



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

405 PEARL STREET MALDEN, MA FOR LEASE

MEDICAL OFFICE SPACE WITH AMPLE PARKING 2,927 RSF



As Exclusive Agent, Burgess Properties, Inc is pleased to present this medical office suite for lease. Fully built out single-story, first-floor space ready for medical use, four-six exam rooms, private offices, kitchenette, storage, waiting area, plumbing throughout, and ample parking at 60 shared spaces for two occupants. Excellent location near public transportation and close to I-93, Rt. 16, Rt 60, Rt 28 (Fellsway).

Available Space	Approximately 2,927 RSF
Rental Rate	\$24 per SF plus operating expenses
HVAC	Gas-fired roof top units, fully air-conditioned throughout
Parking	Approximately 60 shared spaces on site
Real Estate Taxes	Included in base year rent
Operating Expenses	Tenant pays pro-rata share
MBTA	MBTA Bus on the block and close proximity to Orange Line T
ADA Access	Yes
Floor	First Floor
Amenities	Numerous restaurants and shoppes (including Townline Plaza) located within a short walk

Stephen Nohrden
Steve@BurgessProperties.com

Phillip K. Burgess
phil@BurgessProperties.com

Tucker Oniskey
tucker@BurgessProperties.com