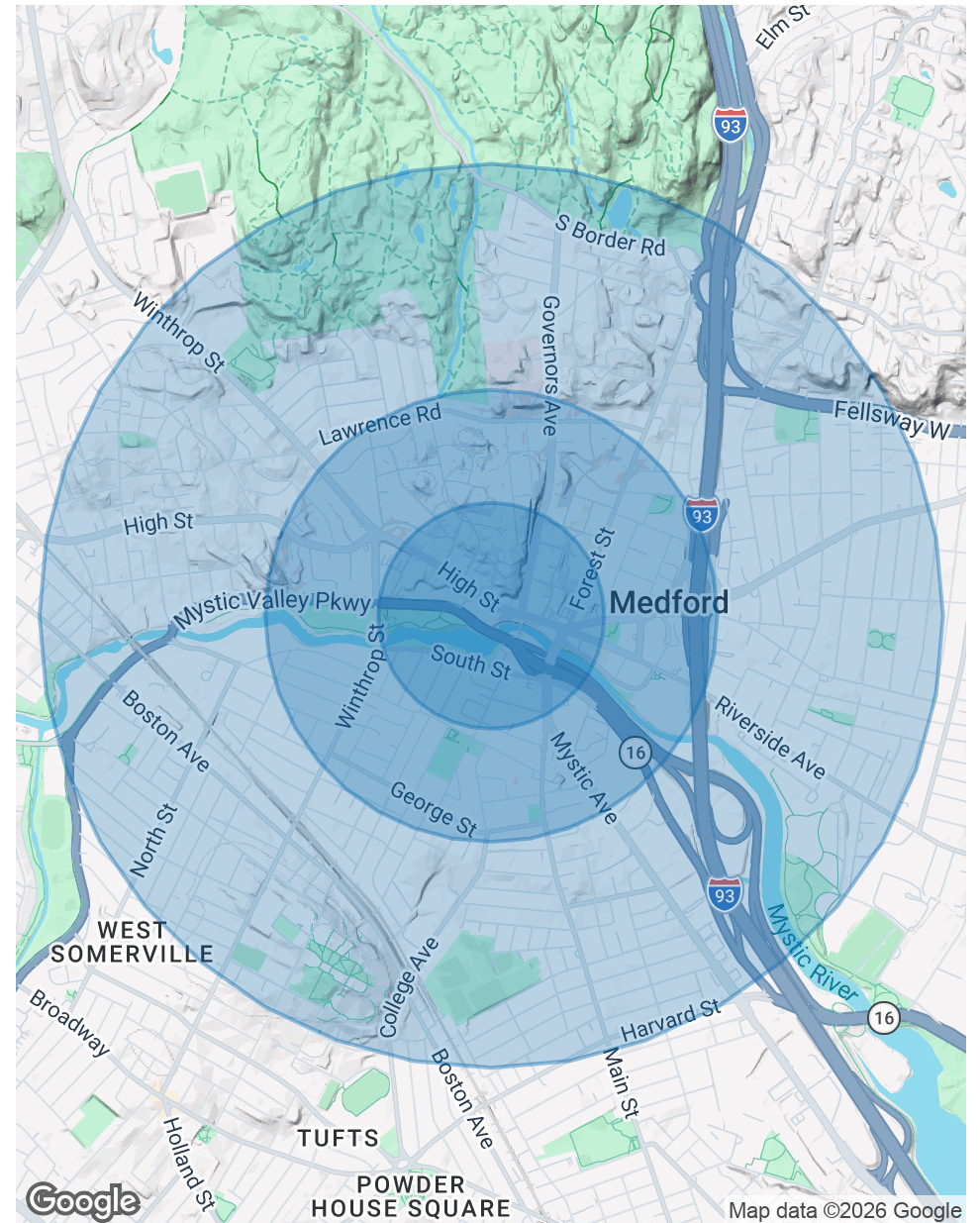
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,738	6,983	29,051
Average Age	46.1	44.6	38.6
Average Age (Male)	46.9	45.8	37.4
Average Age (Female)	46.5	44.7	40.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	978	3,369	11,694
# of Persons per HH	1.8	2.1	2.5
Average HH Income	\$108,823	\$124,796	\$138,856
Average House Value	\$675,874	\$722,045	\$725,563

