



**B U R G E S S**  
P R O P E R T I E S

# THE GATEWAY OFFICE BUILDING

## 14 SUMMER STREET MALDEN, MA

### FOR LEASE



As Exclusive Agent for Equity Residential, Burgess Properties, Inc is pleased to offer office suites in Malden's downtown landmark office building. The building abuts the Malden Square MBTA station affording both Orange Line and Commuter Rail access to Boston. Parking is in the property's attached two-story parking garage.

<b>Space Available</b>	Second Floor: 2,368 RSF and 2,040 RSF Third Floor: 7,200 RSF
<b>ADA Compliance</b>	Yes
<b>Lease Rate</b>	Starting at \$24 per SF plus electric (lights and plugs only)
<b>Elevator</b>	One passenger elevator
<b>Janitorial</b>	Yes, nightly cleaning included
<b>Life Safety</b>	Fully Sprinklered
<b>Parking</b>	Available indoor parking in attached garage
<b>Real Estate Taxes</b>	Base year included
<b>CAM</b>	Base year included
<b>MBTA Proximity</b>	Abuts Orange Line T and Commuter Rail
<b>Amenities</b>	Multiple restaurants, shops, gyms, banks and other retail amenities abutting or within a short walk.

Stephen Nohrden  
[Steve@BurgessProperties.com](mailto:Steve@BurgessProperties.com)

Phillip K. Burgess  
[Phil@BurgessProperties.com](mailto:Phil@BurgessProperties.com)