



OFFICE SUITES FOR
LEASE

872 MASSACHUSETTS AVE, CAMBRIDGE, MA 02141

ANA OLIVEIRA, COMMERCIAL REAL ESTATE ADVISOR
857.312.5859 | aoliveira@abgrealty.com



PROPERTY SUMMARY

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

872 Massachusetts Avenue is a 20,000 SF building offering three versatile office suites for lease, ideal for professional tenants seeking functional and well-designed workspace. Suites 1-5 and 1-8 each feature two private offices, providing a quiet, focused environment, while Suite 1-4 offers an open layout, perfect for collaborative teams. Each suite spans approximately 400 SF and is located within a C2B-zoned building, allowing for flexible office use. The property provides convenient access and is within walking distance to the MBTA Red Line, making it easily accessible for employees and clients. These suites combine practicality, flexibility, and a professional setting for any business.

OFFERING SUMMARY

Lease Rate:	\$2,000/mo per suite
Available SF:	1020 SF
Building Size:	20,000 SF

LOCATION DESCRIPTION

The location offers tenants the vibrant energy of Cambridge, surrounded by a mix of established businesses, restaurants, and cultural destinations. It is conveniently near Kendall Square, a hub for technology and innovation, and within easy reach of Harvard Square, known for its lively shops, dining, and entertainment. Central Square is also nearby, providing additional dining, nightlife, and retail options. The area is well-served by public transportation, including the MBTA Red Line, making commuting simple for employees and clients alike. With a dynamic mix of business, culture, and accessibility, the area provides an ideal setting for office tenants seeking both convenience and a connected community.

PROPERTY HIGHLIGHTS

- Zoned C2B for versatile commercial use
- Suite 1-5 and 1-8 feature two private offices each
- Suite 1-4 offers an open, collaborative layout
- Walking distance to MBTA Red Line for convenient access

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE

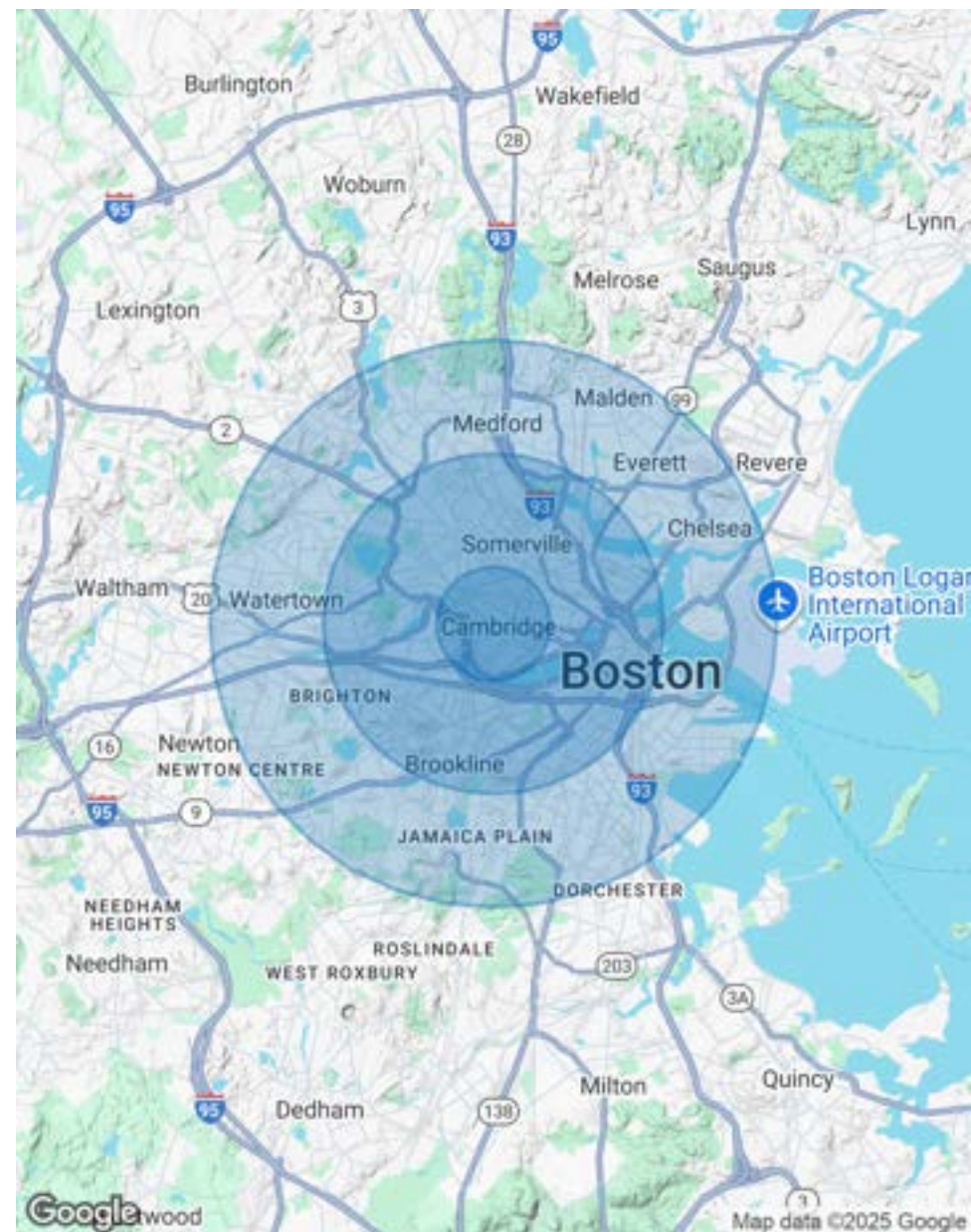
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	67,594	531,284	990,079
Average Age	35	37	37
Average Age (Male)	34	36	37
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	26,002	230,065	410,842
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$151,567	\$151,974	\$147,820
Average House Value	\$1,101,258	\$1,058,945	\$958,726

Demographics data derived from AlphaMap



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CONTACT US

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