2023 American Community Survey (ACS)



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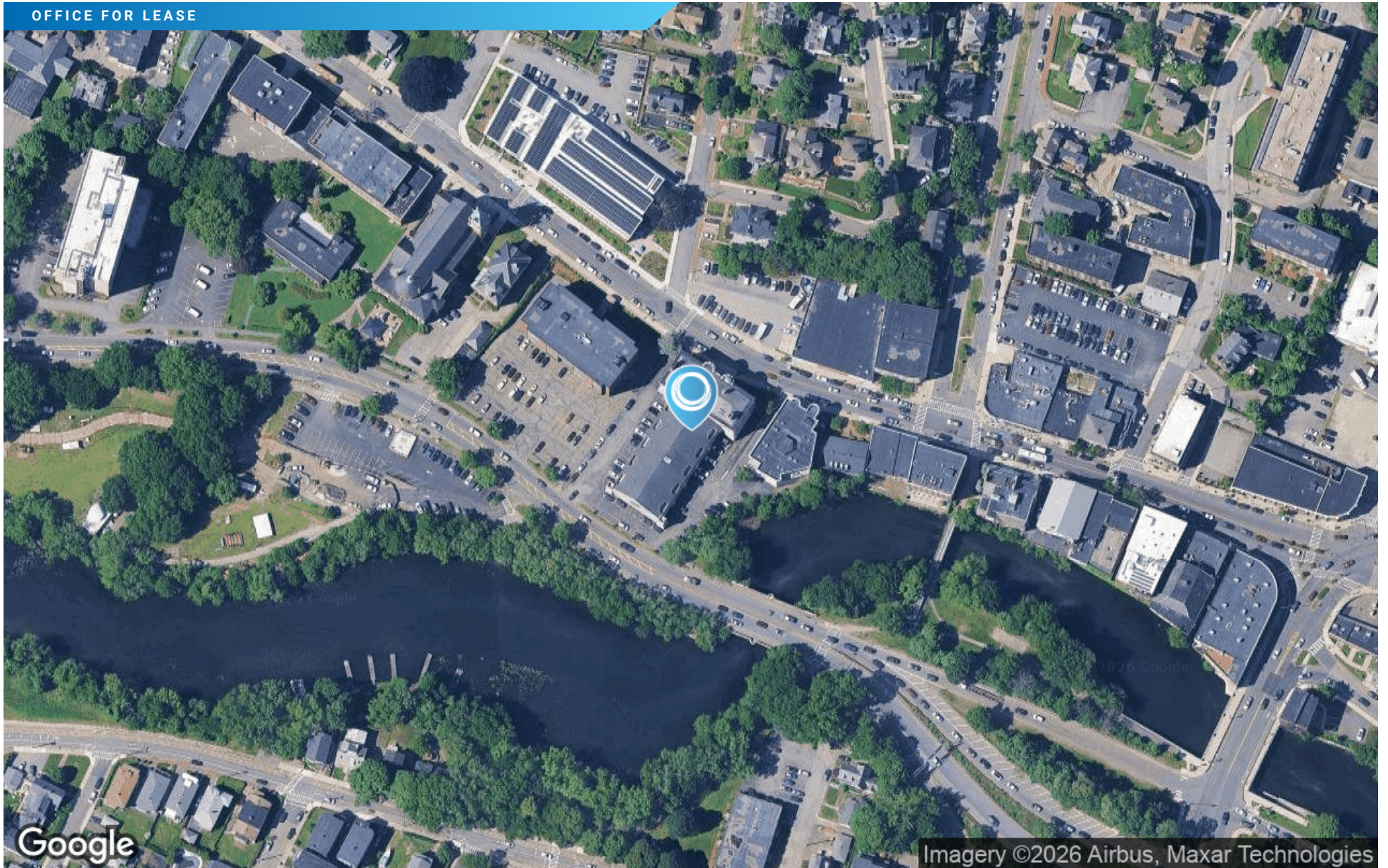
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# LOCATION MAP

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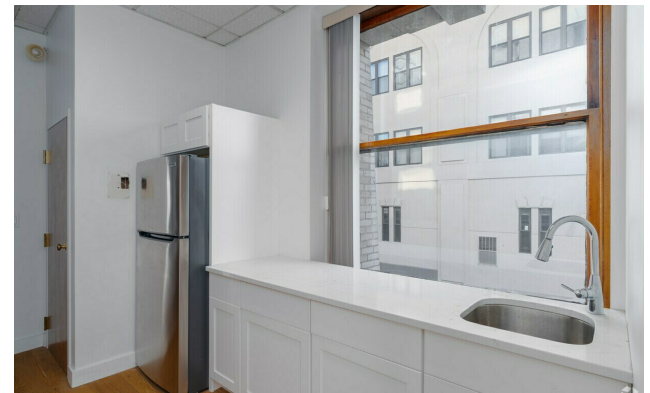
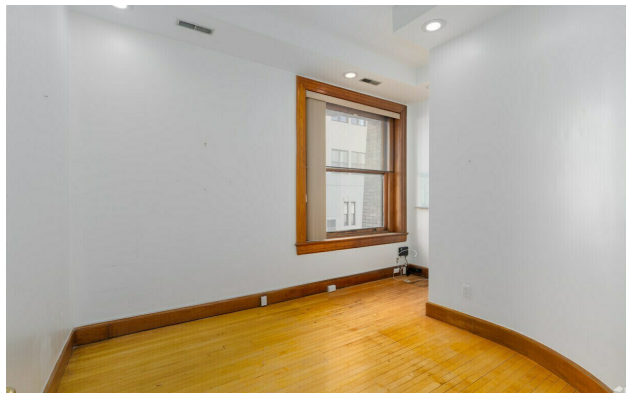
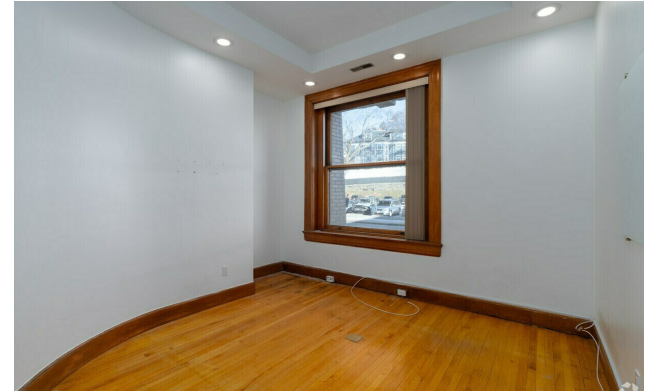
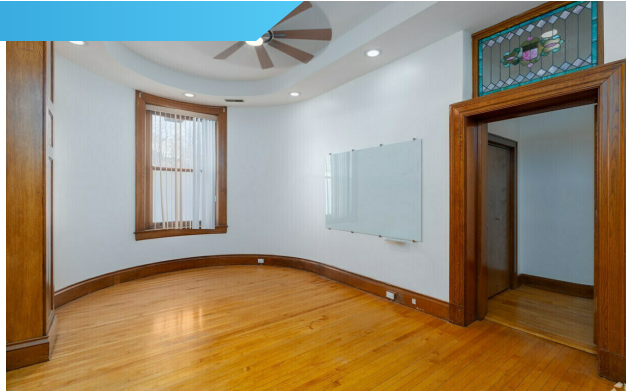


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# ADDITIONAL PHOTOS

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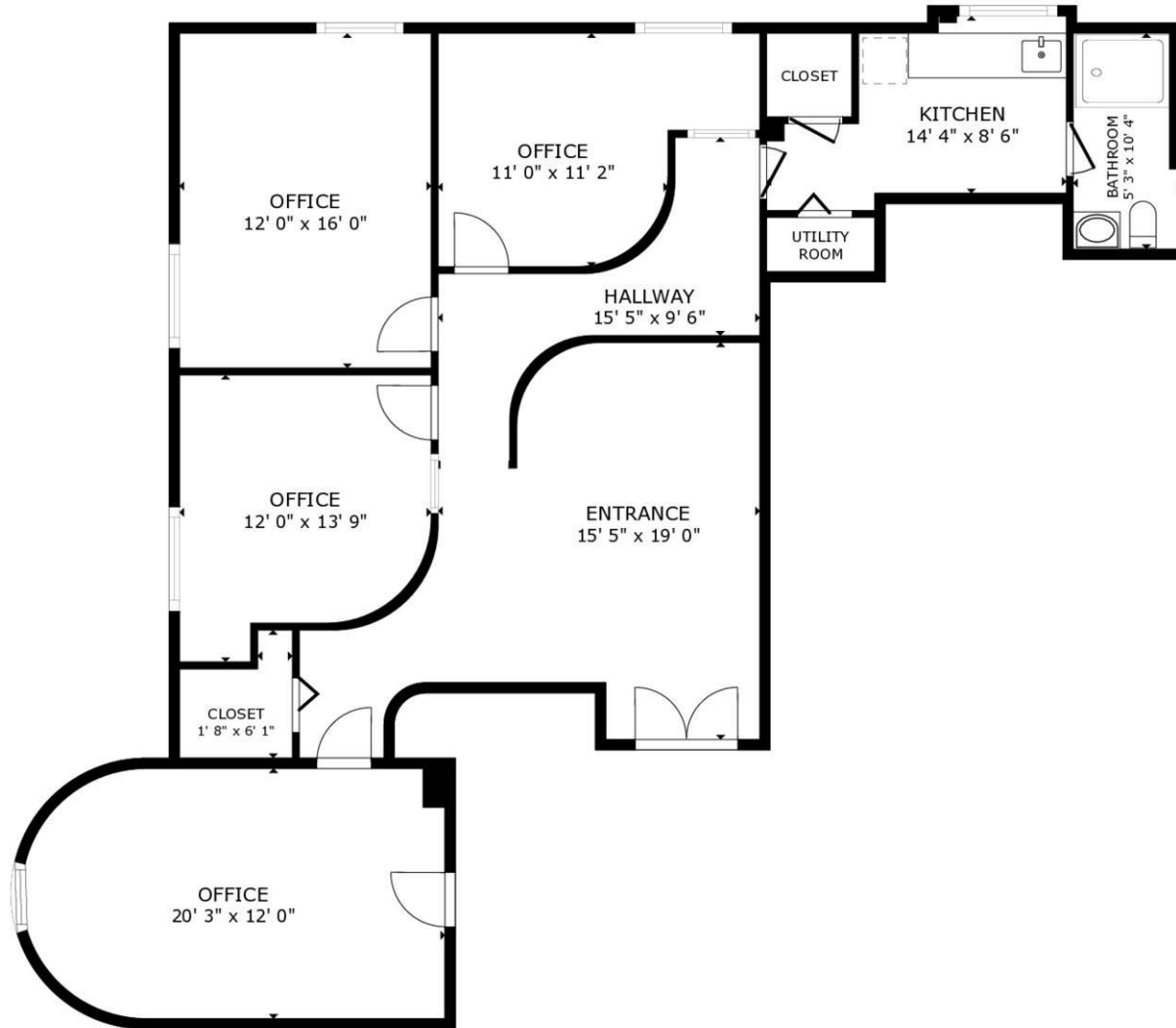


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# FLOOR PLANS

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FLOOR PLAN

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